

AGENDA ITEM SUMMARY

City Council



STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services
 Maren Bzdek, Manager, Historic Preservation Services
 Jim Bertolini, Senior Historic Preservation Planner
 Heather Jarvis, Legal

SUBJECT

Hearing and Determination of Standing for the Appeal of the Historic Preservation Commission Determination that 1901 and 1925 Hull Street are not Eligible for Landmark Designation and Consideration of Resolution 2023-023 Adopting Findings of Fact and Conclusions of Law Regarding the Determination of Standing.

EXECUTIVE SUMMARY

The purpose of this item is to consider the standing of a James Sack to file an appeal of the Historic Preservation Commission's (HPC) Decision on December 14, 2022, determining that the properties at 1901 and 1925 Hull Street, historically the Hull and Shankula properties respectively, are not eligible as Fort Collins landmarks and are not subject to the provisions of Land Use Code 3.4.7.

The appeals process in Code Section 2-54(c) allows for the Mayor to establish a separate period of time in advance of arguments on the merits of the appeal to consider procedural issues. The Council is tasked with determining if Mr. Sack is a "party-in-interest" with standing to bring the appeal as defined in Municipal Code 2-46. Council may only proceed with hearing the issues raised in the notice of appeal at a future meeting if Mr. Sack qualifies as a party-in-interest. Mr. Sack filed his notice of appeal on December 27, 2022. The Council may make its determination of standing by adopting Resolution 2023-023 with the correct option to state that determination.

STAFF RECOMMENDATION

NA

BACKGROUND / DISCUSSION

SUMMARY OF HISTORIC PRESERVATION COMMISSION HEARING EVIDENCE REGARDING "PARTY-IN-INTEREST"

Subject: The subject of the December 14, 2022, hearing was the evaluation of the properties at 1901 and 1925 Hull Street to determine the properties' eligibility for designation as Fort Collins landmarks according to the eligibility requirements contained in City Code Section 14-22. A staff decision on this matter was issued on October 14, 2022, in response to a development application put forward by a developer that would demolish the existing properties at 1901 and 1925 Hull Streets and 1839 Hyline Drive for a new housing development. Properties associated with potential development applications that contain buildings at least 50 years old are subject to landmark eligibility evaluation as an application pre-submittal requirement, as outlined in Land Use Code Section 3.4.7(C), Determination for Eligibility as a Fort Collins

Landmark.

The person who filed the appeal, James Sack, filed his appeal on December 27, 2022. The hearing scheduled for the 21st only addresses whether Mr. Sack has standing to bring his appeal.

Related to the issue of defining a “party-in-interest,” staff offers the following information based upon the appeal hearing record and relevant Code provisions:

- The applicant.
 - *Mr. Sack is not the development applicant.*
- Any party holding an ownership or possessory interest in the real or personal property that was the subject of the decision of the board, commission, or other decision-maker whose action is to be appealed.
 - *Mr. Sack has not produced evidence of ownership of the real estate subject to the December 14 HPC finding. The properties are owned by Strategic Management, LLC.*
- Any person to whom, or organization to which, the City mailed notice of the hearing of the board, commission, or other decision-maker.
 - *No such notices were mailed to nearby property owners prior to the December 14 appeal hearing of the HPC as this is not a requirement of the HPC appeal process for determinations of eligibility.*
- Any person who, or organization that provided written comments to, the appropriate City staff for delivery to the board, commission or other decision-maker prior to or at the hearing on the matter which is to be appealed.
 - *The appeal hearing record does not indicate that Mr. Sack provided written comments to Historic Preservation staff for delivery to the HPC prior to or at the hearing.*
 - *Mr. Sack has provided emails related to this issue that are not part of the hearing record and are considered new evidence. In response to Council questioning, staff can provide information regarding the emails.*
- Any person who or organization that appeared before the board, commission or other decision-maker at the hearing on the action which is to be appealed.
 - *The record of the meeting does not indicate Mr. Sack was present at, or made a comment at, the December 14 hearing.*

The Council may make its determination of standing by adopting a resolution stating that determination.

CITY FINANCIAL IMPACTS

NA

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Since this item is to determine the standing of the person who filed the appeal, a discussion of the merits of the appeal in relation to the HPC’s December 14 decision that the properties were not eligible has not been included. If Council finds that the person who filed the appeal is a party-in-interest and has standing to appeal the December 14 HPC finding, staff will provide a detailed summary of the decision made on December 14 for the appeal hearing.

PUBLIC OUTREACH

The HPC's recommendation was made at a properly noticed public hearing.

ATTACHMENTS

1. Resolution for Consideration
2. Hearing Notice and Mailing List
3. Staff Presentation to Council
4. Original Mailing List and Visitor Log
5. Historic Preservation Commission Decision Letter – 1901 Hull Street
6. Historic Preservation Commission Decision Letter – 1925 Hull Street
7. Notice of Appeal
8. New Evidence
9. Verbatim Transcript of December 14, 2022 Historic Preservation Commission Hearing
10. Link to Video of Hearing
11. Staff Presentation to Historic Preservation Commission
12. Staff Report to Historic Preservation Commission
13. Appellant Presentation to Historic Preservation Commission

RESOLUTION 2023-023
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING FINDINGS OF FACT AND CONCLUSIONS OF LAW REGARDING THE
ISSUE OF WHETHER JAMES SACK HAS STANDING TO APPEAL
THE HISTORIC PRESERVATION COMMISSION’S DECEMBER 14, 2022,
DECISION REGARDING 1901 AND 1925 HULL STREET

WHEREAS, on December 14, 2022, the Historic Preservation Commission determined that the properties located at 1901 and 1925 Hull Street were ineligible do be designated as Fort Collins landmarks (the “Decision”); and

WHEREAS, on December 27, 2022, James Sack timely filed an appeal (the “Appeal”) of the Decision; and

WHEREAS, on this date the City Council, after notice given in accordance with City Code Section 2-52, held a public hearing (the “Initial Hearing”) pursuant to City Code Section 2-54 to initially consider whether Mr. Sack meets any of the criteria to be a party-in-interest with standing to appeal the Decision; and

WHEREAS, at the Initial Hearing the City Council examined evidence and heard testimony about standing to appeal the Decision pursuant to Municipal Code Sections 2-46 and 2-48; and

WHEREAS, City Council determined whether Mr. Sack is, under the definition for “party-in-interest” in Municipal Code Section 2-46, (1) the applicant, (2) a party holding an ownership or possessory interest in the properties, (3) a person to whom the City mailed notice of the Historic Preservation Commission’s hearing, (4) a person who provided written comments to the appropriate City staff for delivery to the Commission before or at the hearing, (5) a person who appeared before the Commission at the hearing, or (6) a member of City Council; and

WHEREAS, City Code Section 2-56(c) provides that no later than the date of its next regular meeting after the hearing of an appeal, City Council shall adopt, by resolution, findings of fact in support of its decision on an appeal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that, consistent with the appeals provisions of the Municipal Code, the City Council hereby makes and adopts the following findings of fact and conclusions:

Section 1. That the City Council hereby makes any and all determinations and findings contained in the recitals set forth above.

CHOOSE OPTION A OR B BELOW.

OPTION A

Section 2. That, based on the evidence in the record and presented at the Initial Hearing, the Council finds that James Sack does not have standing to appeal the Decision of the Historic Preservation Commission, because he does not meet any of the conditions to be considered a party-in-interest under Municipal Code Section 2-46.

Section 3. That the Appeal is dismissed.

Section 4. That adoption of this Resolution shall constitute the final action of the City Council on the Appeal, in accordance with City Code Section 2-56(c).

OR

OPTION B

Section 2. That, based on the evidence in the record and presented at the Initial Hearing, the Council finds that James Sack has standing to appeal the Decision of the Historic Preservation Commission, because City Council finds the person is _____[fill in the blank with whichever subsection (1) through (6) of Section 2-46 of the Municipal Code applies and Council’s rationale/explanation]_____.

Section 3. That the hearing on the Appeal, including consideration of the merits of the Appeal shall continue at the Council’s regular meeting on March 7, 2023.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 21st day of February, 2023.

Mayor

ATTEST:

City Clerk

Public Hearing Notice Mailing List



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE

Appeal of the Historic Preservation Commission Decision that 1901 and 1925 Hull Street Are Not Eligible for Landmark Designation

The Fort Collins City Council will hold a public hearing on the enclosed appeal to determine **solely** whether the Appellant, James Sack, qualifies as a party-in-interest with **standing** to appeal the Historic Preservation Commission decision. **If** Mr. Sack is determined to have standing to appeal, **then City Council will set a date on February 21 for the hearing on the merits of the appeal.** This will be the **only notice** regarding the appeal hearing including regarding a possible hearing on the merits of the appeal. **You are responsible** for attending the hearing to understand if and when a hearing on the merits of the appeal will be held or otherwise following up with the City Clerk's Office to obtain that information.

Appeal Hearing Date

For Standing Issue: February 21, 2023

Time: 6:00 pm (or as soon thereafter as the matter may come on for hearing)

Location: Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

Agenda Materials: Available after 3 pm, February 16, 2023, in the City Clerk's office and at <https://fortcollins-co.municodemeetings.com/>.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at fcgov.com/appeals.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk's Office (970.221.6515). For questions regarding the Historic Preservation Commission decision or the properties at issue, please contact Maren Bzdek, Historic Preservation Manager (mbzdek@fcgov.com 970.224.6078).

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call the City Clerk's Office at 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

Notice Mailed: January 25, 2023

Anissa Hollingshead, City Clerk

Cc: City Attorney
Community Development and Neighborhood Services
Historic Preservation Commission

Zell Cantrell
The True Life Company
1601 19th Street
Denver, CO 80202

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

Chris Mullen
1819 Hull Street
Fort Collins, CO 80526

James Sack
2945 Bassick Street
Fort Collins, CO 80526

Staff Presentation to Council February 21, 2023



Determination of Standing for the Appeal of 1901 & 1925 Hull Street City Landmark Eligibility for Development Review

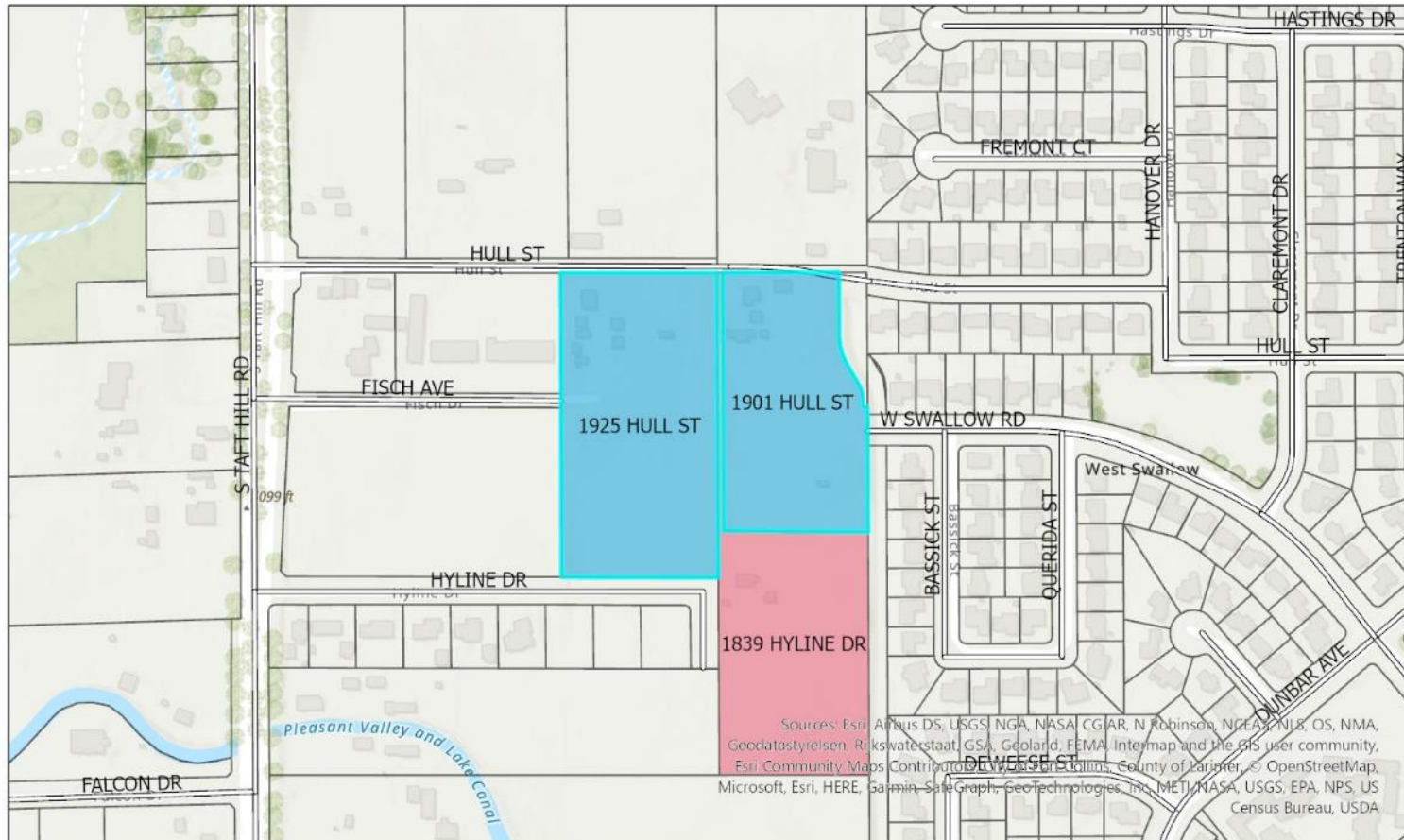
Paul Sizemore, Director, Community Development & Neighborhood Services

Maren Bzdek, Historic Preservation Services Manager

Jim Bertolini, Senior Historic Preservation Planner

February 21, 2023

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



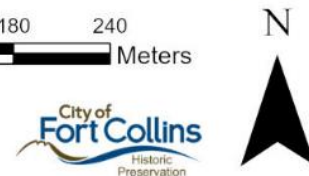
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLB, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributor, City of Fort Collins, County of Larimer, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, Geotechnologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA

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

Legend



- July 12, 2022 – Initial Contact from Developer
 - Inquiry on historic preservation survey requirements
- July 27, 2022 – Preliminary Development Review
 - Preservation staff identifies need for updated historic survey to developer
- October 14, 2022 – Survey Completed and Transmitted
 - Staff transmits findings for properties at 1901 & 1925 Hull Street and 1839 Hyline Drive
 - 1839 Hyline – Not Eligible
 - 1901 & 1925 Hull St – Eligible
- October 28, 2022 – Appeal Received
 - Developer, True Life Companies (Zell Cantrell), files appeal of historic resource findings for 1901 & 1925 Hull St.
- December 14, 2022 – HPC Determination
 - Determined 1901 & 1925 Hull St were Not Eligible

1. Determine if individual who filed the appeal qualifies as a “party in interest” and appeal can go forward at a future date

2. Based on determination:
 - Dismiss appeal; or
 - Schedule appeal hearing

- “Party-in-interest” is defined as any of the following:
 - The applicant
 - The individual who filed the appeal is not the development applicant
 - Any party holding an ownership or possessory interest in the real or personal property that was the subject of the decision of the board, commission, or other decision-maker whose action is to be appealed
 - The individual who filed the appeal has not produced evidence of ownership of the real estate subject to the December 14 HPC finding.
 - Any person to whom or organization to which the City mailed notice of the hearing of the board, commission, or other decision-maker
 - No such notices were mailed to nearby property owners as this is not a requirement of the HPC appeal process for determinations of eligibility

- “Party-in-interest” is defined as any of the following (continued):
 - Any person who or organization that provided written comments to the appropriate City staff for delivery to the board, commission or other decision-maker prior to or at the hearing on the matter which is to be appealed
 - Staff records indicate that the first communication received from the individual who filed the appeal by Preservation staff were received December 15, the date after the HPC meeting in question.
 - Any person who or organization that appeared before the board, commission or other decision-maker at the hearing on the action which is to be appealed
 - The record of the meeting does not indicate the individual who filed the appeal was present or made a comment at the December 14 hearing.

1. Determine if individual who filed appeal qualifies as a “party in interest” and appeal can go forward at a future date

2. Based on determination:
 - Dismiss appeal; or
 - Schedule appeal hearing

**Original Mailing List for
Historic Preservation Hearing
on December 14, 2022 and
Visitor Log Indicating Those
Present at the Hearing on
December 14, 2022**

Item 18.

Names	Street Number	Street Name	City	State	Zip Code	Email Address	Phone
Zell Cantrell, The True Life Companies (developer/applicant)	1601, Ste 550	19th Street	Denver	CO	80202	zCantrell@thetruelifecompanies.com	303-437-4948
John Hostetler, Strategic Management, LLC (property owner)		1921 Hyline Dr.	Fort Collins	CO	80526	john@iconfloorprep.com	970-290-3339
Chris Mullen (correspondence only, no comment offered)						chrismullen@gmail.com	970-397-4453

HISTORIC PRESERVATION COMMISSION

Visitor Log

[This meeting was conducted In-Person. The Secretary filled out the visitor log.]

DATE: 12/14/2022

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Todd Dangerfield			DDA Alleys
Kara Skoy – Norris Design			DDA Alleys
David Karen - VFLA			220 Remington
Dr. Jenna Slotmaker		drjenna@slotmakerfamilydental.com	220 Remington
Terri Berger	Ft. Collins	Tberber22@comcast.net	323 S Loomis
T.S. Berger	Ft. Collins		323 S Loomis
Angela Hygh - Brownstein			323 S Loomis
Carolyn White - Brownstein			323 S Loomis
Amy Rosenberg	Ft. Collins		323 S Loomis
Jeff Achter	Ft. Collins	jachter@gmail.com	323 S Loomis
Bill Whitley	Ft. Collins		323 S Loomis
Andrew McCorkal	S Loomis, Ft Collins		323 S Loomis
Zell Cantrell – The True Life Co	1601 19 th Street, Denver, CO		1901 & 1925 Hull Street

THIS IS A PART OF THE PUBLIC RECORD

Please contact Aubrie Brennan at 970-224-6070 or mmatsunaka@fcgov.com if you inadvertently end up with it. Thank you!

**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
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:

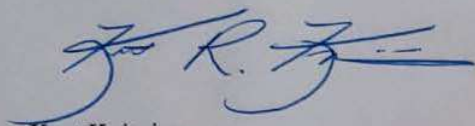
- Did not meet any of the significance criteria in 14-22; and
- Does not retain historic integrity to support any potential significance due to apparent modifications with no firm date of modification.

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.

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

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

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 form 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, 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 mule," is a term that often can be applied to farm land in Larimer county, while the Florida advertisement reads: "Twenty acres and goodly." 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 brooding 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 poorer 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 knowledge of working rationally at the right job 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 west. 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 \$125.00. One-fifth of an acre of tomatoes returned \$17.88. 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 1 1/2 acres 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 Elks' Home**

1925-10-25 Express Courier - Hull Farm description



Clipped By:
ajimb1210
Fri, Oct 7, 2022

Item 18.

Source 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

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.

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

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

Source 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.

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

Source Number:

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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.

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):

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

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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.

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
-------------------	-----------------------

- | | | |
|-----------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 |

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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.

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

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 8th 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

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Source Number:

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Site Photos and Maps



Item 18.

Source Number:

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

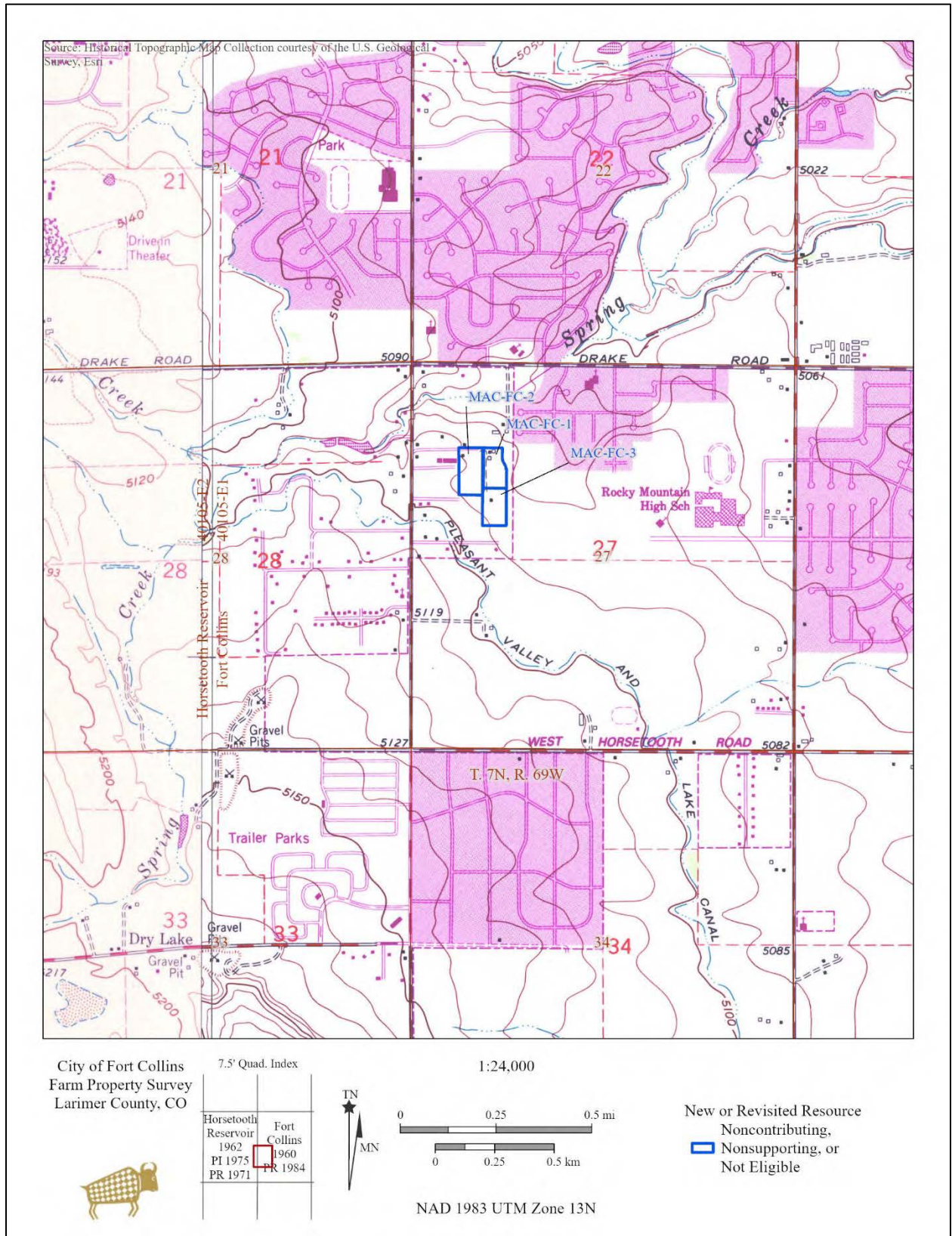




Figure 1: Site overview, view southwest (Image #656, RLS 8/23/2022).



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



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).



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).



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).



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).

**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
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.

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).*



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
fcgov.com/historicpreservation

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, 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)

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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

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.

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

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.

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:

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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.

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):

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

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.

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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.

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
-------------------	-----------------------

- | | | |
|-----------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> A. | <input 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; |

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- 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

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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.

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

VIII. Recording Information

47. Photograph numbers: 635-657
Negatives filed at: Metcalfe Lakewood Office

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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 8th 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

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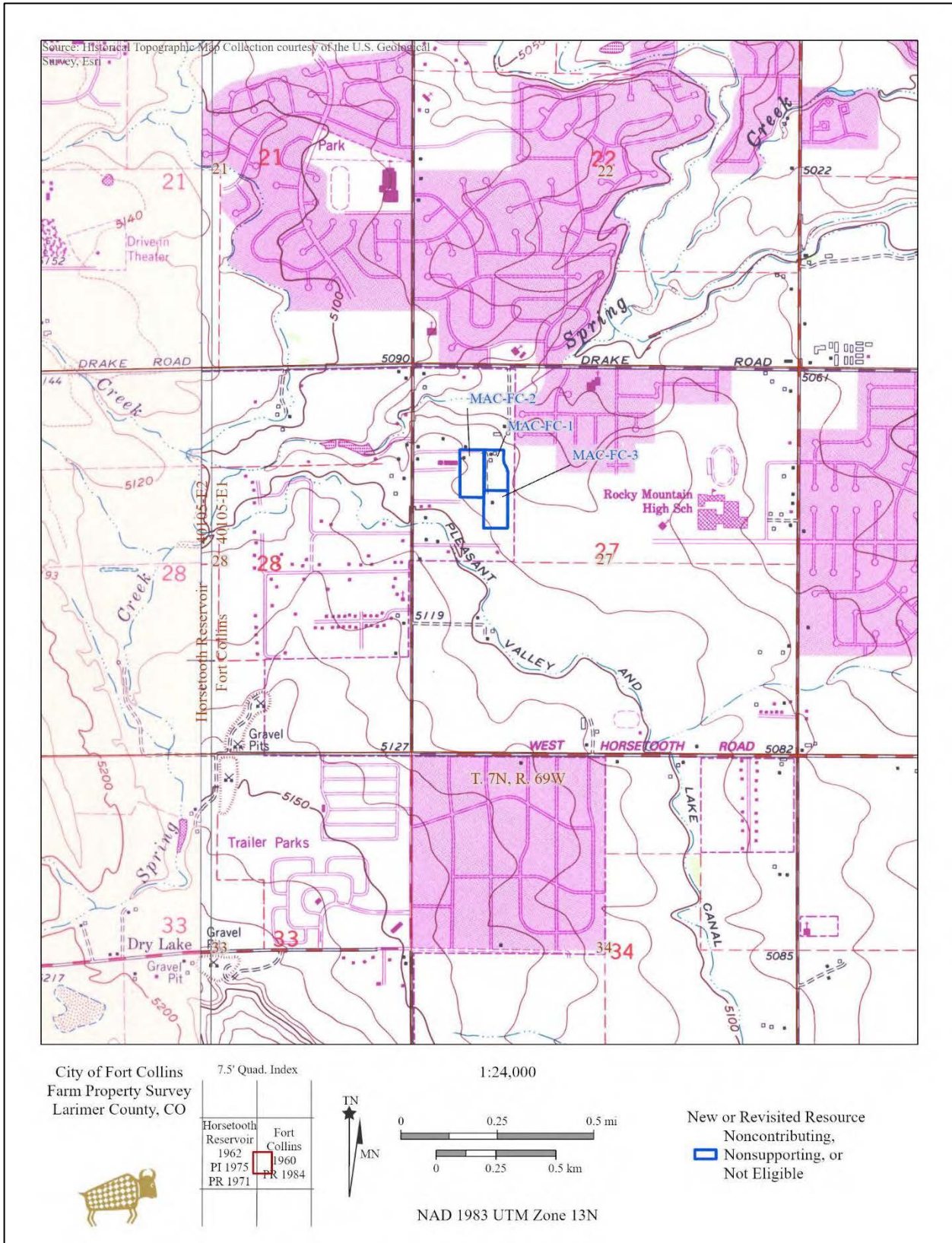
Site Photos and Maps



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



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).



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).



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).



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).

Notice of Appeal

Filed by James Sack

NOTICE OF APPEAL

FOR CITY CLERK'S USE ONLY:
DATE FILED 12-27-2022
INITIALS: JSE

Action Being Appealed: 1901 & 1925 HULL ST HISTORICAL LANDMARK
NON ELIGIBILITY

Date of Action: 12/14/2022 Decision Maker: HISTORIC PRESERVATION
COMMISSION

Appellant/Appellant Representative (if more than one appellant):

Name: JAMES SACK Phone #: 970.217.9705
 Address: 2945 BASSICK ST Email: james.sack@cbrealty.com
 FORT COLLINS CO 80526

INSTRUCTIONS

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND FORS FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

- Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:
 CITY CODE 14-22 Standards for Eligibility
 14-23 Process for Determining Eligibility
 SECTION 3.4.7 OF THE LAND USE CODE
 HPC CHARTER 14.1

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

NEW EVIDENCE

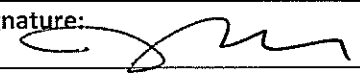
All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: 	Date: 12/24/2022
Name: JAMES SACK	Email: james.sack@cbrealty.com
Address: 2945 BASSICK ST, FORT COLLINS 80526	Phone #: 970.217.9705
Describe how you qualify as a party-in-interest: I submitted written comments to city staff.	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Appeal Letter for 1901 & 1925 Hull St Historical Landmark Non Eligibility

December 27, 2022

Fort Collins City Council Members: Kelly Ohlson Emily Francis, Jeni Arndt, Susan Gutowsky, Julie Pignataro, Shirley Peel, Tricia Canonico

City Hall
300 Laporte Ave
Fort Collins CO 80521

RE: Notice of Appeal for 1901 & 1925 Hull Street Historical Preservation Commission Non Eligibility Status

Dear City of Fort Collins Councilmembers,

This appeal is made by myself, James Sack, with the support of neighbors in the Silverplume, Cedar Village, West Swallow, and Rossborough neighborhoods. This written notice of appeal is filed within the required 14 calendar days following the decision dated Dec. 14, 2022, in accordance with Municipal Code.

I am appealing the decision by the Historical Preservation Commission to make ineligible this property for landmark designation, based on the following grounds:

- 1) Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter.
- 2) Failure to conduct a fair hearing in that:
 - The Board, Commission, or other Decision Maker substantially ignored its previously established rules of procedure.
 - The Board, Commission, or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading.

**1901 & 1925 Hull St Historic Preservation Commission (HPC) Appeal Justification Item 1
Failure to Properly Interpret & Apply Relevant Provisions of City Code, LUC, Charter :**

The official determination by the HPC to not make eligible this property for historical, landmark status violates multiple sections of the Land Use Code (LUC) and Municipal City Code, as well as HPC’s charter.

Chapter 14 Article I, Sec. 14.1, (City of Fort Collins Landmark Eligibility) states;

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people.

Sec. 14-31 states: Staff shall review applications for Fort Collins landmark designation to determine whether the listed resource(s) satisfies the eligibility criteria contained in § 14-22.

And in an October 14, 2022 letter to the landowner and developer, Jim Bertolini, Senior Historic Preservation Planner, wrote, in a 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.”

In a nutshell, both an independent consultant and city staff came to the same overall conclusion, that of historic preservation for this property. Under City of Fort Collins Land Use Code 3.4.7, any development proposal requires identification of possible historic resources on or near the site, and then a determination of eligibility is made by city staff, in conjunction with a third-party historical consultant. By using Standards for eligibility, under Chapter 14, Article 2 (14.22) of the Municipal Code, city staff found that both sets of standards were met, Integrity and Significance, in determining that these two structures were examples of historical significance for an agriculture-related farmhouse in North Fossil Creek/Upper Spring Creek area.

The HPC did not take into consideration the extremely low number of surviving, eligible historic properties in this southwest quadrant of the city, as pointed out by city staff and reiterated by Ms. Shields. Here is the excerpt from city staff, pertaining to this issue:

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:

- o 2825-2917 S. Taft Hill Road, 1889 house, 1926 barn, significant number of outbuildings*
- o 3226 S. Shields, Cunningham Farm 1939*
- o 1901 Hull Street, Hull House, c.1924*
- o 1925 Hull Street, Shankula House, c.1924*
- o 2010 Hull Street, 1933*
- o 2034 S. Taft Hill Road, 1889*

Of the six remaining properties identified by city staff, three are located in the targeted development plan, and the surrounding land around 2034 S Taft Hill Rd is currently under development. That leaves two properties total,

2825-2917 S. Taft Hill Road and 3226 S Shields, with city staff noting that 3226 S Shields has also been partially sold off/developed. In the Dec. 14 appeal, Mr. Knierim noted that other properties could potentially be singled out down the road as potential candidates for historic preservation, saying, "...there are better examples than this property. There just have to be." In essence, the Historic Preservation Commission is putting ALL of its hopes into the last remaining intact eligible property, 2825-2917 Taft Hill Road, as identified by city staff. This is extremely short-sighted and goes against the land use code and municipal code of the City of Fort Collins.

The objection of the citizens of Fort Collins should be that the Historic Preservation Commission's rushed decision in one short meeting session (with total discussion under 30 minutes), where most of the members clearly had not researched or given thought to this subject, flippantly went against both an independent, professional, historical consultant AND City of Fort Collins staff, including Jim Bertolini, Senior Historic Preservation Planner and Becca Shields, architectural historian. The culmination of days and weeks of research, interviews, and site visits was negated by a quick, uninformed, disinterested reaction from the HPC.

One of the main arguments from Mr. Rose, 'that so much is unknown about this property' is just plain silly and lazy. City staff and the architectural historian presented plenty of background about the original owners of 1901 and 1925 Hull, including a narrative about Gustav Pastor's immigration to the U.S. from Berlin, Germany in 1900, his subdivision into 10 large plots in 1924, one of which was purchased by John and Ruth Hull. A full-length Express Courier article from Oct. 25, 1925 describes Mr. Hull's challenges and successes as a veteran after WWI, pertaining to his and Ruth's ability to turn 4 acres into a productive agricultural endeavor. A farmhouse, in the vernacular style, was constructed in 1925, along with chicken coops, loafing sheds, barns, and other outbuildings. We know the names of the subsequent owners of this property, we know the agricultural uses that were applied to the property, and we know from genealogical records the Hulls family background.

Mr. Rose went on to say that, "these homes were modified in a pretty clumsy way", "there were multiple intrusions of additions that prevent them from being classified as simple farmhouses" and that they "don't reflect either significance or integrity." Bonnie Gibson said, "These aren't the kinds of structures that we should go after" and "We're not willing to die on a hill for these properties."

As is astutely pointed out in City staff's findings regarding this mid 1920's vernacular farmhouse semi-rural architectural style, "Members of the working- and middle-classes in Fort Collins did not construct many "high-style" examples of architectural trends." For Mr. Rose and the other HPC members to predicate their argument on 'unknowns' and a desire to magically conjure up Victorian or Queen Anne Georgian or Gothic Revival architecture in pre-modern Fort Collins smacks of aloofness and snobbery. One of two or three last remaining examples of early 1900's vernacular farmhouses, on its original land, in a quarter of the city with zero historical landmarks, has been slated for demolishing. What an affront to the City's history preservation codes.

**1901 & 1925 Hull St Historic Preservation Commission (HPC) Appeal Justification Item 2:
The Commission Substantially Ignored Its Previously Established Rules of Procedure**

The City of Fort Collins' Historical Preservation charter and purpose, reads;

Historic preservation is a community-led process of preserving places that reflect the history and culture of a community. Whether it is the home of an important civic, artistic, or social leader, an outstanding example of architecture or building construction, a park that has served a neighborhood for a century, or a reflection of past technology or community development, the places around us speak to our ancestors and connect us to the unique identity that makes Fort Collins what it is today. Fort Collins preserves its important places because they:

- *Connect residents to the history and culture of their community.*
- *Conserve building materials and reduce construction waste.*
- *Support sustainable economic development goals.*

The vast majority of the meager 30 minutes of discussion, spent in the Dec. 14 appeal meeting, focused on the architectural integrity and design of one of these houses, rather than the City of Fort Collins Historical Preservation main tenets, that of connecting its residents to history and supporting sustainable economic goals.

First, supporting sustainable economic development goals was not even touched on in this meeting and most likely not considered at all. These properties on the former Hull farmstead, sit strategically adjacent to the platted greenbelt trail spur off of Spring Creek Trail. Preserving both this land and the buildings accomplishes two of the city's three goals; support sustainable economic development goals along a walking/biking trail (Coy Hoffman Farmstead is one example of this) AND connect residents to the history and culture of our community, by remembering the cherry and fruit orchards that were the impetus for Colorado State University and the agricultural and economic growth through the twentieth century in Northern Colorado.

Second, connecting residents to the history and culture of their community is being entirely ignored by the HPC. In the Dec. 14 appeal meeting, city staff was asked how many other current National and/or City of Fort Collins historical preservation sites there were in the southwest quadrant of the city. After checking, he noted that there were none. Zero!

Among some of the more noted historically significant properties in town, Harmony School, Preston Farm, Gill-Nelson Farm are all listed in the city's southeast quadrant. Jessup Farm, Nelson Milkhouse, Plummer School, Tres Colonias neighborhood, and Johnson Farm are listed in the northeast quadrant. Grandview Cemetery, Maxwell House, Empire Grange Hall are listed in the northwest quadrant. And of course the College corridor heading north into Old Town has the lion's share of historically designated properties.

How can every other quadrant of the city have multiple historically-designated properties, while the southwest quadrant has none, and will continue to have none if this decision stands? An inequitable disservice is being carried out by the Historical Preservation Commission by siding with the developer in this case.

While Northern Colorado's past sugar beet industry has seen its share of attention, the region's fruit orchard history is just as impressive. By 1920, Colorado had four established fruit districts, and the Loveland-Berthoud-Fort Collins region had an enormous explosion of pie cherry tree planting underway. The Hull Family had a cherry orchard at roughly the same time as peak cherry production took place, in 1928, 1929, and 1930, and those orchards stretched throughout the Northern Fossil Creek and Spring Creek watersheds. Tart cherries, used in pies, were selected for their cold hardiness needed to survive the harsher conditions of the northern Front Range. "In 1888, Montmorency and Morella sour cherry orchards covered 10,000 acres in Loveland alone, and Spring Glade Orchard was the largest cherry orchard west of the Mississippi River.



Reporter-Herald file photo

The Spring Glade Cherry Orchard of Loveland was called the largest in the world in the Aug. 23, 1928, "Golden Anniversary of Loveland Edition" of the Reporter-Herald.

Colorado's Fruit Growing History Historic Context of Orchards first edition Prepared for the State Historical Fund Project Number #2018-M1-020 Prepared by Jude & Adalyn Schuenemeyer, CoDirectors Montezuma Orchard Restoration Project POB 1556 Cortez, Colorado 81321

Fruit growing in northern Colorado owes its beginning and development to two outstanding pioneers, Joseph S. McClelland and Charles Pennock. Establishing a homestead south of Fort Collins in 1873 (at the present site of Fossil Creek Nurseries), McClelland planted the region's first commercial orchard in 1876. He then gradually increased his planting to over 100 acres, raising over 165 kinds of apples. Growing a variety of fruit, nut and shade trees, McClelland's orchard became a testing ground for fruit growing in northern Colorado. 1 A civil war veteran, McClelland was president of the State Horticultural Society, served as a member of the State Board of Agriculture, and was also greatly interested in agricultural education. McClelland's son, Henri, acquired an early interest in the orchard and succeeded his father as owner/operator, continuing in that capacity until his death in Henrietta (Marsh) McClelland Joseph McClelland Agriculture in the Fort Collins Urban Growth Area 1862 - 1994 page 80 1947. Henri's daughter Irene, and her husband, Herbert S. Norlin, became active in running the orchard prior to Henri's death. The Norlin's added new trees and conducted research experiments in insect and disease control of the trees. In the 1970s and '80s, apple and cherry trees gave way to space for nursery stock and landscape materials, and the emphasis on fruit sales declined. 2 Charles and Lydia Pennock homesteaded south of Bellvue in the early 1880s, and soon established the Pennock Nursery and Seed Company. The Pennock's planted their first orchard in 1889, and began to experiment by planting specimens of different varieties of the same fruit. An active horticulturist, Pennock developed such varieties as the Rocky Mountain cherry and produced a plum/cherry hybrid. In the mid-1920s, Pennock was credited with having grown and tested more horticultural varieties of fruits than any other Colorado grower

Also prior to 1900, O.D. Shields of Loveland pioneered the growing of cherry and other fruit trees in the Big Thompson Valley. On a county-wide basis, though, the fruit industry did not really begin to take hold until the 1910s. It then developed rapidly in the 1920s, before falling on hard times during the depression. Cherry trees were particularly adaptable to the region's climate. They could grow much of the year without benefit of irrigation, however, when the trees began fruiting, they did need water to keep them in profitable production. For a time, sour cherries were shipped to pie bakeries in Kansas 5 City and Chicago. In about 1930, though, a canning factory was built north of Fort Collins, just east of Terry Lake. One of Fort Collins' better known fruit orchards was located at the present site of the Fort Collins Country Club. Appropriately named Cherryhurst, it was purchased in 1930 by Archer and Agnes Wright Spring.

The HPC, seemingly unprepared for this meeting, with a large amount of indecision and apathy, chose to ignore the third party architectural historian, city staff, city code, AND the bigger picture of untold history.

Commissioners stated, "...there are better examples than this property. There just have to be." and have opted to put all of their eggs into one basket with 2825-2917 Taft Hill Road. Put into context, 1901 and 1925 Hull Street historical significance was discussed at the end of a 4 ½ hour meeting, with 30 minutes of disheveled and awkward interactions by a board of commissioners.

1901 & 1925 Hull St Historic Preservation Commission (HPC) Appeal Justification Item 3: The Commission Considered Evidence Relevant To Its Findings Which Was False

In the Dec. 14 Appeal, the developer mentioned numerous times that 1901 Hull should not be considered eligible for historic preservation because alterations have been made to the home over the years. Further, he ostracized and ridiculed the architecture as ‘vernacular’, and of no real architectural significance. And in the aforementioned Item 1 summary, Commissioners Rose and Gibson based much of their appeals on the non-importance of simple, altered farmhouses with no real “historical significance.”

Yet, this contradicts what the city and commission found when evaluating the Tres Colonias neighborhood before it was eventually designated as historically significant back in 2004. Adam Thomas and Timothy Smith of SWCA Environmental Consultants, said in the city’s analysis in April 2004 on page 26 (of 130);

“The results of the inventory and contexts indicate that these neighborhoods remained architecturally and culturally intact until the mid-1970s, when urban renewal efforts altered much of Buckingham, Andersonville, and Alta Vista.

This historical circumstance resulted in two situations affecting the survey methodology:

*1. The neighborhoods are not well represented in the historical record. They never appear on Sanborn Fire Insurance Maps, and residents are not listed in city directories until the mid 1930s – and even then are inaccurate. Moreover, residents either did not understand their obligation to record property transactions with the Larimer County Clerk or were unwilling to do so. As a result, three of the most important sources available to historians – Sanborn maps, city directories, and recorded land transactions – are of little use. **Fortunately, oral histories and memories of longtime residents help fill those gaps.***

*2. **Most structures are vernacular in architectural style.** That is to say, architects did not design these structures and master builders did not construct them. Instead, they reflect the traditions, values, and economic realities of the people who inhabited them. Evaluating vernacular architecture requires shifting criteria from style to form. Moreover, one must redefine the terms of integrity; numerous additions and accretions to vernacular structures are, in fact, part of their definition. These structures grow organically with need and financial ability. Because the significance of these properties would be difficult to determine on the basis of individual histories or architectural merit, the historical contexts were completed before survey work commenced. **These contexts provided the “bigger picture” through which to evaluate these properties.***

In summation, the Tres Colonias neighborhoods of Buckingham (built 1902-1953), Andersonville (built 1903-1953), and Alta Vista (built 1905-1953) may not have had their homes and businesses designed by fancy and renowned architects from Chicago, St. Louis, or New York, but both the Fort Collins City staff, commission, and consultants in 2004 looked beyond that. They looked at the ‘bigger picture’, as is REQUIRED by the city code, and recognized that simple vernacular architecture is only one tenet of history, and that oral history, land, memories, and culture are all contributing factors in connecting our present day with the past.

Simply put, this decision means that one part of the city’s history was treated one way in 2004, and now is being treated in an entirely different way in 2022.

As for the developer’s reasoning behind bulldozing these two farmhouses, the argument made at 3:18:20 goes against a number of historical projects that the City of Fort Collins has successfully accomplished. Mr. Catrell says, ‘... the existing zoning and city plans for the area will eventually eliminate any remaining rural nature, to the point that the two structures are going to look out of place, leaving future people asking, why are these still here?’

This is absolutely false and should have been called out, instead of being agreed to by Commissioner Dunn. For example, Nelson Milkhouse, part of Spencer Park, is situated on less than half an acre, on the corner of Swallow

and Lemay. It was once a 240 acre dairy farm that is now surrounded on two sides by Swallow and Lemay, by a credit union a few hundred feet to the west, and Parkview Dr single detached homes less than 100 feet to the south. It is a shining star as far as historical preservation goes, and is arguably one of the crown jewels in the City's efforts to save our history. It is preposterous to say that a property of historical significance and integrity cannot be melded together with surrounding neighborhoods of varying age and styles.

The third party consultant summarized how this property met the first requirement, *significance*, and city staff agreed:

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 - 2 - 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.

Likewise, this same consultant summarized how the Hull Family property met the second necessary element, *integrity*;

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 semirural 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.

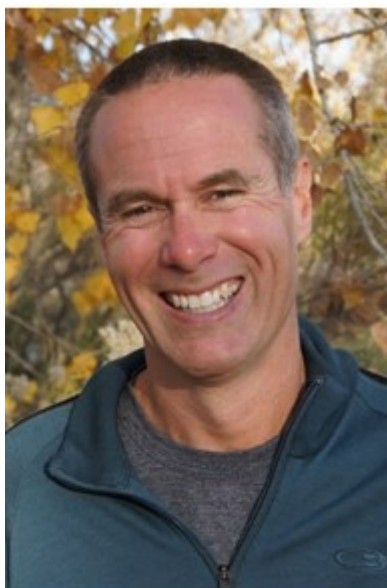
Staff agreed, in the official Determination Letter on October 14, 2022, with the consultant's conclusions, noting, "the primary farmhouse's historic integrity related to Standard 3, Design/Construction as a strong example of vernacular farmhouse architecture."

**New Evidence
from James Sack
Subject to Council Admission**

Jim Bertolini

From: Sack, James <james.sack@cbrealty.com>
Sent: Friday, February 3, 2023 2:47 PM
To: Jim Bertolini
Subject: [EXTERNAL] Fw: 1901 Hull St Development Review sign

Best regards,



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COLDWELL BANKER

From: Development Review Comments <devreviewcomments@fcgov.com>
Sent: Thursday, December 15, 2022 2:42 PM
To: Sack, James <james.sack@cbrealty.com>; Historic Preservation <preservation@fcgov.com>
Subject: Re: 1901 Hull St Development Review sign

That would make more sense! I have copied them on this email for you

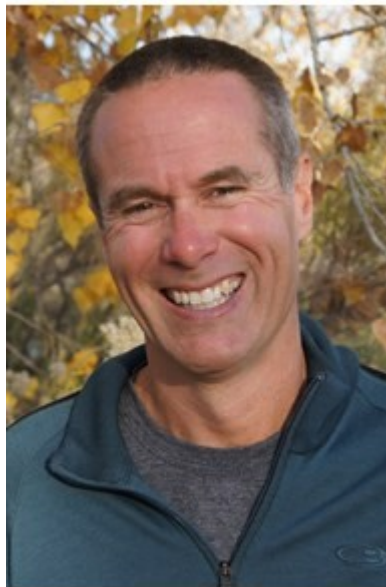
Have a good one

Em

From: Sack, James <james.sack@cbrealty.com>
Sent: Thursday, December 15, 2022 9:40 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Re: 1901 Hull St Development Review sign

Thank you, Em, for digging deeper. I took a closer look this morning, and turns out that it is a historical review. I will reach out to the department to see what this is all about.

Best regards,



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COLDWELL BANKER

From: Development Review Comments <devreviewcomments@fcgov.com>

Sent: Thursday, December 15, 2022 11:23 AM

To: Sack, James <james.sack@cbrealty.com>

Subject: Re: 1901 Hull St Development Review sign

Item 18.

Hi again,

I found two proposals which may match your query. Please see below. If you find out the sign number we can keep looking as well!

- PDR220005 - Residences at 1839 Hyline Drive: www.fcgov.com/developmentreview/files/design-reviews/1657306692-2022_0727_PreliminaryDesignReviewPacket.pdf?1657306685
- CDR220011 - 1839 Hyline Dr Residential Development: www.fcgov.com/developmentreview/files/design-reviews/1644354403-10.15_February10_1839HylineDr_website.pdf?1644354395

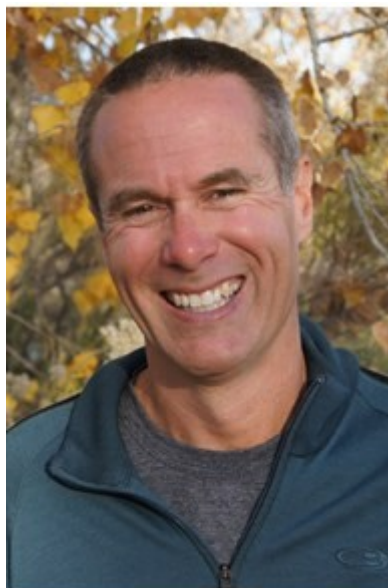
Thanks

Em

From: Sack, James <james.sack@cbrealty.com>
Sent: Wednesday, December 14, 2022 4:43 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] 1901 Hull St Development Review sign

Hello, could you please tell me what the proposal currently is regarding the yellow Development Review sign at the end of Hull St, next to 1901 Hull St? Thank you.

Best regards,



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COLDWELL BANKER

**Verbatim Transcript
Historic Preservation
Commission
December 14, 2022**

HISTORIC PRESERVATION COMMISSION

CITY OF FORT COLLINS

Held DECEMBER 14, 2022

300 Laporte Avenue

Fort Collins, Colorado

In the Matter of:

1901 & 1925 HULL STREET – APPEAL OF DETERMINATION OF ELIGIBILITY

Meeting Time: 5:30 PM, December 14, 2022

Board Members Present:

- Kurt Knierim, Chair
- Jim Rose, Vice Chair
- Anne Nelsen
- Meg Dunn
- Eric Guenther
- Jenna Edwards
- Bonnie Gibson

Staff Members Present:

- Brad Yatabe
- Jim Bertolini
- Maren Bzdek
- Yani Jones
- Melissa Matsunaka

1 CHAIR KURT KNIERIM: Alright, welcome back to the December 14th, 2022 hearing of the
2 Historic Preservation Commission. Before we move on to discussion agenda item number eight, are there
3 any recusals on the Commission? Seeing none, we will move on to discussion agenda item eight, 1901
4 and 1925 Hull Street, an appeal of determination of eligibility, and we will begin with a staff presentation.

5 MR. JIM BERTOLINI: Thank you, Mr. Chairman. Jim Bertolini, Senior Historic Preservation
6 Planner. I'll be giving the staff report for this item. As mentioned, this is an appeal of staff
7 determinations of eligibility for the properties at 1901 and 1925 Hull Street. Just showing the location of
8 this property. This is effectively at the west terminus of Swallow Road, in between that and Taft Hill
9 Road south of Drake. This is an assemblage...this is in response to a development application and
10 identification of historic resources on that site.

11 Zooming in a little bit farther, this shows the two properties in question that are subject to this
12 appeal this evening, 1901 and 1925 Hull Street. To interpret this aerial photograph just a little bit, the
13 structures in blue, these are the historic resources that were determined landmark eligible by staff. The
14 other structures outlined in red are surviving accessory structures based on the significance under standard
15 three for design and construction. Those outbuildings were not considered part of that eligibility finding.
16 And then some of the other resources you see on the aerial photograph have been demolished since this
17 photograph was taken so they are no longer present on the site.

18 When appeals are brought forward for staff findings of determination, the Commission provides
19 a...this is a de novo hearing, so the Commission provides a new decision on the eligibility of these
20 properties. In...just as a procedural recommendation from staff, we are suggesting that you separate your
21 motions and adopt separate motions for each property; you're not required to find both eligible or both
22 not eligible. Your role this evening is to consider evidence regarding significance and integrity of both of
23 the properties. Those standards are under Municipal Code Chapter 14, Article 2, specifically 14-22.
24 Your task this evening is to provide a determination of eligibility as an historic resource for the purposes
25 of Land Use Code 3.4.7, that would...whether you find them eligible or not eligible, that would have an
26 effect on the development application that precipitated this finding. Your final decision this evening will
27 be subject to the right of appeal to City Council.

28 Just a bit about the review timeline. The applicants contacted...or I should say, appellant, in this
29 circumstance, contacted our office for historic survey on July 12th of this year, and over the course of the
30 summer and early fall, we completed the historic survey and on October 14th transmitted those findings to
31 the applicant. In this case, we found that the southernmost property, 1839 Hyline Drive, was not eligible,
32 and that finding is not being appealed this evening. We also found that 1901 and 1925 Hull Street were
33 eligible, and those findings are being appealed. And that appeal was received on October 28th by the
34 developer. This is just a note about where we are in the process for the Land Use Code review of the
35 development application, since we've received a preliminary development review, which is basically an
36 advance look at the project. We are at the stage where we are identifying eligible properties on site, and
37 whether or not there's a responsibility under the Land Use Code to retain and adaptively reuse them. That
38 process takes us over to the Municipal Code, because that's where the standards for landmark eligibility
39 live, and if you find these eligible, then we go back to the development application and the application is
40 required to retain and incorporate those resources. If they're found not eligible, that effectively ends
41 consideration for this project...historic preservation considerations for this project.

42 Specifically here, as with all determinations of eligibility, we require two standards...two sets of
43 standards be met in a linear fashion. So first, is the property significant. In this case, staff found that
44 these two buildings were significant under design and construction. And, do they have sufficient historic

1 integrity to convey that significance. 1901 Hull Street, which is the easternmost property...this was a
2 farm residence found eligible under standard three for architecture as a significant intact example of an
3 agricultural related farmhouse in...that should read North Fossil Creek. I do want to note that the historic
4 survey form that was produced, the contracted historian did recommend this property under standard one
5 for agriculture. Staff disagreed with that in our determination, and our reasons for that are contained in
6 the...in your packet. The western farmhouse at 1925 Hull Street had a similar determination of eligibility
7 as a significant and intact example of a farmhouse on the North Fossil Creek, Upper Spring Creek area.

8 This just elaborates a little bit more on the history of both of these sites. 1901 Hull Street was
9 constructed by 1925 by...well, not constructed by Ruth and John Hull...they lived at and farmed on the
10 site...they are the namesakes for Hull Street. The western property, also known as the Shankula/Hodges
11 Farm was active through the 1920's up to the '50's as an agricultural property, mostly as a cherry orchard
12 production.

13 And just a little bit about the background history here. There was some interesting history related
14 to the Hull family farming on that site; however, based on staff's judgements, and the historic context for
15 agriculture produced in 1994, staff found that interesting but not significant to local agricultural history,
16 both for lack of significance, and also the loss of a lot of the outbuildings that were there during the
17 farm's operation, including the main barn that you see in that photograph.

18 So, one of the things staff added to the context for our finding here is just an aerial photograph
19 from 1950. And there, this is the same photograph on both sides of the image, just different scales. So,
20 here on the left is zoomed out a little bit more...or I should say zoomed in a little bit more, just showing
21 these three properties that are part of this development application, these two being subject to the appeal.
22 On the right, this is just zoomed out a little bit, so this is the same area that's shown on the left just
23 showing a larger context of agriculture in this part of town in 1950.

24 We did have a couple of questions from the work session last week. The notice of appeal
25 mentioned four properties that do have findings of eligibility. We did add those survey forms, a total of
26 five survey forms, to your packet for your consideration. Those were for 6824 South College, which had
27 an intensive survey form, 2500 South Shields that had an intensive survey form, and 2318 Laporte. The
28 1108 and 1038 West Vine Drive properties were surveyed under a previous version of the Code, so you
29 have the demolition alteration review correspondence added to your packet. As you can see, there's
30 really not a lot of historical information or assessment that was involved in those decisions.

31 There was also a request to clarify the difference between architectural significance of a
32 farmhouse versus historical importance for agricultural operations. Again, staff did not find that either
33 property had particularly significant agricultural history, and fairly typical history of producing locally
34 important goods for market, nothing that was particularly significant compared to what we would
35 normally see, nor do they have a particularly intact farmstead. And so, for that reason, staff did not really
36 find them significant under standard one; however, we did find that both were particularly significant
37 examples of a farmhouse for this section of Fort Collins. And I would note that, typically, that is what we
38 ask our historians that do these surveys for us, or when staff does these ourselves, we do tend to localize
39 the comparative research to either a neighborhood or a more local geographic area than the full geography
40 of Fort Collins, the entire city.

41 We have not received any public comments for this project, or for this appeal. I did have an
42 email exchange with a neighbor in the area just interested in the outcome, but no specific weighing in
43 either direction on the appeal. So, again, just a reminder on your role here. You're replacing staff's
44 decision with your own this evening as a de novo hearing, and considering evidence about significance

1 and integrity, whether this meets...whether either or both properties meet those requirements, and
2 providing a new determination of eligibility. That concludes the staff presentation. I will note, I will be
3 here to answer questions. We do also have the historian that completed the survey forms, Ms. Becca
4 Shields from Metcalf Archeology; she's also present and can answer questions specific to her research
5 process and methodology for review. With that, that concludes the staff presentation and I will hand
6 things over to the appellant.

7 CHAIR KNIERIM: Thank you, Jim. And welcome.

8 MR. ZELL CANTRELL: Thank you. In the interest of time, I did already sign in.

9 CHAIR KNIERIM: Very good.

10 MR. CANTRELL: So, good evening, Chairman and members of the Historic Preservation
11 Commission. My name is Zell Cantrell; I'm with the True Life Companies, we're located down in
12 Denver at 1601 19th Street. Before we get too deep into the presentation, I wanted to thank Jim and the
13 Historic Preservation staff. Although the result of the surveys aren't quite what we were hoping for,
14 they've been truly professional in their efforts to convey information to us and help us work through some
15 decisions and bring us to this point, so I wanted to thank him for that.

16 Just real quickly, the True Life Companies is a real estate investment firm. We're really focused
17 on delivering housing in what we'd consider maybe underserved, high barrier to entry, or infill sites
18 throughout the country. As I mentioned before, we're located here in Colorado. We have multiple
19 offices in northern and southern California, and we just recently opened an office in Austin, Texas and
20 one out in the mid-Atlantic region. We've currently got five projects in the entitlement phase here in
21 Colorado, multiple sites in California, and we're hoping to have four or five more sites, even though the
22 economy doesn't seem to be blowing any tailwinds right now, we still think there's some great
23 opportunity here in Colorado, and we hope to have four or five more sites, even maybe some more sites,
24 here in Colorado or in Fort Collins, underway later this year.

25 So, I think Jim did a really great job of describing the location, so maybe in the interest of time,
26 unless there's some questions about where the sites are located, maybe I can skip that part of the
27 presentation? Alright. So, as Jim indicated, we're appealing the determination of eligibility for Fort
28 Collins landmark designation for the properties at 1901 and 1925 Hull Street. While we're respectful of
29 the report and the efforts by the third-party consultant to make those determinations, we do question
30 whether the standards are being applied consistently to all potential eligible structures, and therefore
31 appreciate this opportunity to appeal the determination to you.

32 Jim, we could probably skip the location slides, maybe go right to 1901. Yeah. Jim already
33 shared these photos with you, but I think this is probably a good place to start. You know, this is 1901
34 Hull; it's located on the eastern portion of the overall property. It was determined to be eligible under
35 standard number three, distinguished design and construction, since the structure represents a rare,
36 remaining example of 1920's farmhouse vernacular in a semi-rural setting. While we understand that a
37 specific architectural style does not necessarily need to be associated with the structure to indicate
38 eligibility, in this case, really, it seems like the simplicity, opposite of the discussions we had in the
39 previous hearing, the simplicity is really what is at issue here, and whether or not that constitutes
40 eligibility.

41 And then we had a couple other photos...Jim, I don't remember if you shared kind of the back
42 and the side. I think it's worth noting that these structures may have been modified. I don't think there

1 were any records in the permitting process, or the historical review, indicating additions to these homes,
2 but based on the change in the roof angle and then also some changes in the siding, there's some vertical
3 elements there. We question whether or not these buildings are, maybe as original, as maybe that we
4 thought. And I think the same is true of 1925 Hull. Again, maybe move to the next slide Jim. Again,
5 we've got kind of a change in the roof angle at the back. It looks like maybe there was an addition, and
6 so we kind of question whether or not the original integrity here is applicable or not.

7 And then, moving on to some of the...there was actually, there was four or five reports I think the
8 Commission requested that Jim provided. We got copies of those as well, and those were all pertaining to
9 sites that had, we thought may have similar characteristics, but were deemed ineligible. Only two of the
10 three, or two of the five, we thought were really applicable to this situation. This one at 2318 Laporte was
11 determined not eligible largely based on the fact that it had been relocated and the original context was no
12 longer in place. We don't really have a good feel for what the original context was, but I think it could be
13 argued that it still exhibits some context because it is in a semi-rural setting, which we understand may be
14 to be the original location of the building. And then the other one was the Humar Farm, located at 6824
15 South College. Again, another example of a very simple farmhouse, vernacular, which, in our opinion, if
16 you go to the next slide, Jim, retains several outbuildings including a barn, a hay shed, it's our
17 understanding there may even still be some livestock paddocks on the site. Really retains a lot of that
18 rural farmhouse, or semi-rural setting, with accessory buildings, and so there's a large, or a high level of
19 context in place. But yet, this was deemed not eligible. And then furthermore, there was properties noted
20 in the determination letter that appear to represent a high level of integrity as agricultural complexes,
21 although these haven't been surveyed, I want to make sure that's clear, but they're examples of other
22 properties in the area that we feel represent a high level of rural farmhouse contextual integrity just based
23 on the fact that there are still standing barns, the houses appear to be in good shape, there's other
24 outbuildings as well. And then this...the next slide...similar situation although this one wasn't very
25 visible; this one is located on South Shields. Again, we wonder if the same standards would apply here
26 given the context, and...I've kind of lost my place here...oh, where I was going was, from our
27 perspective, there are much better examples that represent a better farmhouse context, or a farm operation
28 setting with better integrity that should be preserved rather than the two buildings on our site.

29 And then, I think the one other thing that, I'm not sure if it's in your purview or not, but I think
30 it's worth mentioning, is just what the anticipated future context of this area is going to look like, because
31 the semi-rural context came up in several of the notes. But, I think it should be noted, per the existing
32 zoning plan, all three properties as well as several surrounding properties, are all designated, currently, for
33 low-density mixed-use neighborhood, LMN, which would allow up to nine dwelling units per acre in the
34 future. And then the property directly north, which is shown here in kind of a pinkish color, is actually
35 designated for what is called medium-density mixed-use neighborhood, which would allow up to twelve
36 dwelling units per acre, and even multi-family development at some time.

37 Furthermore, the City Plan identifies this entire quadrant of Taft Hill and Drake as a, what they
38 call mixed neighborhood, which is intended to encourage a variety of housing types as needed to support
39 higher densities. I think one can argue that the semi-rural nature of the properties, if it hasn't already
40 been eroded by the encroachment of neighborhoods from the east, and to a certain degree, the
41 neighborhoods from the south, that the existing zoning and City plans for the area will eventually
42 eliminate any remaining rural nature to the point that the two structures are going to look out of place
43 leaving future people asking, why are these still here?

44 And then the next slide. In addition to the zoning, the City Master Transportation Plan calls for
45 the extension of Swallow through to Taft Hill, it's also designated as a collector, it's going to be relatively

1 high traffic. While it doesn't directly impact these two properties, I think it's just one more indicator of
 2 what the City envisions for this area in the future and the future erosion of that rural context. And then,
 3 this is a site plan in the works, and hopefully people can kind of recognize this in the context of the aerial,
 4 but in the middle, the upper third of the site, you can see where Swallow will be extended from its
 5 existing dead end on the east side of the property, it will be extended through the property, and eventually
 6 connected to Taft Hill; that is part of the City Master Transportation Plan. Hull Road to the north will be
 7 connected. Hull also dead ends at the eastern edge of the property; the difference is there's a dirt road
 8 there that continues all the way over to Taft. That will eventually be improved and form another
 9 connection to Taft Hill. We're currently planning 54 single-family residences on this property, and not
 10 only does Hull and Swallow need to be connected through to Taft, but the City is also looking to us based
 11 on our PDR comments, to create a street grid here, and that's what you see with the north/south, with
 12 different block designations. So, this is going to turn into a much different neighborhood than what exists
 13 out there today. And then maybe just one last time with the aerial image...the future context of this area
 14 will look nothing like it does today based on both existing and planned conditions. Encroachment from
 15 the east and to the south have already eliminated much of the former rural context and existing zoning
 16 designations combined with guidance from the City Plan supports a greater density in this entire quadrant,
 17 which is further reinforced by the street grid.

18 So, I just want to thank you again for your time. As much as we understand the need for historic
 19 preservation, and respect the hard work done by the preservation staff and the Commission, we just
 20 question the consistency in the application of the standards to these two particular examples; we question
 21 whether or not these are the best examples of this type of vernacular. And, would the community be
 22 better served...there was discussion in the reports about the quantity being reduced as Fort Collins
 23 expands, and the need to save some of these...or save as many of them as we can. Our question is, do we
 24 want to focus on the quality ones, or maybe the not so quality ones, in our opinion, that these represent?
 25 So, thank you in advance for your consideration. I'm here to answer any questions.

26 CHAIR KNIERIM: Thank you very much. We will have public comment and then move on to
 27 questions. Is there any public comment? Hearing none, we will move on to Commission questions for
 28 staff and for the appellant.

29 COMMISSIONER ERIC GUENTHER: Jim, could you clarify what the implications are if the
 30 Commission upholds the eligibility designation. Does the applicant then have to wait, was it three years
 31 or something like that? I recall from previous situations where they have to wait three years until they
 32 can come back for another eligibility discussion, if during that three-year period nothing is done to
 33 actually designate the properties.

34 MR. BERTOLINI: Sure, so I think the question is how long these findings are good for, and the
 35 Code specifies five years from the date of issuance. And, at that point, yes, we can consider any changes
 36 that have happened to the property, and differences in how we are interpreting history, any new evidence
 37 that might be relevant. At that point, we can reconsider the finding.

38 COMMISSIONER GUENTHER: So, no one...no other party comes forward to actually pursue
 39 historic designation, then essentially the properties sit dormant for five years unless the applicants decide
 40 to sell them or submit a different plan?

41 MR. BERTOLINI: Again, with...our goal, and the intent of the Land Use Code pertaining to
 42 historic resources, and this is designed to tie into the policies and purposes in Municipal Code 14-1 and
 43 14-2, is that they not sit empty. The intent of requiring historic resources to be incorporated on a
 44 development site is that they still have a use, whether that's housing units, or a commercial unit, or office,

1 or something like that. So, ideally, they're not sitting vacant. Ideally, they're being used for something
2 else. But, that is a possibility, of course.

3 COMMISSIONER GUENTHER: And so, just a follow-up question for the applicants then, if I
4 may. Have you considered...and maybe I missed something here...it wouldn't be the first time...but,
5 have you considered any opportunities to incorporate these buildings into your design plans?

6 MR. CANTRELL: We have. I don't know, Jim, if you can go back to that site plan? And I know
7 it's a wok in progress, and if you have any questions about it...I probably didn't clarify that very well.
8 But, we did indicate the two buildings in red on that plan there at the northern edge of the site. You
9 know, based on the requirements for a park and also for detention, there's a fairly large area...it's pretty
10 close to the end of the presentation...there's a large area there that we'll do both with, and that
11 would...we could potentially locate, or leave 1901 Hull in its current position, although it does encroach
12 into the future Hull right-of-way. I know that's not very clear, but it's the L-shaped building, and it
13 would encroach. So, either we're going to have to do a modified right-of-way, or we're going to have to
14 relocate the building. And, you know, the question is whether or not it's feasible to do that. And then the
15 1925, which is the building a little bit further west...it sits a little bit out of the right-of-way. We're still
16 going to have to make some modifications. In theory, that could be incorporated into the development as
17 well. I think our concern is more of just, once these newer houses are built, knowing that we have to
18 demonstrate some historical compatibility within 200 feet, I think the question is still going to be raised,
19 why are these here? And I think it could be detrimental to what we expect to be a very successful project
20 in an area of Fort Collins that doesn't have a lot of building going on right now.

21 COMMISSIONER MEG DUNN: I have a question for Jim. Jim, so this is considered part of the
22 Fossil Creek community? Or, I don't know what that's called...Fossil community? Is that right?

23 MR. BERTOLINI: Yeah, so in terms of defining a localized geography, which, admittedly with
24 agriculture is difficult; usually it's defined by watersheds, especially in the west. And this area is kind of
25 in what we might consider the upper end of Fossil Creek, but most of the water is diverted off of Spring
26 Creek or the Poudre River. So, that was the motivation behind using that as our localized geography was
27 just trying to define this as kind of the upper portions of those drainages, but it's certainly a little bit far to
28 the northwest to be sort of part of the core Fossil Creek community, or Harmony, farther to the east.

29 COMMISSIONER DUNN: It seems like we often define those communities mostly based on
30 what school the kids get sent to, and that's why it's named Fossil Creek, because that was the name of the
31 school I believe. This is...I should have asked this last week, but I didn't think about it until I saw that
32 slide of talking about localized areas, but of the top of your head, maybe, you can answer this. Do you
33 know if we have any landmarked properties related to the Fossil Creek community? I know we have
34 some for Harmony, but I can't think of any related to Fossil Creek.

35 MR. BERTOLINI: In this part of Fort Collins, off the top of my head, I don't believe so. I
36 can...if you'll give me a minute to look that up while maybe other questions come in, I can see...I don't
37 believe we actually have many landmarks at all in this part of the city, but I can look that up on our
38 historic resources map.

39 COMMISSIONER DUNN: Okay, thanks.

40 CHAIR KNIERIM: While Jim is looking that up, are there other questions from Commissioners,
41 clarifying questions? Or otherwise we can move into discussion and as Jim pulls that up...

42 COMMISSIONER DUNN: I do have another question.

1 CHAIR KNIERIM: Yeah?

2 COMMISSIONER DUNN: This can either be Jim or maybe Becca, but I would just like to hear
3 more about the outbuildings and why they were determined not to be eligible.

4 MR. BERTOLINI: Certainly. I can speak to that. So, with the finding that these two properties
5 were significant for their architecture, specifically as examples of a vernacular farmhouse, that's really
6 focused on the architecture of the houses themselves. We could...about the only time you're going to see
7 outbuildings considered architecturally significant is if there's an assemblage of outbuildings that are all,
8 like specifically designed as similar style, or with similar materials, or things like that. That's not the case
9 here; most of what's there is a pretty generic set of either loafing sheds, chicken coops, things like that
10 that are just fairly generic, don't have any specific architectural connection to the main farmhouse. So,
11 that's the reason that they weren't considered eligible here. Normally, when you see outbuildings
12 considered historic, it's under standard one, the area's agriculture, and they're part of the historic context
13 and historic landscape for that working farm.

14 COMMISSIONER DUNN: Okay. So, then in that regard, the setting of all of that land, open
15 space around it, is less significant if we're looking based on architecture than if we were looking based on
16 a farmstead, right?

17 MR. BERTOLINI: Typically, when we are evaluating for architecture, setting is less important.
18 It's not a non-factor, but we tend to emphasize the integrity aspects of design, workmanship, and
19 materials in these cases.

20 COMMISSIONER DUNN: Alright, thank you.

21 MR. BERTOLINI: And returning to the previous question just about identifying historic
22 resources in this area, we don't have very good survey, so what I'm showing on the screen is our historic
23 resources map that's online and available to the public, and shows all of our up-to-date designations and
24 historic survey results that are active and certified. And we don't really have a lot of current survey
25 records at all for this part of town. In fact, this is some of our first survey work, recent survey work, in
26 this. We have some legacy data that's not reflected here, but most of that is well over ten years old.

27 COMMISSIONER DUNN: So this is just indicating surveys, not landmark?

28 MR. BERTOLINI: It does also indicate landmarks. We don't have any landmarks in this
29 quadrant of the city.

30 COMMISSIONER DUNN: Okay.

31 CHAIR KNIERIM: Thank you. Other questions? If not, let's move into discussion on these
32 items. And, if it makes sense to do this...these two...to talk about these two separately, for separate
33 motions, I would entertain that. If it's...if the discussion moves toward, kind of a more global idea, then I
34 think that a single motion would be just fine. And we're looking at significance and integrity under 14-
35 22.

36 COMMISSIONER DUNN: Before we start with that, I'd like to say, I feel like the Code and the
37 plans are at odds with each other in this one. And it's happened before; it hasn't happened recently, but I
38 think it makes the whole situation much more difficult. And I'd also say, much as Eric hates the two-step
39 process, I feel like I really wish we had the two-step process here to differentiate between, are they
40 eligible, and is it worth keeping them here? So, just throwing that out for whenever 3.4.7 gets looked at
41 again, it's possible the two-step process would be helpful in a scenario like this.

1 MR. BERTOLINI: If I may offer some clarification Mr. Chairman...I know we're out of that.
2 Actually, that is technically the case here. The intent tonight is that you consider significance and
3 integrity and just replace the finding. The considerations of value of preservation compared to the project
4 and things like that, that typically comes into play when you would be commenting on a development
5 application, and providing your comment for the decision maker, and perhaps entertaining a modification
6 of standards. So, that...there is a two-step process here, it just looks a little different when we're
7 processing a development application.

8 CHAIR KNIERIM: Thank you, Jim.

9 COMMISSIONER ANNE NELSEN: So just to clarify, because it's almost a quarter after nine,
10 we're in step one tonight?

11 MR. BERTOLINI: That's correct. So, the task before you this evening is to determine if these
12 properties meet the standards for significance and integrity.

13 COMMISSIONER NELSEN: And we would have the opportunity at a later date to weigh that
14 against the values component that we were discussing earlier?

15 MR. BERTOLINI: Yes; that depends on your decision.

16 COMMISSIONER NELSEN: Of course.

17 MR. BERTOLINI: But, yes, assuming either or both properties are determined eligible, you
18 would be commenting on the development application later.

19 COMMISSIONER GUENTHER: Jim, would you mind commenting just on the integrity issue
20 relative to the rather large additions that are on both of those properties that the applicant mentioned? It
21 did look like with the change in roof line and the scale of the, what appears to be additions, that that
22 would have an impact on integrity. But, staff still found that they do meet integrity requirements?

23 MR. BERTOLINI: Yes. So, yes, that is typically something we measure, especially with
24 architectural significance. There is a heavy emphasis on the original construction. There is some
25 allowance for that, and that is included in standard three, the language of standard three, in the City Code,
26 that sometimes alterations that are significant in their own right can be considered part of that. In this
27 case, since additions, especially rear additions for kitchens, extra bedrooms, storage cellars, things like
28 that, are a pretty common addition to a farmhouse, that's the reason staff, at least, found that those
29 modifications did not detract from integrity. But again, whether that's an appropriate course is something
30 the Commission can consider.

31 COMMISSIONER NELSEN: Just to clarify, again, you found that they didn't detract from the
32 integrity or that they were significant in their own right? I apologize if that's in the packet.

33 MR. BERTOLINI: That's okay; I'm not sure if I'm that specific in your packet. I'd say they
34 don't detract from significance.

35 CHAIR KNIERIM: Yeah, it's interesting under design and construction for significance...just
36 looking at the Code...it says a resource can be significant not only in the way it was originally
37 constructed or crafted, but also the way it was adapted for a later period, or the way it illustrates changing
38 tastes, attitudes, and/or uses over a period of time. So, that seems to be in the purview of eligibility. I
39 understand time is marching, but I would like to hear from some of the other Commissioners...thoughts
40 around this. And again, we have a rather narrow charge of eligibility for this.

1 COMMISSIONER NELSEN: So, we're moving into the discussion section now?

2 CHAIR KNIERIM: Yes.

3 COMMISSIONER NELSEN: I'll kick it off by saying that I am not sure that I have a clear...after
4 everything that we've looked at tonight, I'm not sure. I would love to hear from anyone on the
5 Commission that feels a little bit more sure one way or the other, just to start the conversation, please.

6 COMMISSIONER DUNN: Go ahead, Bonnie.

7 COMMISSIONER BONNIE GIBSON: I don't know...I don't know.

8 COMMISSIONER DUNN: I can tell a story. Once upon a time, the Chair of this Commission
9 came once a week down to the City offices and looked at all the buildings that were slated for demolition,
10 that had asked for a permit. And we would go through it...it was me and Tom...let's see...CDNS
11 Director, at the time, and we would go through and figure out, does it have significance? If no, they got
12 their permit. If we felt it had significance, then does it have integrity? If no, then they got their permit. If
13 we felt like it was eligible, then they got a sign, and then they got their permit. So, there were several
14 times when we would get a house...it was usually houses we got, although we got some commercial
15 properties...that I felt really contributed to the history of the city, but, we didn't feel like our argument
16 was strong enough that it was a hill we were willing to die on, and we would let those houses move on
17 through the system. And I feel like this is one of those scenarios today, and I agree with Zell on a lot of
18 what he said. My biggest concern is that we have an entire community's history that is being wiped out,
19 and that does concern me. We have zero landmarks for Fossil Creek, and because Fort Collins has lobbed
20 and rolled over onto that community, just like we did with Harmony, there is some sense where we need
21 to take their history into consideration and preserve it. At the same time, as Zell pointed out quite well, I
22 think there are other properties that convey this better. So, if somebody was bringing this property to us
23 for landmarking, I think we'd probably go with that; I think we would find it to be eligible. This is why I
24 struggle with this decision for this particular one; it's not even...we're not talking about landmarking it at
25 all, we're just talking about whether it's eligible. And I find it...I struggle with this one. I struggle with
26 whether it really has the level of significance we would want. And yet, I struggle again in the other
27 direction about the whole Fossil Creek and we're just wiping Fossil Creek out, and we're not preserving
28 the important places. It almost makes me wish for some kind of context and a few surveys for Fossil
29 Creek so that we have a better sense of what do we really need to stand on that hill that we'd be willing to
30 die for. And which ones...I don't even know how connected these people were to Fossil Creek, if their
31 kids went to the Fossil Creek school. So...and obviously those things don't matter for architecture, but
32 that's where I'm really struggling. And we kind of had a way to not die on the hill before, and we don't
33 have that anymore.

34 COMMISSIONER GUENTHER: My god, I agree with Meg. Sorry, but...

35 COMMISSIONER NELSEN: You don't have to apologize for that.

36 COMMISSIONER GUENTHER: No, I agree with Meg's comments entirely. When I look at
37 significance and integrity of both of these structures, I'm kind of like, hum, is the community well-served
38 by preserving these properties? And I tend to say, not so much. But, there is an important history in that
39 part of town where there may not be any properties that are going to tell the story. And so you struggle a
40 little bit with, you know, the whole concept of what we're trying to accomplish here. Do we want to
41 preserve these properties just to preserve them, or is there a bigger story to tell somewhere, somehow, that
42 we could facilitate it? Obviously, we don't have resources and funds to go pursue that. Clearly, there's

1 not consensus around any other properties or locations where we might find a more suitable
2 representation of the historic aspects of the community, but I have a hard time looking at these two
3 buildings and say they really tell a significant story.

4 COMMISSIONER JENNA EDWARDS: Do both of these properties have the same level of
5 significance? Like, is there a difference between them, or are we kind of considering them the same?
6 And that's a question to the Commissioners. I'm just curious. I think we're kind of considering them
7 together, but is one more significant than the other?

8 CHAIR KNIERIM: That was kind of what I was thinking as well. Is one...can we...you know,
9 for the sake of our discussion, is there one of them that's in better shape, that's more representative? So
10 we could say, okay, the other one we could make a motion on and take that one off the table, and then talk
11 about the other one.

12 COMMISSIONER EDWARDS: Or if perhaps one is more significant or in better condition, or
13 has more integrity, perhaps that is the one that can represent the story, right, and save that history, and
14 then the other one maybe not. If there's one that's better representative than the other.

15 COMMISSIONER DUNN: I'd also point out that even if we do find them eligible, there is a
16 process the developer can still go through to demolish the houses, and then it's a matter, like Jim said,
17 when it comes back to us for development review, which, at that point, it might not, if there's no historic
18 resources left, but I would assume there would still be some kind of contact where we'd talk about how
19 is that mitigated? What can be done to still speak to that history? I mean, is that accurate, Jim? That
20 that's still a possibility?

21 MR. BERTOLINI: Sure, so to just discuss the modification of standards process, there are several
22 criteria that an applicant can use to...and this is true of any standard in the Land Use Code, this is not
23 specific to historic preservation...but they can apply for a modification of standard that says they're not
24 going to meet the standard, but they're going to do something else, either based on...typically it's either a
25 hardship, or if they can come up with an as good or better than equivalent. I don't have direct experience
26 with us recommending any modifications of standards that would include demolition. We've done a few
27 that include alterations that are not typically allowed. I think one of the more recent examples is the
28 Alpine Bank development at Prospect and College where we allowed the relocation of a historic building;
29 that did get a modification of standards to allow for the relocation of that structure. So, that's the only
30 one I have direct experience with, but yes, there is a process to meet the Code in a different way and still
31 make a positive recommendation to Planning and Zoning, in this case...the Planning and Zoning
32 Commission, for approval of something that modifies or demolishes a historic resource.

33 COMMISSIONER JIM ROSE: I think I'm of similar mind to most of the discussion so far. I
34 have real concerns about how this...these two...I know we're supposed to bifurcate and talk individually,
35 but I think Jenna, to your comment, I think it's interesting that these are sort of, of a piece. I think they're
36 very similar. We don't know very much about either one. There's speculation, even, about who lived
37 there. I...you know, I don't see the significance in terms of standard for design and architecture because I
38 think they are so prosaic, so simple, and we have in our packet examples of houses that were proposed for
39 demolition that were approved that are not a great deal different. Their context is different because
40 they're in town. But, I don't think by virtue of just being located out in what's quickly becoming no
41 longer rural, that context is even going to be evident for very long. And I think these are not a good
42 example, and I only wish we could find some better examples, because I think these are...it's difficult to
43 know if they were modified, and obviously there have been some things done to change them, I think it's
44 mostly speculation. So, I have...I guess I have similar thoughts. It's hard for me to think that, as Meg

1 said, that this is one of those hills that we would be willing to die on. I don't think there's sufficient
2 significance for these to warrant being made eligible.

3 COMMISSIONER GIBSON: I struggle with western vernacular architecture, because when they
4 were built, it was what they could build, right? It was just a farmhouse, put it up with no expectation that,
5 in a hundred years, we would be having this conversation. And the fact that we're even having the
6 conversation of, well, can we just get rid of one so we can maybe talk about the other, kind of indicates
7 that this isn't the hill we want to die on. And it is unfortunate that, kind of that feeling of the agricultural
8 life ways of Fort Collins on that side of town have just been eliminated. I'm just not sure that these are
9 the structures to say, hey, this really shows what it was like and why this was important. I just don't think
10 these two structures are the ones we want to go after, for lack of a better word.

11 CHAIR KNIERIM: Well, I think at this point, if there's no more discussion on this, we could
12 entertain a motion, and whoever is putting the motion together could either choose to bifurcate these or
13 put them in the same motion. The sample motion is on page 387.

14 COMMISSIONER ROSE: Mr. Chairman, I can try one of these. I move that the Historic
15 Preservation Commission find that 1901 Hull Street does not meet the eligibility standards outlined in
16 Section 14-22 of the Fort Collins Municipal Code and are not historic resources for the purposes of
17 project review under Land Use Code 3.4.7 based upon the following findings of fact, which we have
18 determined they do not either possess either significance or integrity.

19 CHAIR KNIERIM: Thank you. And, to clarify, you said just 1901?

20 COMMISSIONER ROSE: Yes.

21 CHAIR KNIERIM: Thank you. That was the suggestion, yes. Is there a second to the motion?

22 COMMISSIONER GUENTHER: Mr. Chairman, is it possible to amend that motion to include
23 both properties?

24 CHAIR KNIERIM: I think it would be cleaner, since we have a motion on the table, to second the
25 motion, discuss the motion and vote, and then have another motion.

26 COMMISSIONER GUENTHER: I second the motion.

27 CHAIR KNIERIM: Thank you. Commissioner Guenther seconds.

28 COMMISSIONER DUNN: So, Jim, I'm curious on your thoughts on the integrity since we
29 haven't really talked about that yet.

30 COMMISSIONER ROSE: Well, first of all, I think so much of it is not known. I mean, we don't
31 know if, for example, it possesses anything of extraordinary value in terms of workmanship. It certainly
32 has been modified in a pretty clumsy way. And I chose this one because that's where I think it's maybe
33 most apparent, but, you know, I think any of the issues of integrity...yes, location, it has location. It does
34 possess some of those things, but the other part that really kills it for me is significance, because I think, if
35 you read through 14-22, it just doesn't have anything that says it's of quality because of the craftsman, or
36 of a particular style or period, or anything. So, that's...the integrity is, to me, less of value. It's one of
37 those things where, if it doesn't have significance, then integrity doesn't play into it anyway, so...

38 COMMISSIONER DUNN: That's why I was intrigued that you included integrity instead of just
39 saying significance, so I thought maybe there was something else there.

1 COMMISSIONER ROSE: Well, I said significance and integrity because I think it doesn't
2 possess a sufficient number of those seven aspects. It could say location and setting, but then when you
3 go to the rest of it...I mean, feeling is going to be virtually lost easily within our lifetime. So, you know,
4 a lot of those other things I think aren't carried forward in terms of integrity, so that's my rationale.

5 CHAIR KNIERIM: Other discussion on the motion? Hearing none, let's call for a vote...I will
6 call for a vote.

7 MS. MELISSA MATSUNAKA: Thank you, Mr. Chair. Dunn?

8 COMMISSIONER DUNN: Yes.

9 MS. MATSUNAKA: Guenther?

10 COMMISSIONER GUENTER: Yes.

11 MS. MATSUNAKA: Gibson?

12 COMMISSIONER GIBSON: Yes.

13 MS. MATSUNAKA: Rose?

14 COMMISSIONER ROSE: Yes.

15 MS. MATSUNAKA: Nelsen?

16 COMMISSIONER NELSEN: Yes.

17 MS. MATSUNAKA: Edwards?

18 COMMISSIONER EDWARDS: Yes.

19 MS. MATSUNAKA: Knierim?

20 CHAIR KNIERIM: Yes.

21 MS. MATSUNAKA: The motion carries.

22 CHAIR KNIERIM: Thank you. Alright, that leaves us with 1925 Hull Street, and a continuation
23 of our discussion around this. My thought is, you know like we've talked about, are there better examples
24 of this? And I think there have to be, I mean...

25 COMMISSIONER DUNN: That can't be our criteria.

26 CHAIR KNIERIM: Right, absolutely.

27 COMMISSIONER GIBSON: I just don't find one objectionably different than the other.

28 CHAIR KNIERIM: Yeah, I think the wording of 14-22 in integrity is really interesting. It says
29 integrity is the ability of a site, structure, object, or district to be able to convey its significance. So, if we
30 say that this property does not have significance, can it convey that significance through integrity? I
31 mean I think it just kind of cascades down.

32 COMMISSIONER DUNN: Yeah, integrity doesn't really matter unless there's significance.

33 CHAIR KNIERIM: Right.

1 COMMISSIONER NELSEN: I think our agricultural history is important, but I don't think this is
2 the house to tell the story.

3 COMMISSIONER EDWARDS: I like the little decorative thing over the door on the original
4 photograph, and it's a bummer it's not there anymore.

5 CHAIR KNIERIM: As folks are looking over the pictures and that sort of thing, if you have other
6 things to say, that's fantastic. If you would like to make a motion, that would be fine too.

7 COMMISSIONER GUENTHER: Mr. Chairman, I'll make a motion. I move that the Historic
8 Preservation Commission find 1925 Hull Street does not meet the eligibility standards outlined in Section
9 14-22 of the Fort Collins Municipal Code and is not an historic resource for the purposes of project
10 review under Land Use Code 3.4.7 based on the fact that the property does not meet requirements for
11 historic significance and integrity.

12 CHAIR KNIERIM: Thank you Commissioner Guenther. Is there a second?

13 COMMISSIONER GIBSON: Second.

14 CHAIR KNIERIM: Thank you. Discussion on the motion?

15 COMMISSIONER DUNN: I struggle with this one a little more. It looks more intact to me. Still
16 not high style or anything, but I think it does convey the sense of the simple farmhouse. So, I'm open to
17 people's thoughts on that.

18 COMMISSIONER NELSEN: So, it conveys a sense of a simple farmhouse because right now it's
19 on a farm, right? I mean, I think the context matters significantly. And we're looking at it...

20 COMMISSIONER DUNN: Right, true.

21 COMMISSIONER NELSEN: ...as a building. If this were on, let's say North McKinley Avenue,
22 or Laporte...I mean, in the context of a neighborhood, would you look at that and say, ah yes, this
23 demonstrates the vernacular farmhouse style?

24 COMMISSIONER DUNN: What if it was moved to the open space to the east where 1901 is? It
25 would have that open space around it, it would have the agricultural feel, it's something we allowed on
26 that South College scenario. It needs to be moved anyway because it's going to have a street right off the
27 front door. Jim Rose, what do you think?

28 COMMISSIONER ROSE: I still don't think we know enough, and I think the addition that's on
29 the rear portion I think is an intrusion. It has a modern door, it has modern windows, it has different
30 siding. So, what it suggests to me...and it's a significant addition. So, if you wanted to say this is really
31 a good vernacular example of an early 1924...which I think, still, it says exact date, but I still think that
32 may be speculative. But, then you have this addition with, you know, horizontal windows, and a different
33 metal door, and all the stuff that doesn't fit at all with the original fabric. And who knows when it was
34 done, but it just...it's what I would call an intrusion, and it's a significant enough intrusion that it affects
35 the overall integrity of the house to really convey a simple, gabled structure that maybe had four rooms,
36 or five rooms. This doesn't have that, and who knows when it was added, but I just think that's a
37 sufficient detriment to it's overall condition, and I just don't think it possesses what it needs to possess.

1 COMMISSIONER GUENTHER: I think everything Jim just said is confirmed in slide 430, if
2 you take a look at that, if you're not already. That basically sums up the concerns that he expressed and
3 that I would agree with.

4 COMMISSIONER GIBSON: Can we get clarification from staff on why...because earlier, you
5 said additions like this don't detract from significance. Why, in this particular case, was the thought
6 process behind that?

7 MR. BERTOLINI: Certainly. So, staff's finding relative to 1925 Hull Street was that the rear
8 addition used similar siding, similar window materials, similar window pattern, so it was fairly consistent
9 with the front of the house, and consistent with what we'd expect to see on a vernacular farmhouse. That
10 was really the justification behind it as not being a detraction. But again, if the Commission has a
11 different finding, that's what we're here for.

12 COMMISSIONER DUNN: Mr. Chair, would you mind if I ask Becca a question?

13 CHAIR KNIERIM: Certainly.

14 COMMISSION DUNN: I don't know if you want to come and speak to this Becca, but you were
15 on the property I assume. I'd be interested in hearing what your thoughts are in terms of significance
16 and...I mean, you've written it here, but...you've heard our concerns, and maybe you can help us think it
17 through better.

18 MS. REBECCA SHIELDS: Sure, I can do my best I guess...I didn't bring a pen with me. My
19 name is Rebecca Shields; I am the architectural historian that completed these site forms. I guess, as far
20 as significance, it is gratifying to see you all struggle with that a little bit as well, because I honestly...I
21 struggled with this for several days while I was working on these site forms, and my main reason for
22 recommending them and saying that they're significant...recommending them eligible and saying they
23 are significant, is because they are so rare, and there is not landmarked properties in this part of the town.
24 There is...there are probably better sites that represent agriculture in Fort Collins, but the rarity was one
25 of the really strong things that I considered. As far as integrity for this property, in my understanding, it's
26 pretty common for vernacular properties to be added upon, and so I don't see that as a detraction,
27 especially if that addition was made in the historic period, if it was made with sympathetic materials, if
28 it's mostly to the rear of the property so it's not, you know, extending to either side, or overshadowing the
29 original building. So, that was my rationale for that.

30 COMMISSIONER DUNN: Thank you, I think that's helpful.

31 CHAIR KNIERIM: Thank you very much. Other discussion about this motion? Hearing none,
32 the Chair calls for a vote.

33 MS. MATSUNAKA: Thank you, Mr. Chair. Nelsen?

34 COMMISSIONER NELSEN: Yes.

35 MS. MATSUNAKA: Rose?

36 COMMISSIONER ROSE: I'm sorry, yes. I thought you said Dunn.

37 MS. MATSUNAKA: Gibson?

38 COMMISSIONER GIBSON: Yes.

1 MS. MATSUNAKA: Guenther?

2 COMMISSIONER GUENTHER: Yes.

3 MS. MATSUNAKA: Meg Dunn?

4 COMMISSIONER DUNN: Yes.

5 MS. MATSUNAKA: Edwards?

6 COMMISSIONER EDWARDS: Yes.

7 MS. MATSUNAKA: Knierim?

8 CHAIR KNIERIM: Yes.

9 MS. MATSUNAKA: The motion carries.

10 CHAIR KNIERIM: Thank you.

11 COMMISSIONER DUNN: Mr. Chair?

12 CHAIR KNIERIM: Yes?

13 COMMISSIONER DUNN: I'd like to address Zell...

14 CHAIR KNIERIM: Certainly.

15 COMMISSIONER DUNN: ...briefly. I know there's...I mean, it's not in our motion, and none
16 of that, but just a friendly request is if there's some way you can somehow weave in farming community
17 history in this project...and I don't know how and what it would look like. Obviously you're not...I
18 mean, I guess...I don't know if you would come back for the development review if there's no historic
19 buildings nearby.

20 MR. BERTOLINI: With this finding, that is correct. They would not come back to the
21 Commission.

22 COMMISSIONER DUNN: So, you're not going to see us again. But, you're in our community
23 and you're adding these homes, which we desperately need, and if there's any way you can do a hat tip
24 toward the history, I would be really grateful.

25 MR. CANTRELL: Yeah, so we've already started designing, conceptually, the houses. I don't
26 know if everybody is aware, but the Code requires we have to have three unique footprints with three
27 different architectural features, and it's really easy at this point in this industry, because farmhouse style is
28 relatively popular. And so, we've already pursued that knowing that we may have to have some
29 compatibility with these existing homes. Although I'll tell you the elevations look a lot nicer than what
30 we just talked about. But anyway, as you would expect. But, you know I think there's an opportunity
31 with that park, and as we did review some of the documentation, we found...we saw some great examples
32 of other really nice homes and farmsteads that have been preserved and incorporated into developments
33 as either a gateway feature or something else. We didn't have quite that same opportunity here, we
34 struggled with that. But, yeah, I think there's a great opportunity to do that here. And so, I appreciate all
35 your thoughts, and your comments, and your consideration. So, thanks again. We really do appreciate it
36 and look forward to being part of the community.

- 1 COMMISSIONER DUNN: Thank you.
- 2 CHAIR KNIERIM: Thank you, Zell, and thanks for the question, Meg.

**Link to Video
Historic Preservation
Commission
December 14, 2022**

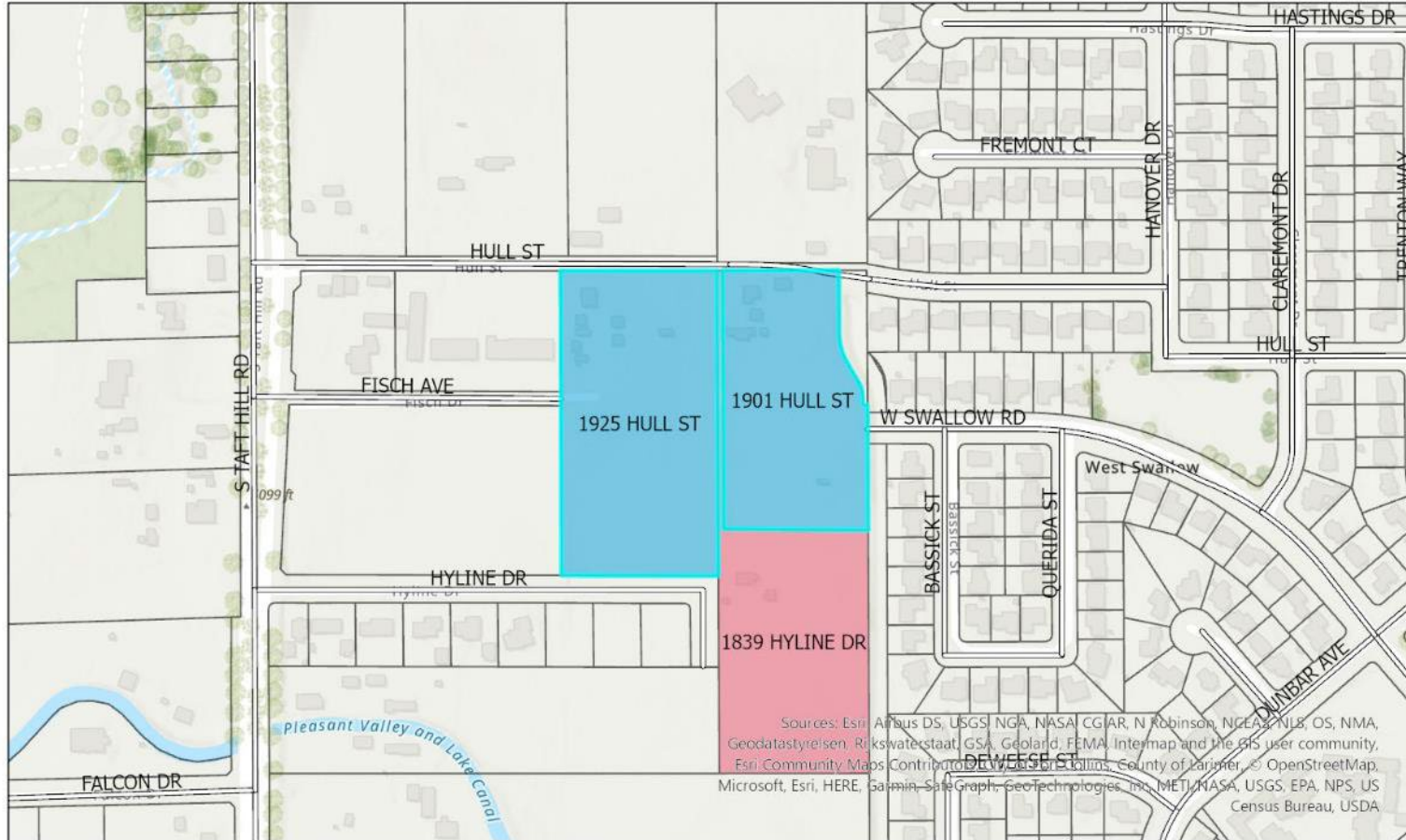
<https://youtu.be/bBu9uW7An5w>

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

Item 18.



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

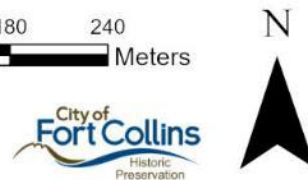


Fort Collins Historic Resource Survey

- 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

- 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

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

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 146 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 right 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 185 pullets now in the laying house are producing 1,000 eggs daily, are expected to produce this winter 1,000 chicks from the young flock and will have brought \$126.67. 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 allows the possibility of working continually 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 sugar 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 only seed is a native 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



Item 18.



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



Tait Hill Road

Drake Road

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)

- 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)

**Staff Report
(with attachments)
presented to the
Historic Preservation
Commission
December 14, 2022**

STAFF REPORT December 14, 2022
 Historic Preservation Commission

PROJECT NAME

1901 & 1925 HULL STREET: APPEAL OF DETERMINATION OF ELIGIBILITY

STAFF

Jim Bertolini, Senior Historic Preservation Planner

PROJECT INFORMATION

DESCRIPTION:

This item is to consider the appeal of the staff determination of landmark eligibility for the residential properties at 1901 and 1925 Hull Street. On October 14, 2022, in fulfillment of a pre-submittal requirement for a development review application, staff determined that the properties meet the requirements to be considered an “historic resource” under the City’s Land Use Code based on evidence and conclusions presented by an independent historic survey contractor in intensive-level survey forms, with some supplemented staff research and analysis. When undergoing development review, historic resources (properties that meet the City’s standards to qualify as a City Landmark) are subject to the project approval requirements in Fort Collins Land Use Code Section 3.4.7. Staff decisions may be appealed to the Historic Preservation Commission.

APPELLANT:

Zell Cantrell, The True Life Companies (Representing Developer)

HPC’S ROLE:

Section 14-23 of the Fort Collins Municipal Code establishes that “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.” In this hearing, the Commission shall consider an appeal of the determination of eligibility for the properties at 1901 Hull Street and 1925 Hull Street, based on the provided evidence from the initial determinations (Colorado Cultural Resource Survey Architectural Inventory 1403 forms) and any new evidence presented at the hearing. The Commission must use the standards for determining the eligibility of sites, structures, objects, and districts for designation as Fort Collins landmarks in Section 14-22 of the municipal code to make its own determination. Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Section 14-9).

BACKGROUND

The developer, represented by Mr. Zell Cantrell, approached Historic Preservation staff on July 12, 2022 to confirm if historic review requirements would apply to their project. Staff considered materials, including current photographs, from the applicant, and responded on July 22 that historic survey for all three subject properties at 1901 Hull Street, 1925 Hull Street, and 1839 Hyline Drive, would be required based on the age and apparent historic integrity of the structures and the potential for historic and/or architectural significance. Historic survey was assigned on August 17 to Rebekah Schields, architectural historian for Metcalf Archaeology (the consultant). The

consultant's findings were as follows:

- **1839 Hyline Drive – Not Eligible**
- **1901 Hull Street – Eligible; Standards 1 (Events) and 3 (Design/Construction)**
- **1925 Hull Street – Eligible; Standard 3 (Design Construction)**

After review of the survey forms, staff certified the following findings:

- **1839 Hyline Drive – Not Eligible**
- **1901 Hull Street – Eligible; Standard 3 (Design Construction)**
 - o Note: Staff differed from the consultant's recommendation and removed Standard 1 from the determination of eligibility. Staff found that while the Hull farm has an interesting history, there is not sufficient evidence to support the claim that it was a locally significant agricultural operation.
- **1925 Hull Street – Eligible; Standard 3 (Design Construction)**

Summary of Findings

Staff's findings related to the three properties on the development site were as follows:

- **1839 Hyline Drive** – This property was found Not Eligible under the City's historic resource standards, having no apparent significance under Standards 1-4.
- **1901 Hull Street** – This property was found Eligible under City historic resource standard 3, Design/Construction, as a locally significant example of an intact farmhouse in the former farming locale of upper Spring Creek and upper Fossil Creek.
- **1925 Hull Street** - This property was found Eligible under City historic resource standard 3, Design/Construction, as a locally significant example of an intact farmhouse in the former farming locale of upper Spring Creek and upper Fossil Creek.

Historical Background

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. These farms developed over the late-1800s into the early 1900s based on larger regional trends in agricultural development.

In a 1950 aerial photograph, staff identified at least 30 farms in this area that were associated primarily with upper 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:

- 2825-2917 S. Taft Hill Road, 1889 house, 1926 barn, significant number of outbuildings
 - o High integrity of agricultural complex and remaining agricultural fields in use.
- 3226 S. Shields, Cunningham Farm, 1939
 - o 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 slightly altered
- 2034 S. Taft Hill Road, 1889 – appears intact, although looks to be a c.1910-1920s build

Five surviving farmhouses in the area that were considered as comparisons but found to lack enough integrity to still convey any agricultural or architectural importance:

- 2025 Hyline Drive, 1910; modifications appear to be substantial; 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 – may not be an agricultural dwelling; more likely an early, architect-designed Modern infill

1901 Hull Street

The land on which 1901 Hull Street was originally built was owned and platted by Gustav Pastor, a German immigrant who came to the United States with his wife Christine in 1900. It appears likely that the Pastors never developed the site, or used it as an extra farm field, having spent most of their time in Fort Collins on a farm north of the city. They sold the property to Ruth (Wine) and John Emmett Hull sometime around the early 1920s. 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 was 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 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 the organization's meetings at her 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 was born in 1926 and attended Fort Collins High School and Colorado Agricultural College (CAC, now Colorado State University). Vincent was also 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.

1925 Hull Street

Similar to 1901 Hull Street, Gustav Pastor originally platted this property, seemingly without developing it, and sold this parcel to John Shankula (also known as Johann Schankula) in 1922. Presumably the farm complex was built by the Shankula family at about that time. 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 was 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.

The Hodges sold the property to Andy and Hazel (Frey) Anderson in 1950. Andy was 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.

Summary of Events

The following timeline elaborates the review process thus far that has led to the appeal.

July 12, 2022 – Initial Contact from Developer: The developer for the property, through their representative, Zell Cantrell of The True Life Companies, contacted Historic Preservation Services to inquire about historic review requirements. Staff confirmed that historic survey was needed on July 22 and the survey was assigned on August 17 to Rebekah Schields of Metcalf Archaeology.

July 27, 2022 – Preliminary Design Review Meeting: The property in question is part of a proposed redevelopment of the three properties at 1839 Hyline Drive and 1901 & 1925 Hull Streets for a new mixed housing development. At the preliminary review hearing with City staff on July 27, Preservation staff confirmed that historic survey would be needed and noted potential preservation and infill requirements depending the outcome of the historic survey.

October 14, 2022 – Survey Completed and Transmitted: On October 14, after the consultant completed Colorado Historic Resource Inventory Forms for all three subject properties, and after some supplementary research by City staff, City staff transmitted the results of the surveys both to the developer’s representative (Zell Cantrell, The True Life Companies) and to the owner of record (John Hostetler). Based on the research completed and available records, staff found the 1839 Hyline Drive property did not qualify as an historic resource, and that the properties at 1901 and 1925 Hull Street did qualify as historic resources under LUC 3.4.7, having met significance Standard 3, Design/Construction defined in Sec. 14-22 of Municipal Code, and having sufficient historic integrity related to Standard 3, and determining the 1901 & 1925 Hull Street properties as Eligible.

October 28 – Appeal Received – On October 28, 2022, staff received an appeal of the finding issued on October 14 from the developer’s representative, Zell Cantrell of The True Life Companies. With the approval of the appellants, staff scheduled the hearing for the next available HPC agenda, December 14.

RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW

Land Use Code

Sec. 3.4.7 (C)

- C. Determination of Eligibility for Designation as Fort Collins Landmark.

The review of proposed development pursuant to this Section may require the determination of the eligibility of buildings, sites, structures, and objects located both on the development site and in the area of adjacency for designation as Fort Collins landmarks. The determination of eligibility for designation as a Fort Collins landmark shall be made pursuant to the standards and procedures set forth in Sections 14-22 and 14-23 of the Fort Collins Municipal Code except as varied in below Subsections (C)(1) and (2).

- (1) Buildings, Sites, Structure, and Objects on a Development Site. If any buildings, sites, structures, or objects on a development site are fifty (50) years of age or older and lack an official determination of eligibility for Fort Collins landmark designation made within the last five (5) years, the applicant must request an official eligibility determination for each such building, site, structure, or object pursuant to Sections 14-22 and 14-23 of the Fort Collins Municipal Code. A current intensive-level Colorado Cultural Resource Survey Form is required for each building, site, structure, and object and the applicant is responsible for reimbursing

the City for the cost of having such a property survey generated by a third-party expert selected by the City.

- (2) Buildings, Sites, Structures, and Objects Within the Area of Adjacency. If any buildings, sites, structures, or objects outside of a development site but within the area of adjacency are fifty (50) years of age or older and lack an official determination of eligibility for Fort Collins landmark designation established within the last five (5) years, the applicant must request a non-binding determination of eligibility for each such building, site, structure, or object pursuant to Sections 14-22 and 14-23 of the Fort Collins Municipal Code. Notwithstanding Sections 14-22 and 14-23, any such eligibility determination shall not be appealable pursuant to Section 14-23 and shall not be valid for any purpose other than the evaluation of the proposed development pursuant to this Section. A current architectural-level property survey is required for each building, site, structure, and object and the applicant is responsible for reimbursing the City for the cost of having such a property survey generated by a third-party expert selected by the City. The Director, in consultation with historic preservation staff, may waive the required eligibility determination for any building, site, structure, or object if the Director determines that such eligibility determination would be unnecessarily duplicative of information provided by existing historic resources or would not provide relevant information.

Relevant Municipal Code Referenced in LUC 3.4.7

Staff note: The measurement of whether a property meets the definition of an historic resource under 3.4.7 is based upon if it meets the standards for Landmark eligibility established in Municipal Code 14-22. The process for appealing a staff finding on eligibility is established in 14-23, including for cases where that finding was issued in response to a development application (this case) as opposed to a request for Landmark designation.

Sec. 14-22. - Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

A determination of eligibility for landmark designation typically applies to the entire lot, lots, or area of property upon which the landmark is located and may include structures, objects, or landscape features not eligible for landmark designation located on such lot, lots, or area of property. In order for a district to be eligible for landmark district designation, at least fifty (50) percent of the properties contained within the proposed landmark district must qualify as contributing to the district. Resources eligible for landmark designation or eligible to contribute to a landmark district must possess both significance and integrity as follows:

- (a) Significance is the importance of a site, structure, object, or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. Significance is achieved through meeting one (1) or more of four (4) standards recognized by the U.S. Department of Interior, National Park Service. These standards define how resources are significant for their association with events or persons, in design or construction, or for their information potential. The criteria for determining significance are as follows:
- (1) Events. Resources may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A resource can be associated with either, or both, of two (2) types of events:
 - a. A specific event marking an important moment in Fort Collins prehistory or history; and/or
 - b. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.
 - (2) Persons/Groups. Resources may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.
 - (3) Design/Construction. Resources may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of resources. This standard applies to such disciplines as formal and

vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A resource can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.

- (4) Information potential. Resources may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.
- (b) Integrity is the ability of a site, structure, object, or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities established by the U.S. Department of Interior, National Park Service: location, design, setting, materials, workmanship, feeling and association. All seven (7) qualities do not need to be present for a site, structure, object, or district to be eligible as long as the overall sense of past time and place is evident. The criteria for determining integrity are as follows:
- (1) Location is the place where the resource was constructed or the place where the historic or prehistoric event occurred.
 - (2) Design is the combination of elements that create the form, plan space, structure and style of a resource.
 - (3) Setting is the physical environment of a resource. Whereas location refers to the specific place where a resource was built or an event occurred, setting refers to the character of the place in which the resource played its historic or prehistoric role. It involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.
 - (4) Materials are the physical elements that form a resource.
 - (5) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
 - (6) Feeling is a resource's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.
 - (7) Association is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a resource's historic or prehistoric character.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

Sec. 14-23. - Process for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.

- (a) Application. [Omitted – this code section applies to applications for formal Landmark designation, and not to determinations of eligibility for development review purposes under Land Use Code 3.4.7].
- (b) Appeal of determination. 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. The appeal shall include an intensive-level Colorado Cultural Resource Survey Form for each resource that is subject to appeal, prepared by an expert in historic preservation acceptable to the Director and the appellant, with the completion cost of such intensive-level survey to be paid by the appellant. Such survey need not be filed with the appeal but must be filed at least fourteen (14) days prior to the hearing of the appeal. The Director shall schedule a date for hearing the appeal before the Commission as expeditiously as possible. Not less than fourteen (14) days prior to the date of the hearing, the Director shall: (1) Provide the appellant and any owner of any resource at issue with written notice of the date, time and place of the hearing of the appeal by first class mail; (2) Publish notice of the hearing in a newspaper of general circulation in the City; and (3) Cause a sign readable from a public point of access to be posted on or near the property containing the resource under review stating how additional information may be obtained.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

ELIGIBILITY SUMMARY

From the memorandum issued by City staff on October 14, 2022 with findings for 1901 & 1925 Hull Street, Preservation staff found the properties Eligible for designation as Fort Collins Landmarks and subject to the provisions for historic resources in Land Use Code 3.4.7. Staff made that finding based on the historic resource survey forms produced by Metcalf Archaeology and staff’s own supplementary research. Those findings are attached to this staff report and are summarized here:

- For both 1901 and 1925 Hull Street: Significance under Standard 3, Design/Construction in the area of Architecture as locally-significant examples of intact farmhouses in the former farming locale of upper Spring Creek and upper Fossil Creek. In both cases, this significance is limited to the main residences, and does not include any outbuildings.

PUBLIC COMMENTS SUMMARY

As of November 23, no public comments have been received. Staff will continue to report information about public comments received prior to the December 14 hearing to both the HPC and to the appellant and update this staff report as necessary.

SAMPLE MOTIONS

Please note, staff recommends separate motions to establish a determination on 1901 Hull Street and 1925 Hull Street individually.

Eligible – Qualifies as an Historic Resource

If the Commission determines that either property in question meets the Fort Collins Landmark criteria and qualifies as an historic resource in compliance with Sections 14-22 & 14-23 of the Municipal Code, it may propose a motion for either property or both properties based on the following:

“I move that the Historic Preservation Commission find the property at ##### Hull Street meets the eligibility standards outlined in Section 14-22 of the Fort Collins Municipal Code, and is an historic resource for the purposes of project review under Land Use Code 3.4.7, based on the following findings of fact: [insert findings of significance] and [insert findings of integrity].”

Not Eligible

If the Commission finds that either property in question does not meet the Fort Collins Landmark criteria and does not qualify as an historic resource in compliance with Sections 14-22 & 14-23 of the Municipal Code, it may propose a motion for either property or both properties based on the following:

“I move that the Historic Preservation Commission find ##### Hull Street does not meet the eligibility standards outlined in Section 14-22 of the Fort Collins Municipal Code, and are not historic resources for the purposes of project review under Land Use Code 3.4.7, based on the following findings of fact [insert findings based on lack of significance and/or integrity].”

Note: The Commission may propose other wording for the motion based on its evaluation.

ATTACHMENTS

1. 1901 Hull Street, Staff Finding of Eligibility completed October 14, 2022
2. 1925 Hull Street, Staff Finding of Eligibility completed October 14, 2022
3. 1901 Hull Street, Appellant Memo
4. 1925 Hull Street, Appellant Memo
5. 1839 Hyline Drive, Staff Finding of Eligibility completed October 14, 2022 *(Note: This property is not a subject of the appeal hearing. However, due to its association with the development project, and historical relationship with the 1901 & 1925 Hull Street properties, it has been included for context.)*
6. October 28, 2022 Appeal Email from Property Owner
7. Relevant correspondence with Appellant/Legal Representative
8. City of Fort Collins Agricultural Context, 1994 (for reference)
9. 6824 S College Ave, 2022 Historic Survey
10. 2500-2514 S. Shields St., Historic Survey 2018
11. 1038 W Vine Dr, Demo/Alt Survey Correspondence, 2018
12. 1108-1114 W Vine Dr, Demo/Alt Survey Correspondence, 2018
13. 2318 Laporte Ave, 2019 Historic Survey
14. Staff Presentation



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

fcgov.com/historicpreservation

OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B3202
Historic Building Name: Hull House
Property Address: 1901 Hull Street
Determination: ELIGIBLE

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 form 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, 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 mule," is a term that often can be applied to farm land in Larimer county, while the Florida advertisement reads: "Twenty acres and goodly." 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 192 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 \$233.96 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 knowledge of working rationally at the right job in a better method of farming and shows a change in crops at the land each year. This kind of care, care of Riverbank strawberries has made a record in the west. The most interesting to Mr. Hull was the total income of \$247.25. This was of Mr. Hull's estimate some of these berries found under very high a bush 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 mammoth sweetcorn 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 1 1/2 acres 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 Elks' Home**

1925-10-25 Express Courier - Hull Farm description



Clipped By:
ajimbert1210
Fri, Oct 7, 2022

Item 18.

Source 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

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.

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

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

Source 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.

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

Source 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.

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):

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

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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, 2969.

"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.

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;
- 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

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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.

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

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 8th 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.

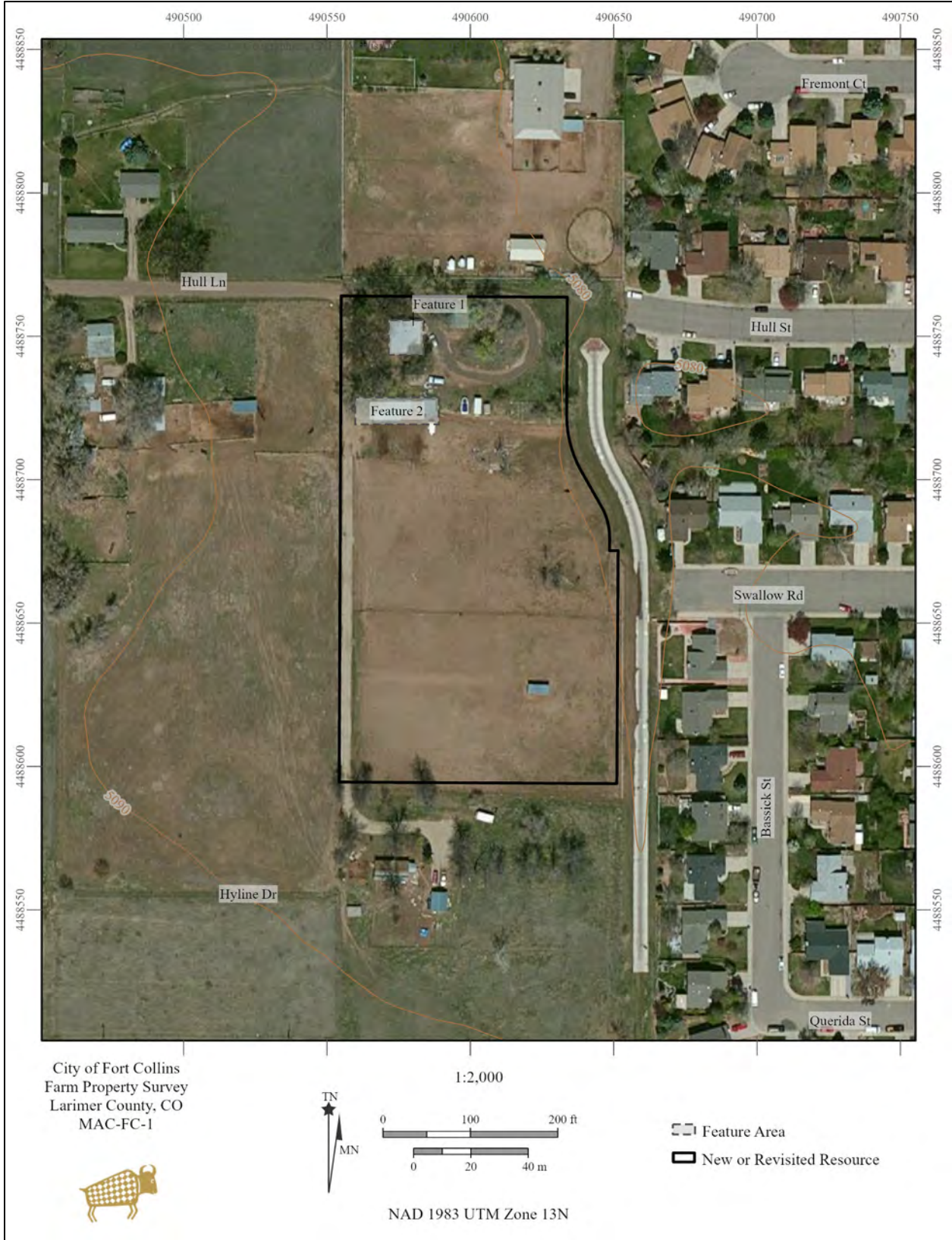
History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Site Photos and Maps



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Source Number:

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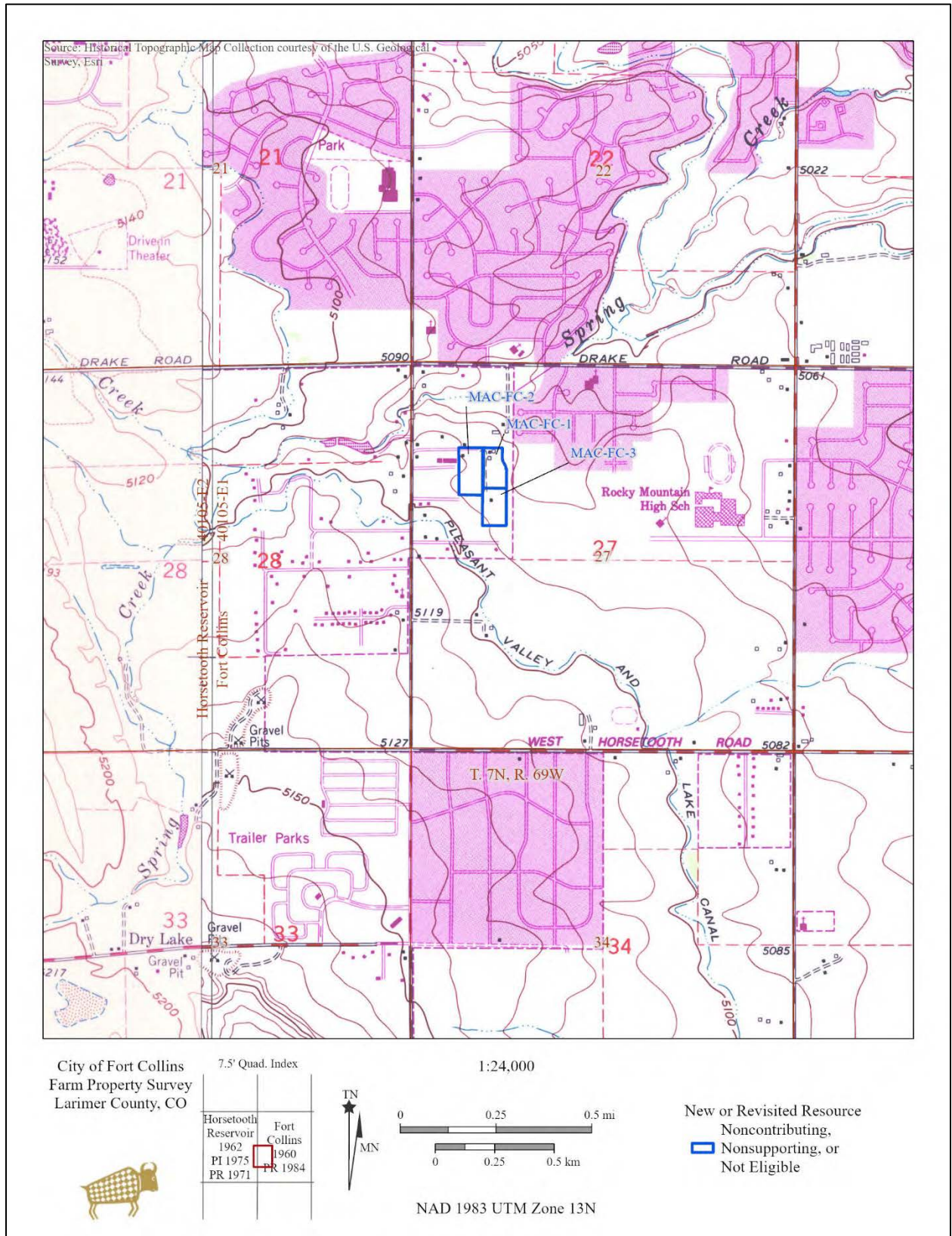




Figure 1: Site overview, view southwest (Image #656, RLS 8/23/2022).



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



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).



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).



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).



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).

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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).



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



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

fcgov.com/historicpreservation

OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B3203
Historic Building Name: Shankula House
Property Address: 1925 Hull Street
Determination: ELIGIBLE

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, 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)

Item 18.

Source 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

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.

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

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.

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:

Source 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.

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):

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

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.

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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.

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
-------------------	-----------------------

- | | | |
|-----------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> A. | <input 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; |

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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

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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.

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

VIII. Recording Information

47. Photograph numbers: 635-657
Negatives filed at: Metcalfe Lakewood Office

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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 8th 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

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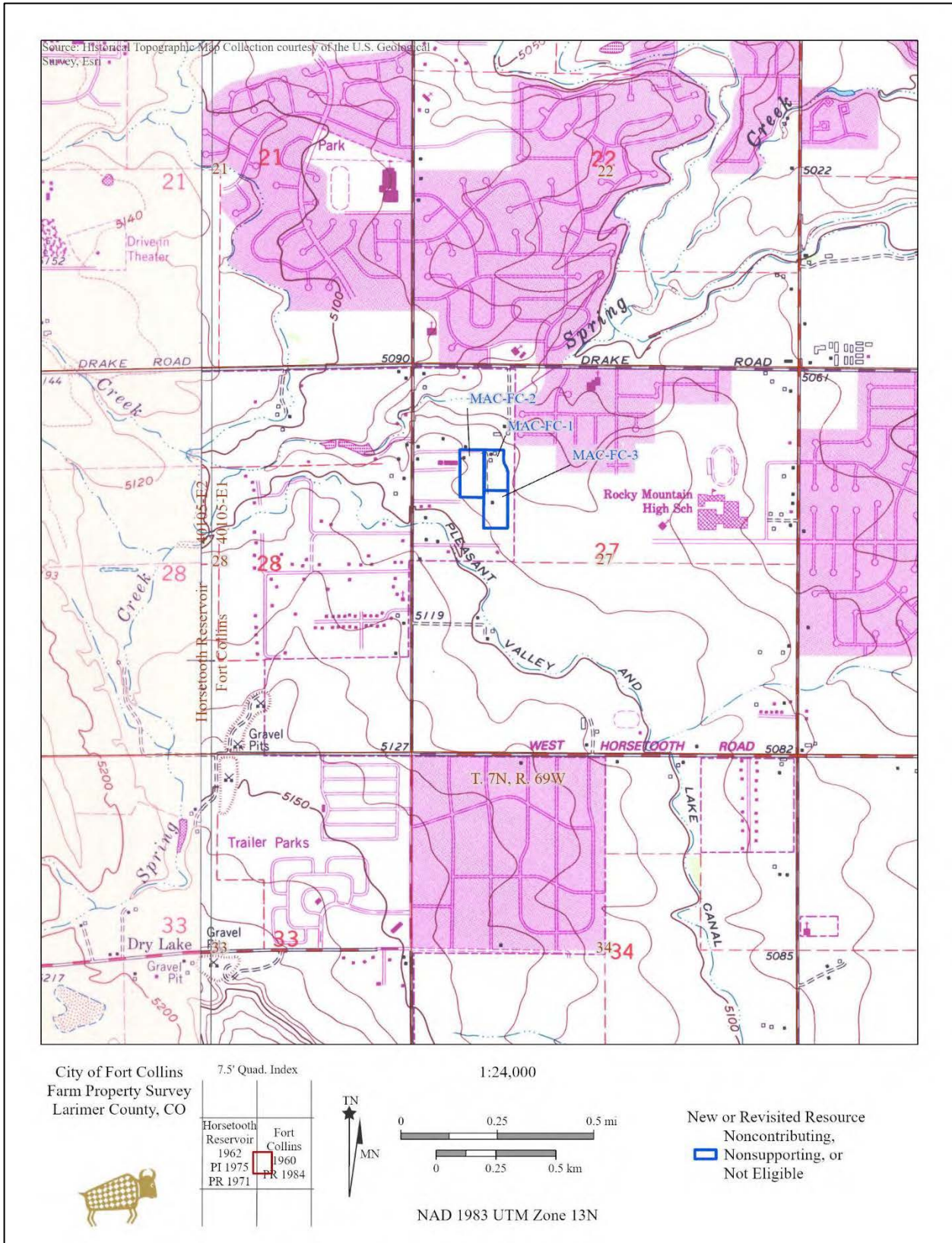
Site Photos and Maps



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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).



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).



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).



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).

Appeal of Eligibility Determination
1901 Hull Street – Fort Collins, CO
Resource Number B3202

The True Life Companies, Inc. ("TTLIC") disagrees with the landmark eligibility determination by the City of Fort Collins Historic Preservation Staff of the farmhouse (the "Hull Structure") located at 1901 Hull Street (the "Property"). TTLIC's disagreement with the determination is based on a failure to consistently interpret and apply relevant code provisions of Section 14-22 of the Municipal Code of the City of Fort Collins (the "Code"), and the standards utilized for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

The Official Determination: Fort Collins Landmark Eligibility issued on October 14, 2022 (the "Determination"), was based on a Colorado Cultural Resources Survey Form (the "Survey") provided by a third-party preservation consultant to furnish information that serves as the basis for the evaluation conducted by the Historic Preservation Staff. The Survey was triggered by the proposed development of the Property in conjunction with adjacent properties located at 1925 Hull Street and 1839 Hyline Drive. The proposed development plans involve the demolition of existing structures on all three properties.

Under the standards in Code Section 14-22, the Hull Structure must be historically significant, and the integrity of the Hull Structure must be able to convey its significance. The Hull Structure must be historically significant in at least one of four ways: (1) "association" with historical events or trends; (2) "association" with the lives of important persons or groups; (3) a distinguished design or construction; or (4) has yielded or is likely to yield important historical information.

The Survey and Determination both conclude that the Hull Structure is eligible for landmark designation under Standard 3 – Distinguished Design or Construction, because the Hull Structure represents a rare remaining example of 1920s vernacular residences in a semi-rural setting. Furthermore, according to the Survey and Determination, the working and middle classes in Fort Collins did not construct many "high-style" examples of architectural trends and therefore a specific architectural style cannot be associated with the Hull Structure. According to the Survey and Determination, the lack of identifiable design features or architectural style and rarity of the Hull Structure is said to reflect an important aspect of Fort Collins history and time period in which it was constructed.

On the contrary, these 1920's structures were built for simplicity and low cost as a rural life of simple means would demand and therefore would not be representative of a distinguished design or construction. The reason these buildings are not particularly prized is because most folks would strive to move out and have successfully moved up from dwellings of such simplistic nature. Vast neighborhoods from the '40's to the 90's would not exist in modern times if this sort of rural residence had been valued or sought after.

The determination letter references six remaining properties that retain enough historic integrity to be eligible as examples of early agricultural development in the area. Two of which are the subject property, 1901 Hull Street, as well as the property directly west, 1925 Hull Street. Additionally, the determination also references six other similar properties that have been classified as too altered to still

convey any agricultural or architectural importance. The Historic Preservation Planning Map and identifies the following properties that appear to be of similar vernacular yet identified as not eligible.

- Hamar Farm Property at 6824 S. College Avenue
- Aylesworth-Hahn House at 2500 S. Shields
- 1114 and 1038 W. Vine
- 2318 LaPorte

According to the landmark eligibility standards, alterations can take away from the ability to convey the importance of the original structure. The alterations or additions should be considered typical for these types of structures given the initial size and simplicity of the original structure. In other words, the original structures were modified in conjunction with the success of the agricultural nature of the properties and subsequent growth of the family making the alternations part of the historical record and equally important. The lack of originality needs to be looked at in the greater context in order to consistently apply the standards. Taking the greater context into consideration leaves 14 structures potentially representing an important aspect of Fort Collins agricultural history and time period. Given the relative simplicity and lack of identifiable design features or architectural style of these two remaining examples begs the question as to how many need to be preserved for future generations?

Furthermore, even if the 14 abovementioned structures are not found to represent important aspects of Fort Collins history, the main significance of the Hull Structure is the small number of remaining 1920s vernacular residences in a semi-rural setting. Other similar structures in surrounding areas were permitted by the Historic Preservation Staff to be demolished leaving just a handful of similar structures identified by the Historic Preservation Staff as landmark eligible. Now, the landowner and TTLC are dealing with the repercussions of prior decisions of the Historic Preservation Staff.

In addition to the inconsistent application of the standards, it is essential to understand anticipated future physical characteristics such as location as needed to convey historical significance. In this particular instance the existing semi-rural setting and associated outbuildings are considered critical to understanding the historical significance of the existing structure. With the proposed development the existing semi-rural setting will largely be eliminated. In fact, the semi-rural setting has already been diminished due to presence of neighborhoods to the east, north, and south.

Existing zoning and City Plan designations combined with the Transportation Master Plan all point to future development in this area at a much higher density within a grid street pattern. Existing zoning designations for the properties is Low Density Mixed-Use Neighborhood ("LMN"), which requires a minimum average density of 4 dwelling units/acre with a maximum of 9 dwelling units/acre, combined with properties located north of Hull Street designated Medium Density Mixed-Use Neighborhood District (MMM), which requires a minimum average density of 12 dwelling units/acre. Furthermore, the City Plan designates the three properties proposed for development (1839 Hyline, 1901 Hull, and 1925 Hull) as well as undeveloped properties to the north and south as Mixed Neighborhood which envisions a variety of housing types in an effort to support higher densities. These designations combined with the Transportation Master Plan envisioning the extension of Shallow Road as a thoroughfare west to Taft Hill Road as a designated collector all point to future development of the area and subsequent increase in density. This development and future development within the zoning and City Plan designations designed to meet higher density demands in Fort Collins will further erode any remaining

semi-rural context that would offer a connection to the former agricultural setting and subsequent historical relevance of these structures.

By leaving the structure in place, it becomes a dissociated island in an awkward juxtaposition with the permitted redevelopment project. While they would remain as “old-timey” examples of a by-gone era, they will continue to erode in value and potentially bring down the value of its neighbors due to its incongruous and aged style. With the consistent application of the adopted Fort Collins standards for new development in this area this project can move forward without the older structure because there are plenty of examples of structures representing 1920s vernacular residences in a semi-rural setting in other areas which would be more well suited to preservation

An industry tenant in the historic resources profession states, that just because something is old doesn't make it historic. Anything old must be additive to our understand or knowledge of history or prehistory to warrant protection or preservation. Neither of the two structures in question add new information to our knowledge or understanding of Fort Collins' agricultural history that was not already known or well understood.

Thank you in advance for your consideration. We look forward to discussing in greater detail at the December 14, 2022 meeting of the Historic Preservation Commission.

Sincerely,

The True Life Companies, Inc.

Zell O. Cantrell
Senior Project manager

Appeal of Eligibility Determination
1925 Hull Street – Fort Collins, CO
Resource Number B3203

The True Life Companies, Inc. ("TTLIC") disagrees with the landmark eligibility determination by the City of Fort Collins Historic Preservation Staff of the farmhouse (the "Hull Structure") located at 1901 Hull Street (the "Property"). TTLIC's disagreement with the determination is based on a failure to consistently interpret and apply relevant code provisions of Section 14-22 of the Municipal Code of the City of Fort Collins (the "Code"), and the standards utilized for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

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Under the standards in Code Section 14-22, the Hull Structure must be historically significant, and the integrity of the Hull Structure must be able to convey its significance. The Hull Structure must be historically significant in at least one of four ways: (1) "association" with historical events or trends; (2) "association" with the lives of important persons or groups; (3) a distinguished design or construction; or (4) has yielded or is likely to yield important historical information.

The Survey and Determination both conclude that the Hull Structure is eligible for landmark designation under Standard 3 – Distinguished Design or Construction, because the Hull Structure represents a rare remaining example of 1920s vernacular residences in a semi-rural setting. Furthermore, according to the Survey and Determination, the working and middle classes in Fort Collins did not construct many "high-style" examples of architectural trends and therefore a specific architectural style cannot be associated with the Hull Structure. According to the Survey and Determination, the lack of identifiable design features or architectural style and rarity of the Hull Structure is said to reflect an important aspect of Fort Collins history and time period in which it was constructed.

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The determination letter references six remaining properties that retain enough historic integrity to be eligible as examples of early agricultural development in the area. Two of which are the subject property, 1901 Hull Street, as well as the property directly west, 1925 Hull Street. Additionally, the determination also references six other similar properties that have been classified as too altered to still

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- 2318 LaPorte

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Furthermore, even if the 14 abovementioned structures are not found to represent important aspects of Fort Collins history, the main significance of the Hull Structure is the small number of remaining 1920s vernacular residences in a semi-rural setting. Other similar structures in surrounding areas were permitted by the Historic Preservation Staff to be demolished leaving just a handful of similar structures identified by the Historic Preservation Staff as landmark eligible. Now, the landowner and TTLC are dealing with the repercussions of prior decisions of the Historic Preservation Staff.

In addition to the inconsistent application of the standards, it is essential to understand anticipated future physical characteristics such as location as needed to convey historical significance. In this particular instance the existing semi-rural setting and associated outbuildings are considered critical to understanding the historical significance of the existing structure. With the proposed development the existing semi-rural setting will largely be eliminated. In fact, the semi-rural setting has already been diminished due to presence of neighborhoods to the east, north, and south.

Existing zoning and City Plan designations combined with the Transportation Master Plan all point to future development in this area at a much higher density within a grid street pattern. Existing zoning designations for the properties is Low Density Mixed-Use Neighborhood ("LMN"), which requires a minimum average density of 4 dwelling units/acre with a maximum of 9 dwelling units/acre, combined with properties located north of Hull Street designated Medium Density Mixed-Use Neighborhood District (MMM), which requires a minimum average density of 12 dwelling units/acre. Furthermore, the City Plan designates the three properties proposed for development (1839 Hyline, 1901 Hull, and 1925 Hull) as well as undeveloped properties to the north and south as Mixed Neighborhood which envisions a variety of housing types in an effort to support higher densities. These designations combined with the Transportation Master Plan envisioning the extension of Shallow Road as a thoroughfare west to Taft Hill Road as a designated collector all point to future development of the area and subsequent increase in density. This development and future development within the zoning and City Plan designations designed to meet higher density demands in Fort Collins will further erode any remaining

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By leaving the structure in place, it becomes a dissociated island in an awkward juxtaposition with the permitted redevelopment project. While they would remain as “old-timey” examples of a by-gone era, they will continue to erode in value and potentially bring down the value of its neighbors due to its incongruous and aged style. With the consistent application of the adopted Fort Collins standards for new development in this area this project can move forward without the older structure because there are plenty of examples of structures representing 1920s vernacular residences in a semi-rural setting in other areas which would be more well suited to preservation

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Thank you in advance for your consideration. We look forward to discussing in greater detail at the December 14, 2022 meeting of the Historic Preservation Commission.

Sincerely,

The True Life Companies, Inc.

Zell O. Cantrell
Senior Project manager



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
fcgov.com/historicpreservation

**OFFICIAL DETERMINATION:
FORT COLLINS LANDMARK ELIGIBILITY**

Resource Number: B3201
Historic Building Name: Cady House
Property Address: 1839 Hyline Drive
Determination: NOT ELIGIBLE

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 not 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 generally associated with development of Fort Collins post-WWI, it does not add significant character, interest, or value to our understanding of the City’s development, and it is not the site of any historic events, rendering it not eligible under Standard 1. The site is not readily identified with a person or group of persons who had an effect on Fort Collins history and is not associated with the heritage of a specific cultural, political, economic, or social group. The site is not eligible under Standard 2. Although vernacular 1920s residences are a rare remaining property type within this part of the city, this site is not a particularly good example of vernacular constructed residences. Additionally, the property type is better represented by two nearby examples. The site is not eligible under Standard 3. 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 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.
- 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: N/A (not significant)

Staff agrees with the consultant's 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.
- Discussion of integrity focuses on the property's essential physical features, and relates to 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 not eligible for designation as a Fort Collins Landmark based on the eligibility standards in Municipal Code 14, Article II and is not a "historic resource" under the City's Municipal and Land Use Codes.

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, 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)

Item 18.

Source Number:

Temporary Resource Number: MAC-FC-3 Address: 1839 Hyline Drive

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

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 not eligible for local landmark status under City of Fort Collins Significance Standards 1-4.

I. Identification

1. Resource number:
2. Temporary resource number: MAC-FC-3
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Cady House
6. Current building name:
7. Building address: 1839 Hyline Drive
8. Owner name and address: Strategic Management LLC. 1921 Hyline Drive, Fort Collins, CO 80526

II. Geographic Information

9. P.M. 6 Township 7N Range 69W
E 1/2 of SW 1/4 of NW 1/4 of section 27
10. UTM reference
Zone 13; 490573 mE 4488563 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
13. Boundary Description and Justification: The site boundary does not exceed the property boundary, described by the Larimer County Assessor office as S 515 Ft of Lot 8 & W 12 FT of N 556.3 FT of Lot 8, Sub of PT of W 1/2 of NW 27-7-69 FTC.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 45 x Width 24
16. Number of stories: 1
17. Primary external wall material(s): Horizontal Wood Siding
18. Roof configuration: Front Gabled
19. Primary external roof material: Asphalt Shingles
20. Special features: Overhanging Eaves, Exposed Rafter Ends, Chimney, Deck

21. General architectural description:

The site consists of a single-story residence (Feature 1) and a garage (Feature 2). The residence is generally rectangular in plan and rests on a concrete foundation. The exterior is clad in horizontal wood siding of two different widths and vertical corner boards. The roof is front gabled and clad in asphalt shingles. The overhanging eaves are open, exposing rafter ends. A brick chimney extends through the eaves of the north elevation. An enclosed porch extends to the east from the east elevation and supports a barrel roof clad in corrugated metal. A wood deck is south of the enclosed porch.

The façade faces east and supports a primary entrance located within an enclosed porch. The entrance is a paneled wood door with single inset lite. To the south, on the main portion, is a one-over-one lite wood window with a simple wood surround. Above, in the gable peak is a six-lite wood window set in a simple wood surround.

The north elevation has four, one-over-one lite wood windows of two different widths. All windows are set in simple wood surrounds. A brick chimney is centrally located on the elevation and extends up through the overhanging eaves.

The west elevation has a one-over two lite window set in a simple wood surround at the south end. A door opening at the north end has been covered over by a raised seam metal panel.

The south elevation has a pair of six-lite wood windows with exterior storm screens set in a simple wood surround, and a one-over-one lite window with exterior storm screen set in a simple wood surround.

The residence is in fair condition. The exterior paint is peeling and cracking, the roof is collapsing, portions of the exterior cladding are coming loose, and the foundation exhibits cracks.

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.

Source Number:

Temporary Resource Number: MAC-FC-3 Address: 1839 Hyline Drive

24. Associated buildings, features, or objects:

Feature 2 is a single-story garage located southeast of the residence. The garage is rectangular in plan, rests on a concrete foundation, and is clad in horizontal wood siding with vertical corner boards. The roof is front-gabled and clad in corrugated metal. The overhanging eaves are open, exposing rafter ends. The façade faces north and supports a pair of wood doors composed of vertical wood. The east elevation has a paneled wood door at the north end. The south elevation has two window openings, both are infilled with wood panels. The west elevation has no fenestration. Feature 2 is in fair condition. Exterior paint is peeling, the doors on the north elevation are damaged, and the northeast corner is supported by a metal post.

IV. Architectural History

25. Date of Construction: Estimate: _ Actual: 1924
Source of information: Larimer County Assessor
26. Architect: Unknown
Source of information: N/A
27. Builder/Contractor: Unknown
Source of information: N/A
28. Original owner: Amy and Alonzo Cady
Source of information: "For Rent." Coloradoan, August 11, 1937
29. Construction history (include description and dates of major additions, alterations, or demolitions):
It is likely the enclosed porch on the east elevation is a later addition to the residence. The date of this addition is unknown.
30. Original location Moved Date of move(s):

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
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.

The first known owners of the site are Amy and Alonzo Cady. Amy has been born in Kansas in 1893 and Alonzo in Nebraska in 1888. The pair married in 1929. Although the exact year the Cady's purchased the site is unknown, it was prior to 1936, That year, Alonzo took out an ad in *The Coloradoan* seeking a renter for his 4-acre property with a 5-room house and a garage located 3½ miles southwest of Fort Collins. The pair lived in Laramie, WY for a time, where Alonzo served as postmaster. In 1946, the Cady's relocated back to Fort Collins. Amy worked as a homemaker and participated with the First United Presbyterian Church and the Ladies Auxiliary of Railroad Trainmen. Alonzo worked as a train conductor and train master. Alonzo passed in 1973 and Amy in 1974.

In 1952, the Cady's sold the property to Arthur and Ruth Bennett, Jr. and that same year, the Bennetts sold to Richard and Elsie Ralston. Richard Ralston had been born around 1930 in Massachusetts. By 1950, he was living with his parents in Denver. Ralston graduated from Colorado A & M (now Colorado State University) with an engineering degree in 1958 and went on to receive a master's degree from the Massachusetts Institute of Technology. Richard married Elsie Sheesley in Denver in 1950; the pair had one son. In 1957, the Ralston's sold this property to Elmer and Shirley Remmenga.

Elmer had been born in 1927 in Nebraska. He received an undergraduate degree in agriculture from University of Nebraska, Lincoln and went on to pursue a master's degree and Ph.D. from Purdue University. In 1953, Elmer married Shirley Vallier in Council Bluffs, Iowa. The pair relocated to Fort Collins in 1955. A statistician, Elmer established the first statistics courses at Colorado State University (CSU) and provided statistical consultation for the scientists at the Colorado Agricultural Experiment Station; he taught at CSU for 46 years. The Remmengas had five children together. Elmer passed in 2005; Shirley celebrated her 85th birthday in 2014.

The site was purchased by Manson and Bonnie Jones in 1961. The pair were married in 1960 at the First Methodist Church of Fort Collins. Manson was a graduate student at CSU and Bonnie taught physical education at Fort Collins High School. The pair had at least one child together, but no other information could be found. The Jones sold the property to their neighbors to the north, Vincent and Marlene Shryack, in 1972.

The Shryacks owned the site through 1997, when they sold to Lloyd and Jeannie Thomas. The Thomas' sold to Hyline Drive 1839 LLC in 2013, who subsequently sold to Strategic Management LLC in 2021. Strategic Management LLC is the current owner.

36. Sources of information:

Item 18.

Source Number:
Temporary Resource Number: MAC-FC-3 Address: 1839 Hyline Drive

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]

"Amy Cady." Coloradoan, June 13, 1974.

"Alonzo Cady." Coloradoan, August 28, 1973.

"Boy Pockets Dynamite Cap, Causes Worry for Hosts." Coloradoan, August 2, 1962.

"Denver Student 'Honor Engineer'." Coloradoan, May 12, 1957.

"Dr. Graybill Appointed to Head New Department." Coloradoan, February 1, 1971.

"Elmer Remmenga." Coloradoan, January 13, 2005.

"For Rent." Coloradoan, August 11, 1937.

"Shirley Remmenga." Coloradoan, November 15, 2014.

"Strange as it Seems." Coloradoan July 2, 1935.

"Westphal-Jones Nuptials Today." Coloradoan December 23, 1960.

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 | |
| <input type="checkbox"/> A. | <input 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 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 values, or represents a significant and distinguishable entity whose components may lack individual distinction; or |
| <input type="checkbox"/> D. | <input type="checkbox"/> 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: N/A
40. Period of significance: N/A
41. Level of significance: National State Local
42. Statement of significance:
This 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

Item 18.

Source Number:

Temporary Resource Number: MAC-FC-3 **Address:** 1839 Hyline Drive

51. Organization: Metcalf Archaeological Consultants, Inc.
52. Address: 11495 West 8th 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

Item 18.

Source Number:

Temporary Resource Number: MAC-FC-3

Address: 1839 Hyline Drive

Site Photos and Maps

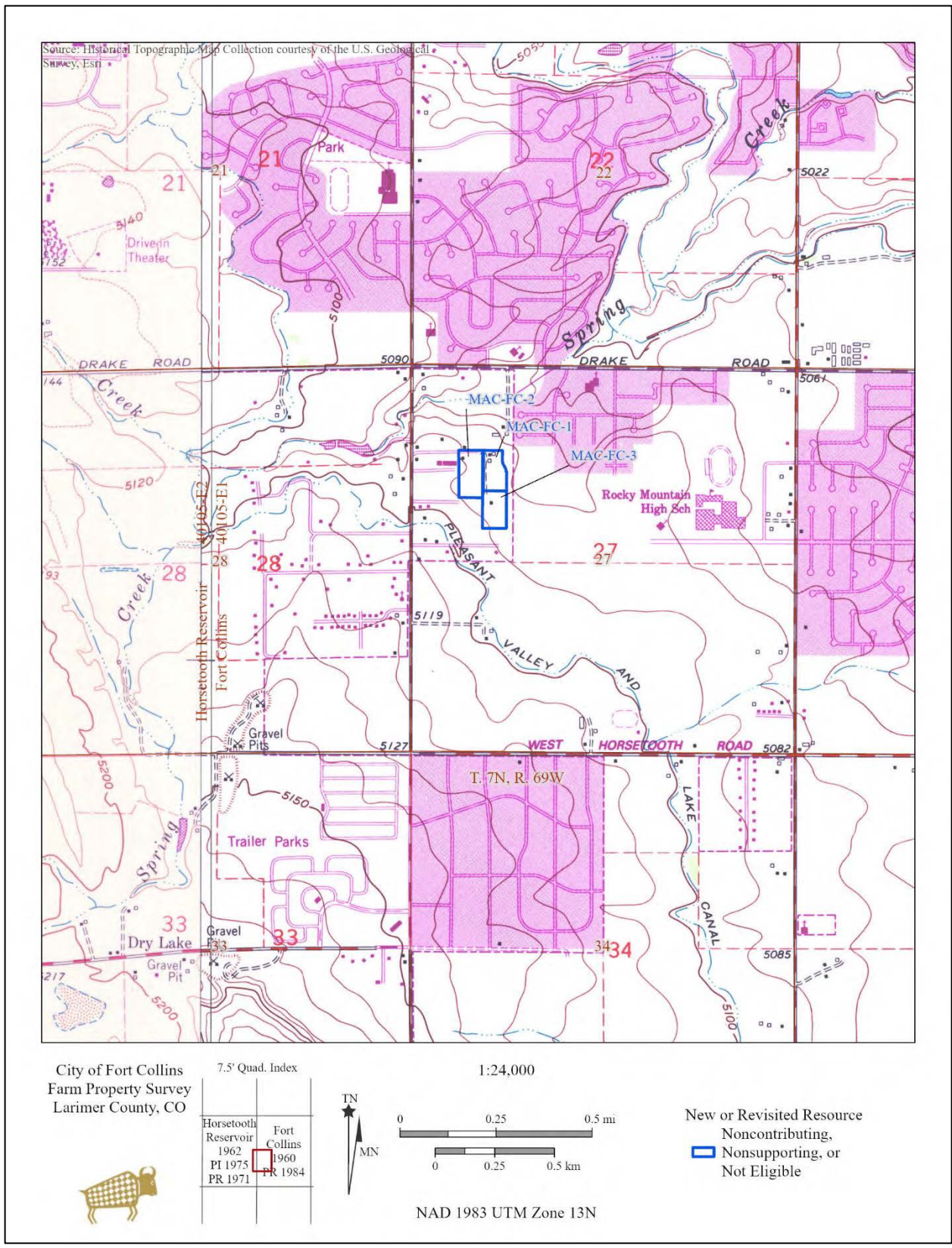


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Figure 1: Site overview, view southwest (Image #632, RLS 8/23/2022).



Figure 2: Feature 1, south and east elevations, view northwest (Image #610, RLS 8/23/2022).



Figure 3: Feature 1, north elevation, view southwest (Image #612, RLS 8/23/2022).



Figure 4: Feature 1, north and west elevations, view southeast (Image #614, RLS 8/23/2022).



Figure 5: Feature 1, west and south elevations, view northeast (Image #616, RLS 8/23/2022).



Figure 6: Feature 1, condition of northwest corner (Image #621, RLS 8/23/2022).



Figure 7: Feature 2, east and north elevations, view southwest (Image #624, RLS 8/23/2022).



Figure 8: Feature 2, south elevation, view north (Image #628, RLS 8/23/2022).

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Figure 8: Feature 2, west and north elevations, view southeast (Image #626, RLS 8/23/2022).

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Address: 1839 Hyline Drive



Figure 9: Feature 2, support post at northeast corner, view southwest (Image #629, RLS 8/23/2022).

Jim Bertolini

From: Zell Cantrell <ZCantrell@thetruelifecompanies.com>
Sent: Friday, October 28, 2022 7:32 AM
To: Jim Bertolini
Cc: Maren Bzdek; Mark Foster; Justin Pless; Calleigh Olson
Subject: [EXTERNAL] 1901 and 1925 Hull Street - Fort Collins, CO Appeal of Historical Eligibility

Importance: High

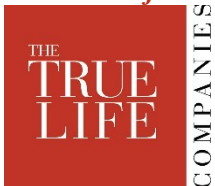
Jim –

Please accept this email as our appeal of the official determination by City of Fort Collins Historic Preservation Services (HPS) that existing buildings located at 1901 and 1925 Hull Street have been found eligible for landmark designation. The relevant determinations were issued October 14, 2022 and reference Resource Number B3202 (1901 Hull) and Resource Number 3202 (1925 Hull).

Our appeal is based, among other things, on HPS's failure to properly interpret and apply provisions of Section 14-22, Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts, and Section 14-23, Process for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts of the Municipal Code of the City of Fort Collins.

We will provide additional information in the coming weeks as we prepare a more detailed appeal. Please confirm receipt of this email and that this email is sufficient to satisfy the Article II, Section 14-23 of the Fort Collins Municipal Code. Thank you in advance for your assistance in this matter.

Zell O. Cantrell
Senior Project Manager, Due Diligence & Entitlements



We create attainable housing so that our children, and grandchildren, can live and prosper where we do.
1601 19th St. Suite 550
Denver, CO 80202
C 303.437.4948
thetruelifecompanies.com

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Jim Bertolini

From: Jim Bertolini
Sent: Friday, November 4, 2022 10:40 AM
To: colson@plesslaw.com
Cc: Brad Yatabe; Maren Bzdek
Subject: 1901 & 1925 Hull St - Historic Survey inquiry

Calleigh,

Thanks for calling about the historic surveys on 1901 & 1925 Hull Street that the developer has appealed.

As noted, on the 1403 forms, we often get just a month without a specific date on those, typically indicating the primary period the third-party historian completed their research. Below is a more specific timeline leading up to issuing the October 14 decision of 1901 & 1925 Hull being historic resources, and 1839 Hyline Dr not being an historic resource.

- July 12, 2022 – Zell Cantrell (developer) connected with our office to initiate the historic survey process; staff requested photographs and a map of the development area to determine if historic survey is needed; received same day.
- July 22, 2022 – City staff confirmed historic survey was needed
- August 11, 2022 – Available third-party historian identified and assigned (Metcalf Archaeology); fee set at \$2850 for historic survey
- August 17, 2022 – Fee payment received from the developer
- October 4, 2022 – First draft of historic survey forms received from contractor (Metcalf); clarifications from staff requested on significance statements
- October 12, 2022 – Clarifications from contractor finalized
- October 14, 2022 – survey forms issued to developer; 1839 Hyline – Not Eligible; 1901 Hull – Eligible (staff finding differs from/narrows contractor finding); 1925 Hull – Eligible
- October 28, 2022 – appeal received from Zell Cantrell (developer); scheduled for next available Historic Preservation Commission hearing on December 14.

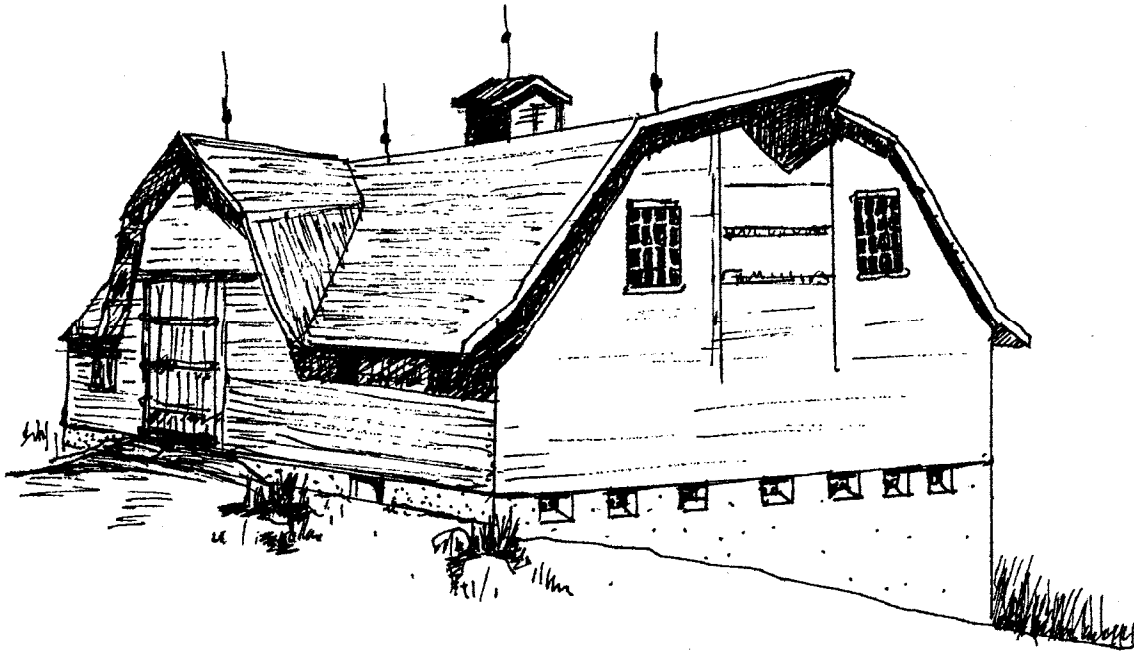
If you need more specific information or records, you can submit a records request to us directly (we'll transmit everything via a OneDrive link) or through the City's [Public Records Portal](#). Cheers!

JIM BERTOLINI

Senior Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbortolini@fcgov.com
[Visit our website!](#)



"The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)"



AGRICULTURE IN THE FORT COLLINS URBAN GROWTH AREA 1862-1994

Historic Contexts and Survey Report

presented to:

City of Fort Collins Planning Department

prepared by:

Carl McWilliams and Karen McWilliams
Cultural Resource Historians
1607 Dogwood Court
Fort Collins, Colorado 80525
(970) 493-5270

March 1995

Item 18.

Introduction

The historic context and survey report, "Agriculture in the Fort Collins Urban Growth Area 1862 - 1994," was prepared by Cultural Resource Historians of Fort Collins, Colorado, under contract to the City of Fort Collins Planning Department. This report is the end product of a project that also includes a reconnaissance survey of agricultural-related resources in the Fort Collins UGA, and intensive-level surveys of some 35 selected properties. The project's overall purpose is to establish a contextual framework within which to evaluate agricultural-related properties, and to identify which of those properties are historically significant. This information will be incorporated into the City of Fort Collins Historic Resources Preservation Program (HRPP), and utilized in future City of Fort Collins planning decisions.

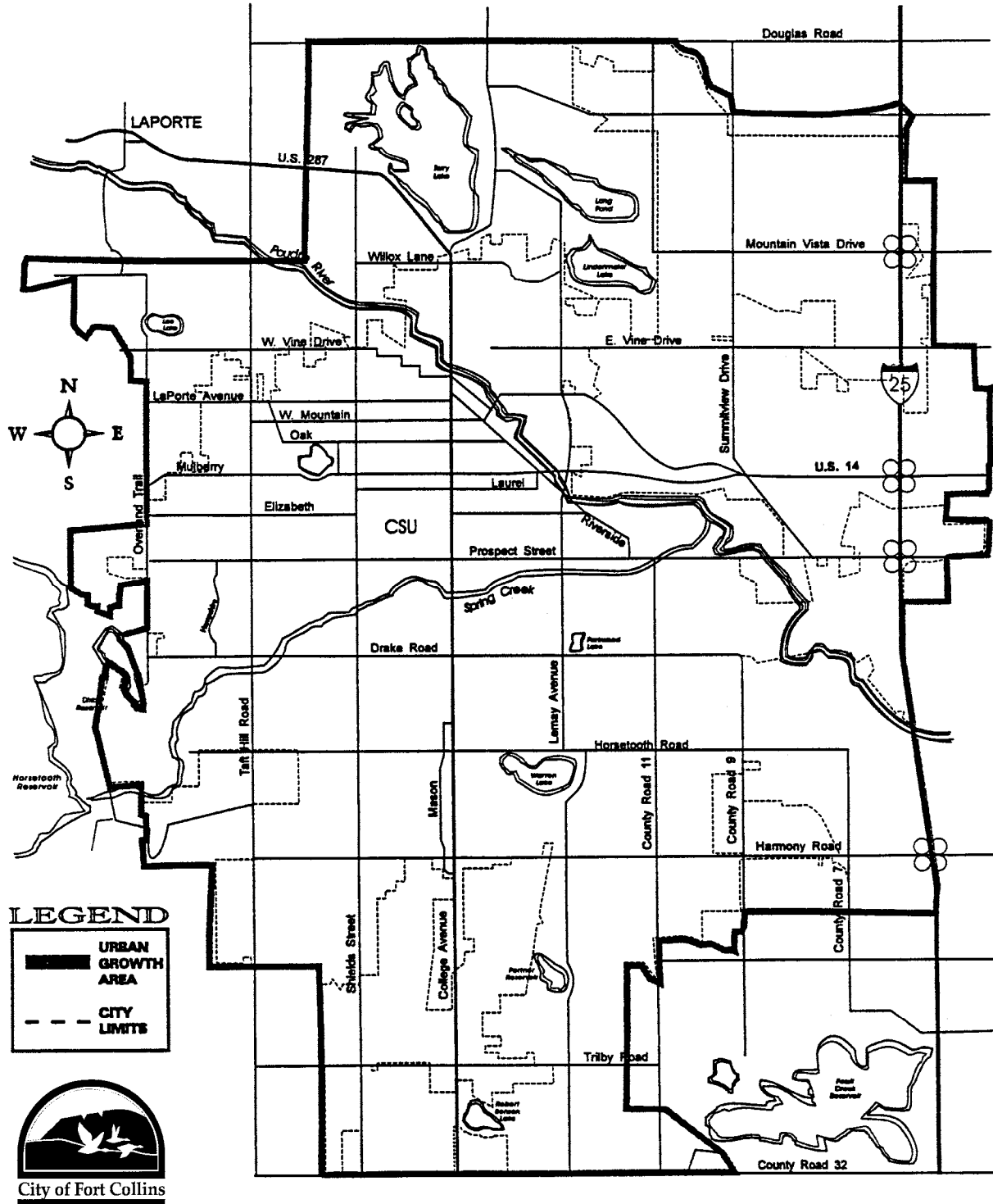
Fort Collins' Urban Growth Area encompasses approximately seventy square miles. It was established in 1981 by an inter-governmental agreement between the City of Fort Collins and Larimer County for the purpose of defining future area urban growth.

The project was administered by Carol Tunner, Historic Preservation Specialist for the City of Fort Collins. Historians who worked on the project for Cultural Resource Historians included Carl McWilliams, Karen McWilliams, Lisa Schoch-Roberts, and Mary Dearhamer. Rheba Massey, Local History Coordinator for the City of Fort Collins, provided invaluable research assistance, access to archival materials, and much needed advise regarding preservation planning procedures.

As defined by the National Park Service, "historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." Comprised of a theme, a geographic location, and a time period, historic contexts are intended to place past events in perspective: Past events typically do not occur as isolated happenings, but rather are part of larger trends or patterns. Historic contexts also provide a basis for appreciating and evaluating the significance of historic properties that still remain today.

This report examines the theme of agriculture within the Fort Collins Urban Growth Area from 1862 through 1994. To best appreciate the significance of Fort Collins' remaining barns, farmhouses, silos and other agricultural buildings, it is first necessary to have an understanding of the role that agriculture played in the city's founding and early development. Addressed within the time frames established by six previously identified contexts (Euro-American Exploration and the Fur Trade, circa 1540-1858; Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900; Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919; and Post World War I Urban Growth, 1919-1941), this historic context narrative is divided into the following agricultural-related topics: the open range cattle industry; farming and ranching; irrigation and the Cache la Poudre River; sheep raising and woolgrowing; the beet sugar industry; and fruit growing.

FORT COLLINS COLORADO



Methodology

To prepare the historic contexts, research was conducted at several locations, including the Fort Collins Public Library's Local History Room, the Larimer County Courthouse, Colorado State University's Morgan Library, and the Denver Public Library's Western History Room. In addition, a file search of all previously catalogued historic properties in the Fort Collins area was obtained from the Colorado Historical Society's Office of Archeology and Historic Preservation. To complement the archival research, interviews were conducted with numerous property owners and other knowledgeable citizens during the course of the survey.

After the file search of known historic properties was obtained from the Colorado Historical Society, the reconnaissance survey was carried out in accordance with the Colorado Historical Society's "Survey Manual." In addition, during the course of the survey, National Register Bulletin 24, **Guidelines for Local Surveys: A Basis for Preservation Planning**, and National Register Bulletin 14, **Guidelines for Counting Contributing and Non-Contributing Resources for National Register Documentation**, were also consulted. The survey was intended to identify the general distribution, locations, types, and styles of agricultural buildings located within the city's Urban Growth Area. Black-and-white 3½" x 5" prints were produced for virtually all buildings and structures that were surveyed at the reconnaissance level.

This report is intended to serve three primary purposes. The first is to present a historical overview of Fort Collins' agricultural past, the second is to summarize the results of reconnaissance level surveys, and the third is to establish a consistent framework within which to evaluate the National Register and Local Landmark eligibility of agricultural-related resources. The following section, titled "Eligibility Requirements", sets forth key attributes that the various resources, also called property types, must possess to qualify for eligibility.

Eligibility Requirements

To qualify for the National Register or as a Local Landmark, agricultural-related properties within the Fort Collins UGA must be historically significant. As defined by National Park Service National Register Bulletins 15 and 16a, properties may possess significance under one or more of the following four criteria:

Criterion A - Properties associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B - Properties associated with the lives of persons significant in our past.

Criterion C - Properties that embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

Criterion D - Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Typically, any resource that is eligible for the National Register is also eligible to be designated as a Local Landmark. But, apart from the National Register Criteria, agricultural-related resources may qualify for Local Landmark designation under the following areas of importance as defined by the City of Fort Collins:

Historical Importance - The [resource] has character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

Architectural Importance - the [resource] portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the city or contains elements of architectural design, details, materials or craftsmanship which represent a significant innovation.

Geographic Importance - The [resource] because of being part of or related to a square, park, or other distinctive area should be developed or preserved according to a plan based on a historic, cultural or architectural motif, or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or city.

To qualify for National Register or Local Landmark eligibility, historically significant properties must also possess physical integrity. That is, in order to convey a sense of their significance, historic properties must not have been appreciably altered. As defined by the National Park Service in National Register Bulletins 15 and 16a, there are seven aspects of integrity to be considered:

Location - The place where the historic property was constructed or the place where a historic event occurred.

Design - The combination of elements that create the form, plan, space, structure, and style of a property.

Setting - The physical environment of a historic property.

Materials - The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship - The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling - A property's expression of the aesthetic or historic sense of a particular period of time.

Association - The direct link between an important historic event or person and a historic property.

In general, evidence of all seven aspects of integrity is never required, rather enough aspects should exist so that the property conveys a sense of its time and place in history. Evaluating integrity, therefore, is largely subjective, but it should be based on the premise that if resources do not reasonably resemble their historic appearance, they are of little value in interpreting past events and trends.

Evaluating the eligibility of agricultural-related resources within the Fort Collins UGA thus requires consideration of several factors: Is the resource significant relative to one or more National Register Criteria? Is the resource significant under one or more of the City of Fort Collins' areas of importance, as defined in the City's Landmark Preservation ordinance? Which aspects of physical integrity is the resource lacking and which does it possess? How many aspects of integrity should a resource be required to possess, and are some aspects of integrity more important than others? Do some agricultural-related resources deserve special consideration because of their scarcity or other factors? May resources that would not typically be eligible (e.g. resources that have been moved or those that are less than fifty years old) be considered eligible in certain cases?

ASSOCIATION WITH RELEVANT HISTORIC CONTEXTS

To qualify for the National Register or for Local Landmark status, agricultural-related resources must first represent a property type associated with one or more of the historic contexts set forth in this report: The Open Range Cattle Industry; Farming and Ranching; Irrigation and the Cache la Poudre River; Sheep Raising and Woolgrowing; The Beet Sugar Industry; and Fruit Growing.

Property types important in illustrating these historic contexts include, but may not be limited to: farmhouses, barns, granaries, silos, garages, windmills, milk houses, chicken coops, fruit or root cellars, loafing sheds, other outbuildings, cisterns, wells, stock watering tanks, round-up sites, stock pens, loading chutes, corrals, fences, cattle trails, flour and feed mills, Grange halls, fruit orchards, irrigation canals, irrigation works such as headgates and dams, reservoirs, canneries and public works structures such as the Fort Collins Power Plant and old Water Works facility. Urban residences associated with farmers and ranchers, and with German-Russian and Hispanic farm laborers are also relevant property types.

ASSESSING THE SEVEN ASPECTS OF INTEGRITY

The seven aspects of integrity - location, design, setting, materials, workmanship, feeling and association - may be divided into two distinct categories. Integrity of design, materials, and workmanship relate directly to a buildings' physical appearance. Are the materials the building is made of the same or consistent with its original construction? Does the building's design and workmanship accurately reflect the design and workmanship that went into building it originally?

The other aspects of integrity - location, setting, feeling and association - relate more to a building's relationship with its environment. Integrity of location simply addresses whether or not the resource has been moved from where it was originally built. Integrity of setting concerns a resource's relationship with its surrounding environment. In the case of farm complexes, a building's setting would typically include other agricultural-related buildings and features, and an open rural locale. Integrity of feeling and association is more intangible and often more subjective. In general, though, if enough of the other aspects of integrity are present, an association with a historic period or a link with a significant person or event will also be present. In other words, a person viewing the property will experience a sense of time and place. Everyone is unique, however, and while one person may experience a sense of time and place in a given situation, others may not.

IMPORTANCE OF SETTING AND LOCATION

In all cases, the integrity of historic resources should be evaluated with the understanding that all properties change over time. It is not necessary, therefore, for a property to retain *all* of

its historic physical features or characteristics. However, the property must retain the essential physical features that enable it to convey its historic identity. Farm and ranch buildings, moreover, were particularly susceptible to change. Built and used for function, rather than for style or form, these buildings were adapted for a variety of purposes over the years. A dairy barn, for example, may have been subsequently used to store farm equipment, as a workshop, and as a garage, after the dairy ceased operation. Therefore, some alterations made to buildings, so they could be utilized in other ways, may be considered acceptable. This is because farm buildings typically were altered over time as they were adapted to serve various functions.

To qualify for eligibility, resources that were elements of farms or ranches, should ideally retain some semblance of a rural setting. In other words, farm buildings that still exist in association with other farm buildings and features, are potentially more significant than isolated farm buildings. This is because integrity of feeling and association is greatly enhanced by the presence of other associated agricultural property types. For example, a farmhouse which no longer has other agricultural-related buildings associated with it, and which displays a marginal level of physical integrity, would probably not be eligible. However, another farmhouse with a similar level of integrity, likely would be eligible if it is part of a relatively intact farm complex. In general, agricultural-related resources that are part of relatively intact farm complexes should be permitted a lower standard of integrity of design, materials and workmanship, because the presence of associated buildings and features greatly enhances their integrity of setting, feeling and association.

Some of the area's most important agricultural properties that are particularly significant because of their setting include the Preston Farm at 4605 South County Road 9, the Michaud Farm at 3317 West County Road 50, Landmark Stables at 1600 West Horsetooth Road, the Jessup Farms at 1908 and 2600 Timberline Road, and the Johnson Farm at 2608 East Drake Road. These properties are among the area's best examples of intact farm complexes and should be considered high priorities for preservation.

Integrity of setting is desirable, but it should not be considered necessary in all cases. In particular, it is less important for buildings that are architecturally significant under Criterion C. For these buildings, integrity of design, materials and workmanship is more meaningful. Integrity of location is, similarly, desirable but not always mandatory, particularly for architecturally significant buildings. Conversely, integrity of location and setting is more important for buildings significant under Criteria A and B.

Examples of significant resources that have lost integrity of location or setting include the Cunningham Corner Barn and the Coy-Hoffman Barn. The Cunningham Corner Barn has lost its integrity of location because it has been moved to a suburban neighborhood from its original location at the corner of Drake Road and Shields Street. The Coy-Hoffman Barn is still in its original location, but it has lost its integrity of setting because the land surrounding it has been turned into a golf course. Both of these buildings are architecturally significant, however, because they have retained the essential elements of their integrity of design, materials and workmanship.

INTEGRITY OF DESIGN, MATERIALS AND WORKMANSHIP

To be eligible for the National Register or for Local Landmark designation, buildings should display a reasonably high degree of integrity of design, materials and workmanship. Even if a resource has a high degree of integrity of location and setting, integrity of design, materials and workmanship must still be in evidence. All of a building's materials need not be original, but they should be consistent with what existed historically. For example, a farmhouse that originally had three inch wide horizontal wood siding that was replaced with four inch wide wood siding could be considered eligible. But, if the same farmhouse were re-sided with aluminum siding, it would likely not be considered eligible.

Farmhouse door and window openings should generally be the same size and pattern as what originally existed. Historically, most windows were double-hung with one or more panes in the upper sash set over a single pane in the lower sash. Houses with large non-original fixed-pane ("picture") windows, particularly on the facade, should not be considered eligible.

Roofs on all agricultural-related buildings should be in their original shape, and ideally, finished with materials consistent with their original construction. Farmhouse roofs were typically finished with wood shingles, while barns had either wood shingles or metal roofing. Outbuilding roofs were typically wood, often covered by rolled asphalt. In many cases buildings have been re-roofed with asphalt shingles. If a building has asphalt shingles, but otherwise displays a reasonably high degree of integrity, it may still be considered eligible.

Buildings with additions may still be considered eligible if certain conditions are met: first, the addition must be subservient to the original building in terms of size, scale and massing; second, the addition should be located on the rear or a side elevation; and third, the addition's materials and workmanship must be compatible with the original building. Perhaps the most common additions seen on farmhouses are utility rooms and/or bathrooms built off of the kitchen, and front porches that have been enclosed and converted to living space. Both of these kinds of additions should be considered acceptable if their materials are compatible with the building's original construction.

SPECIAL CONSIDERATIONS

Regarding agricultural properties in the Fort Collins UGA, special consideration should be given to the resources' relative scarcity. In general, most extant examples of these property types are potentially significant because so few agricultural-related resources have been preserved. With the exception of the city's downtown and surrounding core neighborhoods, Fort Collins was once nearly all farmlands. 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, and their integrity should be evaluated in the broadest terms possible. Many examples of these property types, therefore, should qualify for the National Register or for Local Landmark status.

In fact, some property types are so rare that virtually every remaining example should be considered eligible at least for Local Landmark designation, and in many cases for the National Register. Such property types include granaries, silos, windmills, milk houses, fruit or root cellars, wells, cisterns, irrigation works along the Poudre River, and the Great Western Sugar effluent flume.

The reconnaissance-level survey identified granaries at only five locations, the Preston Farm at 4605 South County Road 9, Landmark Stables at 1600 West Horsetooth, the Johnson Farm at 2608 East Drake Road, the southeast corner of Lemay and Harmony Road, and at 6601 Timberline Road. In addition, a metal granary is located at the Worthington property at 3226 South Shields. Particularly significant are the Preston Farm granary and the Landmark Stables granary, which is a rare example of stacked plank construction. These two structures are among Fort Collins' most significant agricultural-related resources and they should be considered high priorities for preservation.

Today, single or paired silos remain at only thirteen locations within the Fort Collins UGA. Most of these silos are no longer in use and have suffered to varying degrees from neglect. They are little changed from their original construction, however, and have retained the essential elements of their historical integrity.

During the reconnaissance survey, milk houses were noted at three locations: the Michaud Farm at 3317 West County Road 50; near the Coy-Hoffman Barn on the Link-N-Green golf course; and at the southwest corner of Lemay and Swallow Streets (Nelson Milk House). All three of these milk houses have retained the essential elements of their historical integrity and are representative of the many milk houses that no longer exist.

Fruit or root cellars were noted at only three agricultural-related sites within the Fort Collins UGA: 927 North Shields Street, 3901 South Shields Street, and 921 Taft Hill Road. These three cellars have retained the essential elements of their historical integrity and are representative of the many cellars that no longer exist.

Rarest of all, only one windmill was observed within the Fort Collins Urban Growth Area. This is located at 3224 West Vine Drive and should be considered a high priority for preservation.

Specific river-related resources that should be considered eligible include the Old Water Works facility on North Overland Trail, the Fort Collins Power Plant on North College, and the Great Western Sugar Effluent Flume. Each of these are one-of-a-kind properties. In addition, diversion works along the river - Arthur Ditch Diversion Dam and Headgate, Arthur Ditch Secondary Headgate, Boxelder Diversion Dam and Headgate, Chaffee Headgate, Coy Diversion Dam and Headgate, Josh Ames Diversion Dam and Headgate, Lake Canal Diversion Dam and Headgate, Larimer and Weld Diversion Dam and Headgate, and Timnath Reservoir Inlet - should all be considered eligible as Local Landmarks. They may also qualify for the National Register as contributing resources under a Multiple Property nomination of river-related resources.

A summary of the properties surveyed is presented on the following pages. Many of these properties were surveyed and photographed at the reconnaissance level, although approximately thirty-five were surveyed intensively. The field eligibility evaluation of all properties surveyed (presented on the following pages) was based on their association with the agricultural-related contexts addressed in this report. It is possible that some properties found ineligible under these contexts could be found eligible when evaluated under other contexts. Moreover, because in-depth research was not conducted for properties evaluated at the reconnaissance level, it is also possible that some properties could be found eligible under Criterion B for their association with a significant person. In either case, though, a property's significance would need to be so great that the property's loss of integrity could be ignored. Discussions of relevant property types appear at the end of each of the historic context chapters throughout this report.

Eligibility Summary

Address	Resource Type	Field Assessment	Criteria
<u>Chinook Lane</u> 3800	House	potentially eligible	C
<u>North College Avenue</u> 401	Power Plant	eligible	A and C
<u>South College Avenue</u> 4919	McClelland Orchard Site	not eligible	
7029	Barn	potentially eligible	C
7029	House	eligibility not assessed	
7029	Outbuildings	eligibility not assessed	
7029	Silos	potentially eligible	C
<u>East Drake Road</u> 2608	Farm Complex	potentially eligible	A and C
<u>West Drake Road</u> 2407	Farm Complex	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>East Harmony Road</u>			
2500	House	potentially eligible	A and C
~3000	House and Garage	eligibility not assessed	
3101	Farm Complex	eligibility not assessed	
3105	House	potentially eligible	A and C
3733	House and Barn	eligibility not assessed	
<u>West Harmony Road</u>			
601	Farm Complex (subsequently razed)	not eligible	
<u>East Horsetooth Road</u>			
E. of Cty. Rd. 9	Strauss Cabin	eligible	A and C
<u>West Horsetooth Road</u>			
1600	Farm Complex	eligible	A and C
<u>North Lemay Avenue</u>			
1409	House	eligibility not assessed	
<u>South Lemay Avenue</u>			
4824	Farm Complex	potentially eligible	A and C
7100	House/Garage	eligibility not assessed	
SW Corner of S. Lemay and Swallow	Nelson Milk House	potentially eligible	A and C
7213	Farm Complex	eligibility not assessed	
<u>Lincoln Avenue</u>			
131	Harmony Mill	eligible	A and C
1103 (Link-N-Greens Golf Course)	Coy-Hoffman Barn	eligible	A and C
1103	Coy-Hoffman Milk House	eligible	A and C
1110	House	not eligible	
2803	House	eligibility not assessed	
<u>East Mulberry Street</u>			
3624	House	potentially eligible	A and C
3624	Barn	eligibility not assessed	
4424	House and Barn	potentially eligible	A and C
<u>West Mulberry Street</u>			
2306	Empire Grange	eligible	A
2515	Barn	not eligible	
2631	Barn	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>Northeast Frontage Road</u>			
1028	Farm Complex	eligibility not assessed	
1312	Farm Complex	eligibility not assessed	
<u>North Overland Trail</u>			
S. of Bingham Hill Rd.	Waterworks	eligible	A and C
<u>Poudre River Related Resources¹</u>			
Arthur Ditch Diversion Dam and Headgate		eligible	A
Arthur Ditch Secondary Headgate		eligible	A
Boxelder Diversion Dam and Headgate		eligible	A
Chaffee Headgate		eligible	A
Coy Diversion Dam and Headgate		eligible	A
Great Western Sugar Effluent Flume		eligible	A
Josh Ames Diversion Dam and Headgate		eligible	A
Lake Canal Diversion Dam and Headgate		eligible	A
Larimer and Weld Diversion Dam and Headgate		eligible	A
Lincoln St. Vehicular Bridge		not eligible	
Timnath Reservoir Inlet		eligible	A
<u>West Prospect Road</u>			
1505	House/Barn	eligibility not assessed	
<u>North Sherwood Street</u>			
600	Martinez Park Farm Complex	eligible	A and C
<u>North Shields Street</u>			
910	Farm Complex	potentially eligible	C
911	Farm Complex	not eligible	
<u>South Shields Street</u>			
3226	Farm Complex	potentially eligible	A and C
3901	Farm Complex	eligibility not assessed	
5109	Outbuilding	eligibility not assessed	
<u>Southwest Frontage Road</u>			
~1001	Archery Range Garage	eligibility not assessed	
933	Barn	potentially eligible	A and C
<u>North Summit View Drive</u>			
600	Abandoned House	eligibility not assessed	

¹Poudre River diversion works are considered eligible for local landmark designation; they may also be considered contributing resources under a potential thematic nomination of irrigation-related resources.

Address	Resource Type	Field Assessment	Criteria
<u>South Summit View Drive</u>			
922	House	potentially eligible	A and C
940	House/Barn	potentially eligible	A and C
940	Outbuilding	eligibility not assessed	
<u>North Taft Hill Road</u>			
325	House/Barn	eligibility not assessed	
709	House	potentially eligible	C
921	Farm Complex	potentially eligible	A and C
1041	House	eligibility not assessed	
1120	House/Outbuilding	eligible	A and C
~1800	Barn	eligibility not assessed	
2305-2307	Farm Complex	not eligible	
SW Corner Taft Hill & U.S. Hwy. 287	Stegner Dairy Stone Barn	eligible	A and C
<u>South Taft Hill Road</u>			
2604	Farm Complex	not eligible	
2825-2835	Farm Complex	potentially eligible	A and C
<u>Timberline Road</u>			
1908	Farm Complex	potentially eligible	A and C
2600	Farm Complex	potentially eligible	A and C
6601	Silo/Granary	eligibility not assessed	
<u>East Trilby Road</u>			
412	House	eligibility not assessed	
420	House	eligibility not assessed	
W. of Cty. Rd 11	Railroad Bridge	eligibility not assessed	
<u>West Trilby Road</u>			
1200	Barn	eligibility not assessed	
<u>East Vine Drive</u>			
232	House	potentially eligible	A and C
232	Outbuilding	eligibility not assessed	
725	Great Western Sugar Plant	eligibility not assessed	
1808	Farm Complex	potentially eligible	A and C
2400	Farm Complex	eligibility not assessed	
3500	Farm Complex	eligibility not assessed	
3824	House	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>West Vine Drive</u>			
1337	House	eligible	A and C
2912	Farm Complex	potentially eligible	A and C
3039	Farm Complex	potentially eligible	A and C
3224	Aeromotor Windmill	potentially eligible	A and C
<u>Willow Street</u>			
546	Ranch-Way Feed Mill	eligible	A and C
<u>West Willox Lane</u>			
603	Farm Complex	potentially eligible	A and C
719	Farm Complex	potentially eligible	A and C
<u>South County Road 7</u>			
4207	House	potentially eligible	C
4207	Outbuildings / Garage	eligibility not assessed	
<u>North County Road 9E</u>			
1217	House/Garage	eligibility not assessed	
<u>South County Road 9</u>			
2800	Silo	potentially eligible	A and C
3809	Farm Complex	eligibility not assessed	
3901	Barn and Silo	potentially eligible	A and C
4104	Farm Complex	potentially eligible	C
4605	Farm Complex	eligible	A and C
~5000	House	eligibility not assessed	
<u>North County Road 11</u>			
2008	House/Garage	eligibility not assessed	
2008	Barn	potentially eligible	A and C
<u>West County Road 50</u>			
3317	Farm Complex	eligible	A and C

Fort Collins' Beginnings

"Agriculture is the foundation upon which the superstructure of all other interests rests. It forms the very basis for society and gives it that stability which is the keystone of prosperity." Ansel Watrous in *History of Larimer County, Colorado*, 1911

Fort Collins had its beginning in 1862 as a military camp located on the Cache la Poudre River, near present day LaPorte. Established to protect emigrants and mail delivery along the Overland Trail from Indians and outlaws, the camp was forced to relocate to higher ground farther downstream following a flood in June 1864. The camp, named after regional commander Lieutenant Colonel William O. Collins, was renamed Fort Collins.¹

The military establishment was short-lived, however. In 1867, the last soldiers were withdrawn, but the small group of settlers which had grown up around the post remained to form the foundation of a permanent community. Fort Collins' first streets were platted later that year, and in 1868 the young town was designated the Larimer County seat.²

Prior to the fort's establishment, settlement of the region had begun following the 1858-59 gold discoveries in what was soon to become Colorado Territory. Even earlier, traders and trappers had passed through and spent time along the banks of the Cache la Poudre River. Antoine Janis, who staked out a squatter's claim in 1844 on the Cache la Poudre near present day LaPorte, has long been regarded as among the earliest permanent Euro-American settlers in northern Colorado.³ Janis remained on his claim until 1878, supporting himself from the land by supplementing his trapping with some vegetable farming, and using water from the Cache la Poudre to irrigate his crops.

Following the 1859 gold rush, increasing numbers of settlers moved northward and began to explore the area of the Cache la Poudre Valley. Men who failed to make a mining strike were soon forced to seek other means of support, and many turned to subsistence farming. As settlement spread from the gold camps at Denver and Auraria, the Cache la Poudre region soon gained favor for its agricultural potential.

Fort Collins was a part of a broader settlement pattern of the Cache la Poudre Valley. In the spring of 1859, Horace Greeley, esteemed editor of the New York *Tribune*, traveled to Colorado to see first hand the newly established mining towns at Denver City and Auraria. After returning to New York, Greeley used the *Tribune* to help publicize Colorado's potential, extolling easterners to "go west." Interested in more than tapping the region's mining potential, Greeley envisaged a plan to develop an agriculture colony. A decade later,

in the spring of 1870, the *Tribune's* Agricultural Editor, Nathan Meeker, began to make Greeley's plan a reality. Seeking suitable land, Meeker and a group of followers soon chose a site along the Denver Pacific Railway route, some fifty miles north of Denver. Known as the Union Colony, the venture was incorporated under the laws of Colorado Territory on May 29, 1870. Two thousand acres were purchased from the Denver Pacific, and the colonists' new townsite was strategically located near the confluence of the South Platte and Cache la Poudre Rivers. By early autumn some 70 houses had been built, and Greeley's Union Colony was home to more than 450 inhabitants.

Although the Union Colony became the region's best known agricultural community, it was not the first. In early August 1869, a small party led by W.P. McAdam left Mercer, Pennsylvania, bound for the Cache la Poudre Valley. Arriving in LaPorte a month later, the group established an agricultural colony near the present site of City Park.⁴ In 1872, the Larimer County Land Improvement Company - an offshoot of Greeley's Union Colony - was established at Fort Collins, bringing new settlers into the region. This development was followed by the arrival of the Colorado Central Railroad in October 1877, and by 1880 Fort Collins had progressed to become the region's principal social and commercial center. The arrival of the railroad was of paramount importance. A lifeline to other towns and cities, the railroad provided ready access to markets, and revolutionized travel for business and social purposes.⁵

Fort Collins' initial commercial development was concentrated in an area called "Old Town," along Linden Street and Jefferson Street (known then as the Denver Road). But following the financial panic of 1873, Old Town began to lose ground to new commercial growth along College and Mountain Avenues, in an area that became known as "New Town."

Platted by Franklin C. Avery in January 1873, New Town extended the city's limits west to Whitcomb Street and south to Elizabeth Street. Jefferson Street continued to define the city's northeastern edge, as development in that direction was impeded by the river. Unlike Old Town, which had been laid out at right angles to the river, New Town was platted on straight north-south and east-west lines, using cardinal points of the compass. The 1873 platting also designated that land near the southern end of College Avenue be set aside for the state agricultural college that was established six years later.

The region's earliest settlers included Samuel Bingham, who in 1860 established a farm on what became known as the Doty place, on the west slope of Bingham Hill; Abner Loomis, who settled on a ranch in Pleasant Valley (Bellvue) in 1862; and Benjamin Whedbee, who began farming in the area in 1863.⁶ Also arriving in 1862 were John and Emily Coy, who established one of the valley's longest lasting and most productive farms, northwest of the present intersection of Lemay and Mulberry Streets.

George R. Strauss was another early settler. Born in Columbia, South Carolina in 1831, Strauss came west at the age of 27 as a wagon driver for General Albert Sidney Johnston's expedition against the Mormons in Salt Lake City. In 1860, Strauss established a claim along Cache la Poudre east of present-day Fort Collins. He built a two-story log cabin in 1864, and lived there until his death on May 20, 1904.⁷ The Strauss Cabin is one of the oldest insitu



buildings located in Fort Collins' urban growth area.

George R. Strauss

Another extant building known as the "Grout House," was built by Jesse Sherwood on a farm southeast of Fort Collins, in the early 1870s. Two of the area's most successful ranchers, Jesse and his brother F.W. Sherwood had come to Colorado in 1860 to try their hand at mining. In 1864 they established a cattle and horse ranch southeast of Fort Collins that also served as a stage station.⁸ Jesse Sherwood was also deeply involved in civic affairs, serving variously as a Colorado Agricultural College trustee, as a member of the city council, and as a county probate judge.

Another prominent pioneer was John C. "Squire" Mathews. Arriving in the valley in 1866, Mathews helped organize the County Fair Association in 1878, and was among those who donated land for the Colorado Agricultural College in 1879.⁹ R.Q. Tenney was also among the area's important early farmers. In the early 1870s he organized a local chapter of the Grange and served as the first master of the Colorado State Grange. He plowed the first row when land was cultivated at the site of the college in 1874. Tenney was also a pioneer in water development, and was a charter member of the Larimer County Stockgrowers' Association.¹⁰ Although these men and others eventually branched into other endeavors, they remained first and foremost farmers and ranchers. From the beginning, Fort Collins developed as an agricultural based service center. Most of the area's early citizens were

engaged in farming and ranching, and those who were not, in various ways, made their livings from those who were.

Endnotes - Fort Collins' Beginnings

¹Fort Collins' beginnings as a military post and the June 1864 flood have been written about extensively over the years. A well written, concise account of these events is Agnes Wright Spring's "The Founding of Fort Collins, United States Military Post," *The Colorado Magazine* 10 (March 1933): 47-55.

²Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 40.

³*Ibid.*, p. 165; Alvin T. Steinel, *History of Agriculture in Colorado*, (1926), p. 176.

⁴A.A. Edwards. "The History of Poudre River Irrigation." *Fort Collins Express - Courier*, 20 September 1931.

⁵Barbara Allbrandt Fleming. *Fort Collins: A Pictorial History*. (Norfolk, VA: The Donning Company Publishers, 1985), p. 65.

⁶Watrous, p. 188.

⁷Wayne Sundberg, *Historic Fort Collins*. (Fort Collins: Old Army Press, 1975), p. 4.

⁸Fleming, p. 38

⁹Fleming, p. 52.

¹⁰Fleming, p. 53.

The Open Range Cattle Industry

In northeastern Colorado, the open range cattle industry had its heyday between circa 1868 and the late 1880s. The industry, thus, overlapped the time frames of three of the previously identified contexts: Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; and The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900.

During the 1860s and '70s, vast herds of cattle were driven from points in Texas north to railheads in Kansas and Nebraska, such as Abilene, Dodge City, and Ogallala.¹ Most of these cattle were then transported by rail to Chicago for slaughter. The cattle operators quickly learned that cattle could be bought cheaply in Texas, driven north, and turned loose on Colorado's and Wyoming's open ranges. The cattlemen then increased profits by fattening the travel-weary cattle on the region's plentiful prairie grasses before sending them to market. The industry's early successes quickly attracted capital, and many large companies organized to go into the business.²

In the late 1860s, cattle operators began to organize politically and socially. The Colorado Stock Growers' Association was formed in 1867, and in 1872 the Colorado Cattlemen's Association was formed to promote the interests of agriculture and stock raising.³ Article 2 of the organization's bylaws stated:

The purpose of this association shall be to promote and protect the business of raising livestock, to do any and all things necessary to better the interests of the members of this association, to work for equitable and just legislation pertaining to the livestock industry.⁴

More than a decade later, in August 1884, the Larimer County Stock Growers' Association was organized at Livermore. The organization's first president was T.A. Gage, Frank Kibler was vice-president, and S.B. Chaffee was Secretary and Treasurer. For many years the association facilitated the annual branding and beef round-ups of cattle and was also instrumental in prosecuting horse and cattle thieves.⁵

Among northeastern Colorado's most prominent big cattle operators was J.W. Iliff, who had a ranch on the South Platte River near present-day Fort Morgan. Started circa 1863, his herd grew rapidly, and by 1869 Iliff's cattle numbered 25,000 head and ranged from the South Platte as far north as the newly completed Union Pacific Railroad. East to west, Iliff's herds roamed from Greeley to Julesburg.⁶ N.R. Davis was another large cattle operator, whose cattle ranged south of the U.P. Railroad. Beginning in 1870, Davis ran his herd from a ranch on Owl Creek, fifteen miles south of Cheyenne. During the same time, another good-sized herd near Julesburg was owned by J.A. Moore, and G.A. Keeline, who later moved north into Wyoming, also started his cattle business on the South Platte.⁷

Closer to Fort Collins, E. William Whitcomb ran a small herd on Box Elder Creek, and Captain Maynard had a small herd at Meadow Springs. Whitcomb was among the earliest settlers in Boxelder Valley, arriving there in 1867-68. He was also an original trustee of the Agricultural Colony, formed in 1872.⁸ Other notable Fort Collins cattlemen included John C. Ish and James B. Arthur. In 1866, Ish led a cattle drive from southern Texas to Independence, Kansas. Three years later he drove another herd north to Larimer County, establishing them in the Boxelder Valley.⁹ Arthur trailed a large herd of cattle west from Missouri, arriving in the Fort Collins area in 1870. During the following decade, Arthur built up one of the region's largest cattle operations. By the late 1870s, he owned up to 5000 head of cattle, but by 1883 he had sold them all. In subsequent years, Arthur became involved in efforts to build irrigation ditches and in land speculation endeavors.¹⁰

Cattle prices declined somewhat after the 1873 financial panic, but the industry continued to remain relatively strong. Costs were low, and cattle could be run with very little expense. Herds were increasing in size, and there was still little competition for land.¹¹ Eventually, though, the days of the open range began to close. The winters of 1886 and 1887 produced devastating blizzards which raked Colorado's landscape, followed by abnormally dry summers, which depleted the herds significantly. In 1886 alone, a reported 25% of the region's cattle population perished.¹² Following the financial panic of 1893, the open range cattle industry collapsed completely.¹³ In subsequent years, the cattle industry became increasingly localized as the open range cattlemen began to give way to indigenous livestock ranchers.

PROPERTY TYPES

The only major property type associated with the open range cattle industry known to still exist within the Fort Collins Urban Growth Area are houses in town that were owned by notable cattlemen. Successful cattlemen often maintained homes in town, in addition to their ranch houses, and they also often built houses in town for their retirement years. Other resources associated with the industry may have included round-up sites, stock pens, loading chutes, and cattle trails. The Goodnight-Loving Trail, for example, passed just east of Fort Collins. Such resources, though, have been lost to history. Physical reminders of the era still exist, however, in the form of such objects as branding irons, lariats, saddles, bridles and chuckwagons. Clothing apparel worn by the cowboys, including chaps, spurs, handkerchiefs and ten-gallon hats, are also reminders of the days of the open range.

Endnotes - The Open Range Cattle Industry

¹J.N. Hall. "Days of the Cattlemen in Northeastern Colorado," *The Colorado Magazine* 5 (May 1930): 96.

²John M. Kuykendall. "The First Cattle North of the Union Pacific Railroad," *The Colorado Magazine* 7 (March 1930): 71.

³James E. Hansen II. *Democracy's College in the Centennial State: A History of Colorado State University*, (Fort Collins: Colorado State University, 1977), p. 77.

⁴"The Larimer County Stockgrowers Association 1884 - 1956." p. 1.

⁵Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 150.

⁶Kuykendall, p. 70.

⁷Ibid.

⁸Ibid, p. 72; Watrous, pp. 208, 231.

⁹Watrous, pp. 195, 198, 431.

¹⁰Ibid., pp. 499-500.

¹¹*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association*, p. 103.

¹²Hanson, p. 76.

¹³Ibid.

Farming and Ranching

Farming and ranching in the Fort Collins area overlaps all of the previously identified historic contexts: Euro-American Exploration and the Fur Trade, circa 1540-1858; Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900; Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919; and Post World War I Urban Growth, 1919-1941.

THE EARLY YEARS

Beginning in the 1850s, Cache la Poudre Valley pioneers began to practice subsistence farming soon after their arrival. On a broader scale, farming evolved in support of the burgeoning mining industry that developed quickly after the discovery of gold in the South Platte Valley in 1858. Those who were unsuccessful at mining soon turned to other pursuits, and many took up farming. Many men were more experienced at farming than mining anyway, and the growing mining districts provided excellent markets for early crops.

In the 1860s, Colorado Territory began to gain a reputation for its agricultural potential, as well as for its gold and silver. New York *Tribune* editor Horace Greeley did much to publicize northeastern Colorado's agricultural potential (see page 15) and, along with Nathan Meeker, also advanced the concept of agricultural colonies in Colorado.

Established in 1870, Meeker's Union Colony became northern Colorado's most successful agricultural community, but it was not the first. Settlers from Pennsylvania had founded the Mercer Colony at Fort Collins the previous fall, and two years later, in 1872, some members of the Union Colony re-established themselves at Fort Collins, as the Agricultural Colony.¹ Early members of this colony included Colonel John Remington, N.H. Meldrum, and Charles C. Hawley.

Also by this time, settlement by homesteaders was well underway. For the early pioneers, oats, hay and vegetables were the principal staples.² By the turn-of-the-century, though, the region's most important crops included alfalfa, sugar beets, wheat, corn and potatoes. Early farmland was concentrated close to the river in the bottomlands, but as irrigation canals were built, farmers were able to cultivate increasingly larger acreages in areas farther away from the main river channel.

As settlement progressed, farming and ranching rapidly evolved as the region's dominant industries. Reflecting agriculture's growing importance in the 1870s, farmers and ranchers began to organize for both social and political purposes. The state's first agricultural journal, *The Colorado Farmer* was founded at Evans in 1872, and in April 1873, local farming organizations from throughout the Territory met at Denver and formed the Colorado Farmers'

Union.³ *The Farmer* became defunct in the late 1800s, but was revived after the turn-of-the-century, eventually merging with *Western Farm Life* in 1914. Other early agricultural papers included *Field and Farm* (1886-1920), and the *Denver Stockman*, founded in 1889. Known later as the *Denver Daily Record-Stockman*, this paper merged with the *Daily Livestock Record* in 1900.⁴

Important political organizations included the Colorado Stock Growers' Association, formed in 1867, and the Colorado Cattlemen's Association, founded in 1872. Locally, the Larimer County Stock Growers' Association was formed at Livermore, in August 1884. Although these organizations primarily benefited the interests of the large cattle breeders, they strengthened the social and political fabric of stock growers generally.

When it was formed in 1884, the Larimer County Stock Growers' Association included more than eighty charter members from ranches throughout the county, as well as from Cheyenne, Sherman and Tie Siding Wyoming. Members of the Association who were from Fort Collins included M.H. Akin, E.R. Barkley, Dr. G.E. Bristol, J.H. Bristol, W.P. Bristol, E.C. Holmes, E. Love, R.P. Love, J.R. Boorse, John Coy, H.B. Emigh, H.L. Gilpin-Brown, Ralph Haynes, J.K. Howard, E.O. Hoyt, William Lindenmeier, E.A. Riddle, John Riddle, F.C. Routt, John Routt, R.Q. Tenney and Joseph Warren.⁵

THE GRANGE

For farmers, the most important organization, both nationally and locally, was the Grange. Known officially as the Patrons of Husbandry, the National Grange had been formed in Washington D.C. in December 1867. In the years following the Civil War, the Grange concept evolved generally as a means to alleviate the economic plight of the nation's farmers. The first local Grange was formed at Fredonia, New York in April 1868, while the first statewide Grange organization was established in Minnesota, in February 1869.⁶

On January 27, 1874, the Colorado Territorial Grange was organized in Denver, with a membership of 46 subordinate granges, including the Fort Collins and Flora Granges from Larimer County.⁷ In Colorado and elsewhere, the Grange became an integral part of many farming families lives. From cooperatives that reduced costs by buying goods in quantities, to informing members of new farming techniques, to organizing social functions, the Grange brought farmers together and had a lasting, positive impact on their lives.

In Larimer County, the Collins, Flora, Virginia Dale and Agricultural College Granges were established before the turn-of-the-century. Several others were formed after 1900, and among these, the Empire Grange has endured the longest. Still active, it has operated continuously since March 1904. E.S. Merrifield was the Empire Grange's first Master, and the organization's overall goals were to "promote fellowship and improve agriculture."⁸ In addition to Merrifield and his wife, the Empire Grange's charter members included W.C. and Edith Hawley, Mr. and Mrs. W.A. Moon, P. Philander, Julia Ricketts, R.G. Maxwell, E.F. Kerr, Thomas Farrell, Mary Prendergast and F.D. Draper.⁹

During the organization's early years, the Empire Grange met at District 10's schoolhouse on West LaPorte Avenue, but in 1910, plans were made to build a Grange hall. R.G. and Minnie Maxwell, who owned a dairy farm on West Mulberry Street, donated land just east of their farm to the Empire Grange, which constructed a brick building there which is still being used.¹⁰ The new Grange hall was dedicated July 19, 1912, with the National and State Masters in attendance for the occasion.

Organized in December 1873, the Collins Grange was Larimer County's most prominent Grange dating from before the turn-of-the-century. R.Q. Tenney was the organization's first Master, and E.F. Kerr the first Secretary. With a membership of about 100, the Collins Grange was considered the state's leading Grange for many years.¹¹

Apart from the Grange, in 1947 the Poudre Valley Cooperative was formed. Still in existence, this co-op is a member-owned organization that furnishes such items as feed, fertilizer and fuels to area farmers. The Poudre Valley Cooperative will sell to anyone; however, farmers who are members receive a portion of the organization's total sales back as profit. In 1994, the organization returned \$224,000.00 back to its members from gross sales of \$5.5 million. The Poudre Valley Co-op. has approximately 2100 members located primarily in Larimer, Weld, Adams and Boulder Counties, as well as in Laramie County, Wyoming. Other, similar, co-ops in the region include Ag-Land Incorporated at Eaton, and the American Pride Cooperative at Brighton.¹²



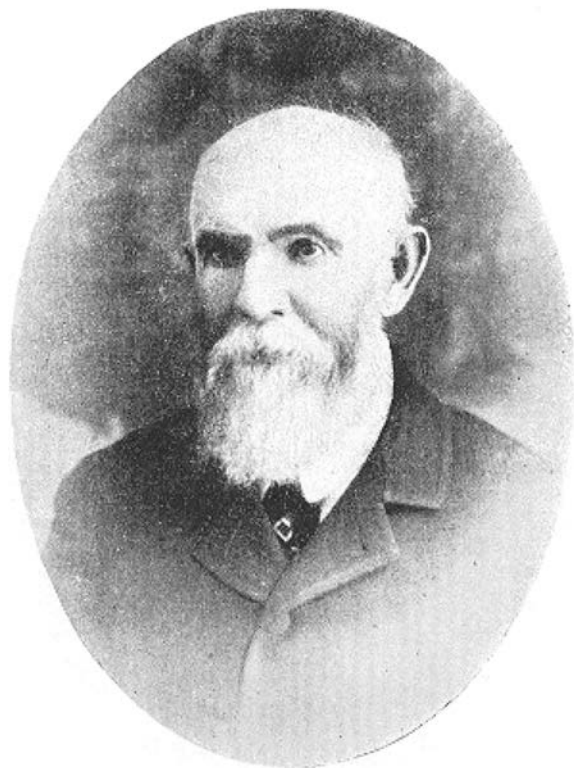
Empire Grange, 2306 West Mulberry

Number	Name	Location	Date
7	Collins	Fort Collins	December 15, 1873
42	Flora	Fort Collins	January 23, 1874
122	Virginia Dale	Virginia Dale	December 27, 1890
129	Agricultural College	Fort Collins	December 14, 1891
145	Union	Fort Collins	March 12, 1901
146	Poudre Valley	Timnath	February 27, 1902
148	Empire	Fort Collins	March 24, 1904
149	Eureka	Fort Collins	January 6, 1905
150	Mountain View	LaPorte	February 18, 1905
168	College	Fort Collins	October 16, 1908
186	Lower Box Elder	Fort Collins	February 23, 1910
221	Virginia Dale	Virginia Dale	November 1, 1913
456	Cache la Poudre	Bellvue	July 8, 1944

*Larimer County Granges*¹³

THE COUNTY FAIR

Complementing the Grange activities, the annual Larimer County fair was an important event for the area's farmers and ranchers. The first county fair was held in October 1879 at the fairgrounds where Poudre Valley Hospital now stands on Lemay Street. Well attended by the county's residents, the first fair had been organized by John Mathews and others under the auspices of the Larimer County Fair Association. In addition to various exhibits, the early fairs also featured a variety of athletic competitions and timed hose-cart races.¹⁴



Henry Clay Peterson

FLOUR AND FEED MILLS

Prior to the production of beet sugar, milling operations in the area had been limited to grinding wheat and coarse grains into flour and ground stock food. Fort Collins' first mill had been built in 1868 by Henry Clay Peterson and the venerable Elizabeth "Auntie" Stone. Known

as the Lindell Mill, it was built at the present site of Ranch-Way Feeds on Lincoln Avenue. Peterson traveled to Buffalo, New York to buy milling machinery, and upon his return, both the mill itself, and a 1½-mile long millrace to bring water from the Cache la Poudre River were constructed.

In 1869 the three-story mill began to grind wheat into flour. Joseph Mason became owner of the mill in 1873, and soon after began to make it a more modern facility. In 1878, he expended some \$12,000.00 for improvements, and also took on Benjamin Franklin (B.F.) Hottel as a partner. In 1881, Mason was killed by a kick from a horse, leaving Hottel as the mill's sole owner. Four years later, Hottel sold out to the Colorado Milling and Elevator Company, but continued to work as the mill's manager.¹⁵

The Lindell Mill was damaged by fire on several occasions. The first mill fire occurred in July 1886. Quickly rebuilt, the facility was back in operation by the end of the year. Another large fire occurred in October 1895, but again, the structure was quickly rebuilt. Flour was produced at the mill until 1948. Since then, the milling operation has continued exclusively for the production of animal feed. Ranch-Way Feeds, the mill's current owner, has operated the facility as a feed mill since they acquired it from the Colorado Milling and Elevator Company in 1967.



Benjamin Franklin Hottel

In 1880 a flour mill was built by Joseph Watson and others, but it failed to turn a profit, and closed down after operating only a few years.¹⁶ Another unsuccessful mill was opened by area farmers in 1886, across the street from the Lindell Mill. Called the Farmers' Mill (later known as Harmony Mill), its operators hoped that bringing increased competition would induce the Colorado Milling and Elevator Company (owners of the Lindell Mill) to pay greater prices for wheat. Built at a cost of approximately \$100,000.00, the Farmers' Mill was financed largely by borrowed capital. The venture proved a financial failure, and soon fell into receivership.¹⁷

In 1894, a far more prosperous milling operation was launched by John M. Hoffman, who had worked for Hottel for a time. Rather than compete with the Lindell Mill's flouring operation, Hoffman's mill initially was used solely to grind feed for livestock. Located on Riverside Avenue, Hoffman's mill quickly proved a financial success. In 1900, Hoffman installed a flouring mill and began to compete directly with Lindell Mill in the milling of wheat into flour.¹⁸

COLORADO AGRICULTURAL COLLEGE

The founding of Colorado Agricultural College, in 1878, has had a lasting impact on agriculture in Fort Collins and throughout the state. Created as Colorado's Land Grant College, under the Morrill Act,¹⁹ C.A.C was founded on 240 acres of land south of Fort Collins. Old Main, the institution's first building, was erected in 1878-79, and the first students were enrolled in the fall of 1879.²⁰

As reflected in its name, agriculture was a focal point for the college from the very beginning. Marking the start of a more scientific approach to agriculture, research and extension work were begun prior to the teaching of classes. A College Farm was established where agricultural experiments were conducted on a large variety of crops. Located generally at the present site of Moby Gym, the College Farm was initially managed under the direction of Ainsworth Blount. Overall, the College Farm was designed to produce significant benefits for Colorado farmers.²¹ The College Farm was a part of the main college campus for more than seventy years. In 1949, it was dismantled and moved as part of a campus expansion project.²²

Other important agricultural developments at Colorado Agriculture College included the establishment of the Agricultural Experiment Station in the late 1870s, and the creation of an agricultural short course in the 1890s. A four week instructional session, the short course provided practical agricultural training to persons interested in basic farming as a livelihood.²³

THE LIVESTOCK FEEDING INDUSTRY AND INTO THE 20TH CENTURY

In the late 1880s, ranching evolved from the domain of the open range cattleman, to that of the indigenous livestock rancher. Although Colorado remained ostensibly an open range state, in reality, individual homesteaders were gradually supplanting the large cattle operators. With the expansion of alfalfa and sugar beets in the 1890s, the livestock feeding industry got underway, as the practice of feeding cattle and sheep gained widespread acceptance.²⁴

The alfalfa fields were typically cut three times per year, providing an abundance of winter hay for cattle or sheep. Sugar beet tops, grain, corn and beet pulp were also utilized as

sheep and cattle feed by area growers. For these so-called farmer-feeders, the production of crops for livestock consumption often became more profitable than producing crops for human consumption. As a result, after the turn-of-the-century, many farmers operated wholly as commercial feeders.²⁵

Cattle in the Fort Collins area were grown primarily for their beef, but there were a number of dairy farms as well. Scottish immigrant John Nelson was one of the region's first and most successful dairy farmers. After arriving in Fort Collins in the early 1870s, Nelson purchased a few head of registered Jersey cows in 1877 and established a dairy farm southeast of Fort Collins, near the present intersection of Lemay and Swallow.²⁶ Nelson gradually increased his herd, while at the same time maintaining the quality of his stock. His Jersey cattle won many prizes at the county fairs, and at their peak produced enough milk to churn some 200 pounds of butter per week.²⁷ Now surrounded by suburban homes, the Nelson Milk House has been preserved and is still standing on South Lemay Street. Building on Nelson's success, other farmers began dairying operations as well. In the 20th century, a number of local dairies have operated profitably, as milk production has remained an important, if not dominant, industry.

In addition to his dairy operation, Nelson also raised Clydesdale horses for a time. Others also tried their hands at horse breeding, but horse raising generally did not have a lasting impact on the region's economy. Beginning in the 1860s, brothers F.W. and Jesse Sherwood raised horses as well as cattle. North of Fort Collins, near the present site of Jax Surplus, Jesse Harris operated the Inverness Stock Farm and also raised thoroughbred stallions, imported from Scotland.²⁸ Elsewhere in Fort Collins, the Stericker brothers, who ran a stable on Jefferson Street, also imported purebred horses from the British Isles.²⁹ Several livery stables, that have long since disappeared, also operated in Fort Collins, especially along West Mountain Avenue.³⁰

After 1900, agriculture in Larimer County became increasingly diversified. Sugar beets were the principal crop, but alfalfa, wheat, corn, oats and other crops were also important. The region's economy was also becoming more diversified generally. Whereas in 1870, agriculture was really the area's only industry, in 1910, agriculture had been joined by manufacturing, mining, lumbering, and stone quarrying industries.³¹

AGRICULTURE 1920 TO THE PRESENT

Agriculture remained Fort Collins dominant industry into the 1960s. In more recent years, the industry has remained important to the city's economy, but it is by no means as dominant as it once was. In 1990, the number of people employed in agricultural-related occupations in Larimer County ranked far below many other industries. From a county-wide work force of 94,000, only 2200 people were engaged in agricultural-related work.³² By the end of the 1980s, Larimer County employment fields that outranked agriculture included: service industries (35,000 employees); manufacturing (18,000 employees); retail trade (16,500 employees); construction (5500 employees); transportation / communication / public utilities (5000 employees); finance / insurance / real estate (4500 employees); public

administration (3500 employees); and wholesale trade (2500 employees).³³ These trends had been established during the 1960s, '70s, and '80s, when Fort Collins' population boomed and its economy was impacted by several large manufacturing concerns. In the process, Fort Collins' landscape was changed from an agrarian setting, to that of a regional urban commercial center with extensive suburban development.

By the early 1990s, the city's twelve largest employers included six manufacturing firms that were established or moved here after 1962. These include Hewlett Packard, Kodak, Woodward Governor, Teledyne/Waterpik, NCR Corporation, and Anheuser Bush. With one exception - Poudre Valley Hospital - Fort Collins' other top employers are all public-sector entities: Colorado State University, Poudre R-1 School District, City of Fort Collins Government and Larimer County Government.³⁴

Agriculture, nonetheless, has continued to play an important role relative to Fort Collins' economy. The industry, in fact, has actually expanded over the years, in terms of gross revenues generated. This fact, though, has been completely overshadowed by Fort Collins' tremendous economic growth in other areas. Moreover, as the city's population has continued to increase, newcomers to the area are generally unaware of the city's agrarian past. Agriculture's importance to the local economy, therefore, often goes largely unnoticed.

Outside of Fort Collins, though, rural areas of Larimer County are still chiefly agrarian. In the late 1980s, Larimer County was still home to over 1200 farms located on nearly 575,000 acres of farmland. Of these lands, some 142,400 acres were under direct cultivation. Hundreds of thousand of additional acres, including Bureau of Land Management and National Forest Service lands are utilized to range cattle and sheep.

The types of agricultural crops grown in Larimer County have changed little over the years. In 1990, the county's chief crops included wheat, corn (grown for grain and silage), sugar beets, sorghum grain, barley, oats, dry beans, potatoes and alfalfa hay.³⁵ Nearly all of Larimer County's wheat crop is now exported to eastern and foreign markets, whereas in earlier years most of it was processed and consumed locally. Grain crops processed as silage, however, continue to be grown for sale to cattle feeding operations.

Statewide, the agricultural industry has gradually become more organized and business-oriented. In 1920 the Colorado Cattlemens' Association and the Colorado Cattle Feeders' Association began to meet jointly to address cooperative marketing efforts. In particular, the two groups began to work together to open the direct selling of feeder cattle to eastern markets.³⁶ More recently, in 1965, the Colorado Beef Council was formed to provide research and to further promote marketing. These efforts evidently paid dividends. In 1927 some 150,000 head of cattle were being fattened at Colorado feedlots, but by 1972, this number had increased to over one million head.³⁷ By 1992, Colorado was home to nearly three hundred feedlots and was the nation's fourth largest producer of feedlot cattle.

During the 1980s and early 1990s, Colorado's beef production increased significantly, primarily due to the liberalization of foreign export quotas. The export of Colorado beef, primarily to Japan, Canada, Mexico and Korea, has contributed greatly to the industry's continued growth.³⁸ Cattle raising is now Larimer County's and Colorado's single largest agricultural industry, and Colorado currently ranks fourth nationally in beef production.³⁹

PROPERTY TYPES

Many types of historic properties in the Fort Collins UGA are associated with farming and ranching. These include farmhouses, barns, silos, outbuildings, mills, corrals, loading chutes, barbed wire fences, wells, and remnants of windmills and stock watering tanks. Specific buildings associated with farming and ranching include the Empire Grange on West Mulberry, Harmony Mill on East Lincoln, and Ranch-Way Feeds at the site of the old Lindell Mill.

In addition to these buildings and structures, many kinds of farm implements still exist within the Fort Collins UGA. On some farms, the buildings and structures were torn down, but old machinery such as plows, wagons, tractors, and threshers were left behind. Many farm implements have been preserved and are available for interpretation at Lee Martinez Park and at the Fort Collins Museum. The most common elements of most farm complexes are discussed in greater detail below.

Farmhouses

Prior to circa 1910, farmhouses generally featured vernacular plans, with some Victorian-era influences. In later years (circa 1910 - 1940), many farmhouses were built in the bungalow and craftsman styles. Rural houses, thus, typically reflected building trends that were in vogue at the time of their construction. Early farmers and ranchers also built their homes similarly to those they had built or had been familiar with in the east. In this way, building forms (along with a variety of other customs, styles, social mores, and religious beliefs) migrated westward with pioneers.

Some 60 farmhouses were identified in the Fort Collins Urban Growth Area and surveyed at either the reconnaissance or intensive levels. Thirty-five of these houses were built in the vernacular style, twelve were identified as bungalows with craftsman detailing, seven are considered Victorian Eclectic, four are of the classic cottage style, and one is Dutch Colonial Revival.⁴⁰ Most of these farmhouses feature rectangular plans, wood frame construction, intersecting gable roofs, horizontal wood siding and concrete foundations.

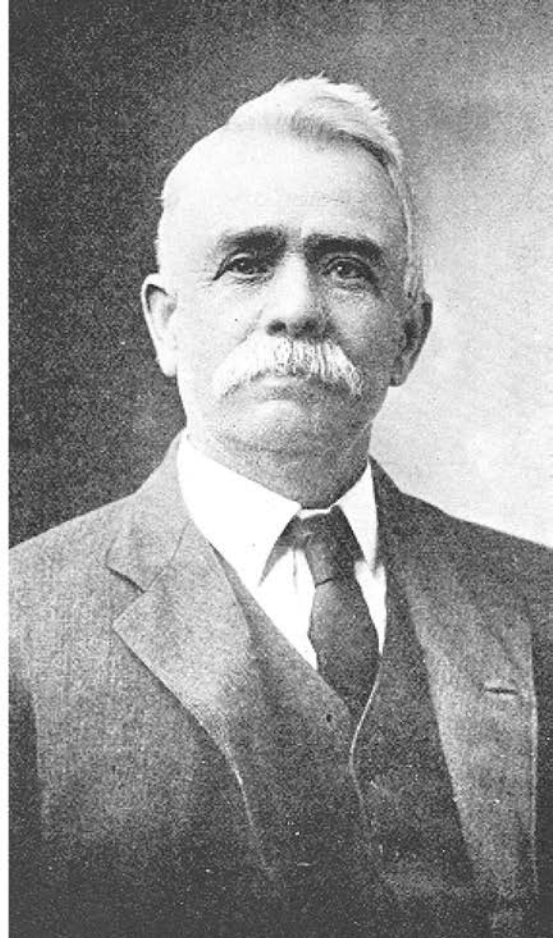
Located southwest of Harmony Road and County Road 9, the Benjamin Preston Farm is perhaps the Fort Collins UGA's best preserved historic farm complex. Born in England in 1848, Benjamin Preston immigrated to the United States in 1866. By 1870, he had arrived in Larimer County. After farming in the Big Thompson Valley for a time, in 1877 Preston and his wife HESSIE established their homestead in the Harmony agricultural district.⁴¹ While operating one of the region's most successful farms, Preston was also deeply involved in local politics and civic affairs. He served in the state senate, was a county commissioner, and was also president of both the Fort Collins Sheep Feeders' Association and the Fort Collins Beet Growers' Association. The Preston Farm was owned continuously by the Preston family for more than 100 years, until it was sold in the mid-1980s. Extant historic buildings on the property include a farmhouse (1903), chicken house, coal house, cistern and ice house (all circa 1900), blacksmith shop (circa 1920), smokehouse (1921), and granary (1923).⁴² Although cattle and sheep were the primary animals raised, many local farmers also kept

pigs, goats, chickens, rabbits and other animals. Large markets for these animals did not develop, however. Chickens were kept primarily for the eggs they produced, and pigs were most often raised for private consumption or sold on a limited basis.

Mrs. Benjamin Preston



Mr. Benjamin Preston



Among the area's most visually striking farmhouses is the Michaud Farmhouse at 3317 West County Road 50. Built in the early 1880s, this house is of the Victorian Eclectic style, with extensive Italianate detailing, and features an irregular plan. The Michaud Farmhouse accrues additional significance because it is part of a relatively intact farm complex. In addition to the house, other extant buildings on the property include a barn, stone milk house, and four wood frame outbuildings.

Among the oldest farmhouses in the area is the Taft House at 1120 North Taft Hill Road. Built in the vernacular style in 1876, this house features square-butt shingle siding, and is in remarkably good condition.



Michaud Farmhouse, 3317 West County Road 50

Other notable farmhouses include: the Watrous House at 1337 West Vine Drive and the Maxwell House at 1433 South Overland Trail, both important for their stone construction; the George Strauss Cabin at the end of East Horsetooth Road, important for its log and stone walls, and its very early, 1864, date of construction; the Jessup Farmhouse at 2600 South Timberline Road, which is among Fort Collins' best examples of the bungalow style; the house at 4824 South Lemay, which is the area's only rural example of Dutch Colonial Revival; and the Preston Farmhouse at 4605 South County Road 9. An excellent example of Victorian Eclectic Architecture, the Preston Farmhouse is similar to the Michaud Farmhouse in that it is exceptionally significant because it is part of an intact farm complex. The Preston Farmhouse is also notable for its unique roofline, which features intersecting hip and gable roofs, as well as a corner turret.

In addition to the Jessup House, the eleven other bungalow style farmhouses located within the Fort Collins Urban Growth Area are located at 4207 South County Road 7, 601 West Harmony Road, 1028 Northeast Frontage Road, 1217 North County Road 9E, 3824 East Vine Drive, 1409 North Lemay Street, 3226 South Shields Street, 2407 West Drake Road, 1007 North Overland Trail, 218 South Overland Trail, and 709 North Taft Hill Road. In addition to the superlative Michaud and Preston Houses, the area's other Victorian Eclectic



Jessup Farmhouse, 2600 Timberline Road

farmhouses are located at 3105 East Harmony Road, 3040 West Vine Drive, ~400 South Overland Trail, 2600 Cedarwood Drive (Nelson Farmhouse), and 3624 East Mulberry Street. The four farmhouses built in the Classic Cottage style are located at 420 East Trilby Road, 3733 East Harmony Road, 921 North Taft Hill Road, and 224 North Lemay Street.

The Michaud House, Preston House, Taft House, Strauss Cabin, Watrous House, and Jessup House all qualify for local landmark and National Register eligibility. Several other agricultural-related houses surveyed at the intensive level also appear to be eligible for local landmark designation or for inclusion in the National Register of Historic Places. These include: the house at the Fort Collins Waterworks on North Overland Trail; the Knight Farmhouse at 910 North Shields Street; the Cook/Tyler Farmhouse at 4104 South County Road 9; the Webster Farmhouse at 1110 Lincoln Street; the Johnson Farmhouse at 2608 East Drake Road; and the Johnson Farmhouse at 1908 Timberline Road. Other farmhouses on the following list may also be eligible for local landmark designation or for the National Register of Historic Places.

Farm/Ranch Houses in the Fort Collins Urban Growth Area - Architectural Characteristics

Address	Style	Plan	Roof	Exterior Walls
2600 Cedarwood Dr.	Victorian Eclectic	Ell	Intersecting Gables	Horiz. Wood Siding
3800 Chinook Lane	Vernacular	Rectangular	Front-Gable	Horiz. Wood Siding
4919 S. College	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
7029 S. College	Vernacular	Irregular	Side-Gable	Stucco / Square-Butt
2608 E. Drake Rd.	Vernacular	Rectangular	Hip	Horiz. Wood Siding
2407 W. Drake Rd.	Bungalow	Rectangular	Side-Gable	Horiz. Wood Siding
1028 NE Frontage Rd.	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
1312 NE Frontage Rd.	Vernacular	Rectangular	Hip	Stucco
2500 E. Harmony Rd.	Victorian Eclectic	Rectangular	Front-Gable	
3101 E. Harmony Rd.	Vernacular	Irregular	Hip	Horiz. Wood Siding
3105 E. Harmony Rd.	Victorian Eclectic	Irregular	Hip	Masonry
3733 E. Harmony Rd.	Classic Cottage	Rectangular	Flared Hip	Masonry
601 W. Harmony Rd.	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
224 N. Lemay	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
1409 N. Lemay	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
4824 S. Lemay	Dutch Colonial			
	Revival	Rectangular	Side-Gambrel	Horiz. Wood Siding
7100 S. Lemay	Vernacular	Rectangular	Side-Gable	Horiz. Weatherboard
7213 S. Lemay	Vernacular	Ell	Intersecting Gables	Aluminum Siding
1110 Lincoln	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
Martinez Park				
Farmhouse	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
3624 E. Mulberry	Victorian Eclectic	Irregular	Hip / Gable	Masonry
4424 E. Mulberry	Bungalow	Rectangular	Side-Gable	Masonry
1007 N. Overland	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
1433 S. Overland	Vernacular	Rectangular	Intersecting Gables	Stone
218 S. Overland	Bungalow	Rectangular	Front-Gable	Stucco
~400 S. Overland	Victorian Eclectic	Rectangular	Front-Gable	Masonry
1505 W. Prospect Rd.	Vernacular	Rectangular	Side-Gable	Masonry
910 N. Shields	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
927 N. Shields	Vernacular	Rectangular	Side-Gable	Composition Boards
3226 S. Shields	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
3901 S. Shields	Vernacular	Rectangular	Hip	Horiz. Wood Siding
600 N. Summit View	Vernacular	Rectangular	Hip	Composition Board
922 S. Summit View	Vernacular	Tee	Intersecting Gables	Masonry
940 S. Summit View	Vernacular	Ell	Intersecting Gables	Horiz. Wood Siding
Strauss Cabin	Vernacular	Ell	Intersecting Gables	Log / Stone
709 N. Taft Hill Rd.	Bungalow	Rectangular	Flared Side-Gable	Horiz. Wood Siding
921 N. Taft Hill Rd.	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
1041 N. Taft Hill Rd.	Vernacular	Rectangular	Front-Gable	Horiz. Wood Siding

Address	Style	Plan	Roof	Exterior Walls
1120 N. Taft Hill Rd.	Vernacular	Irregular	Intersecting Gables	Square-Butt Wood
2305-07 N. Taft Hill	Vernacular	Ell	Intersecting Gables	Composition Boards
2604 S. Taft Hill Rd.	Vernacular	Irregular	Side-Gable	Horiz. Wood Siding
2825-35 S. Taft Hill	Vernacular	Irregular	Hip	Horiz. Wood Siding
1908 S. Timberline	Vernacular	Ell	Intersecting Gables	Masonry
2600 S. Timberline	Bungalow	Rectangular	Side-Gable	Masonry
412 E. Trilby Rd.	Vernacular	Rectangular	side-gable	Horiz. Weatherboard
420 E. Trilby Rd.	Classic Cottage	Rectangular	Truncated Hip	Horiz. Wood Siding
232 E. Vine Dr.	Vernacular	Irregular	Intersecting Gables	Stucco
1808 E. Vine Dr.	Vernacular	Irregular	Intersecting Gables	Horiz. Wood Siding
2400 E. Vine Dr.	Vernacular	Rectangular	Intersecting Gables	Composition Board
3500 E. Vine Dr.	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
3824 E. Vine Dr.	Bungalow	Rectangular	Side-Gable	Masonry
1337 W. Vine Dr.	Vernacular	Ell	Intersecting Gables	Stone
3039 W. Vine Dr.	Vernacular	Ell	Hip / Gable	Masonry
3040 W. Vine Dr.	Victorian Eclectic	Irregular	Intersecting Gables	Stucco
Old Waterworks House	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
603 E. Willox Ln.	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
719 E. Willox Ln.	Victorian Eclectic	Rectangular	Front Gable	Horiz. Wood Siding
4207 S. Cty. Rd. 7	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
3809 S. County Rd. 9	Vernacular	Irregular	Intersecting Gables	Horiz. Wood Siding
4104 S. County Rd. 9	Vernacular	Irregular	Hip / Gable	Masonry
4605 S. County Rd. 9	Victorian Eclectic	Irregular	Hip/Gable/Turret	Horiz. Wood Siding
~5000 S. Cty. Rd. 9.	Vernacular	Ell	Intersecting Gables	Horiz. Weatherboard
1217 N. Cty. Rd. 9E	Bungalow	Rectangular	Side-Gable	Stucco
2008 N. Cty. Rd. 11	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
3317 W. Cty. Rd. 50	Victorian Eclectic	Irregular	Intersecting Gables	Horiz. Wood Siding

Barns

Barns were designed as utilitarian structures, but their sublime beauty and aesthetic qualities make them the most visually appealing agricultural structure. Those remaining in the Fort Collins UGA were usually built of wood frame construction with horizontal wood siding. A notable exception is the Warren Farm Stone Barn near Taft Hill Road and U.S. highway 287. Resting on stone or concrete foundations, many extant barns also feature gable end hay hoods, cupolas, and horizontal sliding doors in the upper gable ends. Steeply-pitched gable or gambrel roofs are common, providing for a large interior space to store hay in the loft. Barns were built in various sizes, and were used for several different purposes. From storing hay to providing shelter for animals, barns were also used as workshops, to store machinery, to milk cows, and on occasion as impromptu veterinary operating rooms. In later years, many barns were converted to garages. In addition to their various uses, barns were also important family and community focal points. Children often played in the loft, and old-fashioned barn raisings and square dances were important social occasions.⁴³

From the countless barns that once dotted the area landscape, there are now only about forty remaining within the Fort Collins Urban Growth Area. Surveyed at the reconnaissance level, most of these barns are built of wood frame construction with rectangular plans, horizontal exterior wood siding, and gable or gambrel roofs. There are exceptions, however. Nine barns feature board and batten exterior walls. These are located at 3101 East Harmony Road, 910 and 927 North Shields Street, 3317 West County Road 50, 1312 Northeast Frontage Road, 2400 East Vine Drive, 940 South Summit View, 2008 North County Road 11, and 325 North Taft Hill Road. Even less common, two barns feature vertical plank siding. These are the Coy Hoffman Barn on the Link-N-Greens Golf Course, west of Lemay between Mulberry and Lincoln, and the Deines Barn at 7309 South College Avenue. Only the upper portions of the walls on the Coy-Hoffman Barn are vertical plank, however; this barn's lower portions are built of stone. Only one barn, actually located outside the Urban Growth Area, features walls and foundation built entirely of stone. This is the Warren Stone Barn, located at the Stegner Dairy at the northwest corner of Taft Hill Road and U.S. Highway 287.

As mentioned earlier, nearly all of the barns feature rectangular plans. The exceptions include eight single-wing barns and two double-wing barns. The single wing barns are located at 910 and 927 North Shields, 921 and 2305-07 North Taft Hill Road, 2825-35 South Taft Hill Road, 1600 West Horsetooth Road, 2008 North County Road 11, and 1505 West Prospect Road. The area's two double-wing barns are located at 3624 East Mulberry Street and 218 S. Overland Trail. However, both wings of the barn on Mulberry Street are not part of its original construction.



Harvey Johnson Barn, 2608 East Drake Road

Most of the Urban Growth Area's remaining barns rest on concrete foundations, although some foundations are stone, and one is built of cinder blocks. Typically among the area's oldest remaining structures, barns with stone foundations include the Coy-Hoffman Barn, the Martinez Park Farm (600 North Sherwood Street), the Warren Stone Barn at Taft Hill Road and U.S. Highway 287, and the barn at the Old Waterworks facility on North Overland Trail. Other barns with stone foundations are located at 927 North Shields Street, 3317 West County Road 50, 2008 North County Road 11, and 921 North Taft Hill Road. Many area barns, although not most, also feature cupolas and gable end hay hoods. Those with both gable end hay hoods and cupolas are located at 5308 South County Road 9, 2608 East Drake Road, 2600 South Timberline Road, 910 North Shields Street, 601 West Harmony Road, 2008 North County Road 11, 4424 East Mulberry, and 2912 West Vine Drive. Those with only gable end hay hoods are located at 2515 West Mulberry Street and 940 South Summit View, as well as the Coy-Hoffman Barn. Barns with cupolas but no gable end hay hoods are located at 3733 East Harmony Road, 4104 South County Road 9, 927 North Shields Street, 1900 North Taft Hill Road, 1312 Northeast Frontage Road, 3226 South Shields Street and 3039 West Vine Drive, as well as the Martinez Park Farm Barn and the Warren Farm Barn.

All of these remaining barns are historically significant, at least to some degree, because they represent the hundreds of barns that have been razed over the years for development. In terms of superlatives, the Coy-Hoffman Barn is evidently the oldest, the barns at 940 South Summit View Drive and 7309 South College appear to be the largest, and the Coy-Hoffman Barn and Warren Farm Stone Barn are important because they are the only two that feature the extensive use of stone. Finally, the Johnson Barn at 2608 East Drake Road, and the barn at 4424 East Mulberry, are Fort Collins only known remaining examples of "bank barns." This type of barn is built into a hillslope allowing ground-level entry to the barn's upper floor on the uphill side, and into the barn's lower floor on the downhill side.

These superlative barns, however, should not diminish the potential significance of the area's other remaining barns. Those barns that appear more typical - featuring rectangular plans, horizontal wood siding, gable or gambrel roofs and concrete foundations - are also significant because they are more truly representative of the majority of barns that have been lost. Moreover, as a whole, these barns have retained a remarkably strong share of their historic integrity. A number of barns are suffering from neglect, however, virtually none have been substantially altered from their original construction.

Barns in the Fort Collins Urban Growth Area - Architectural Characteristics

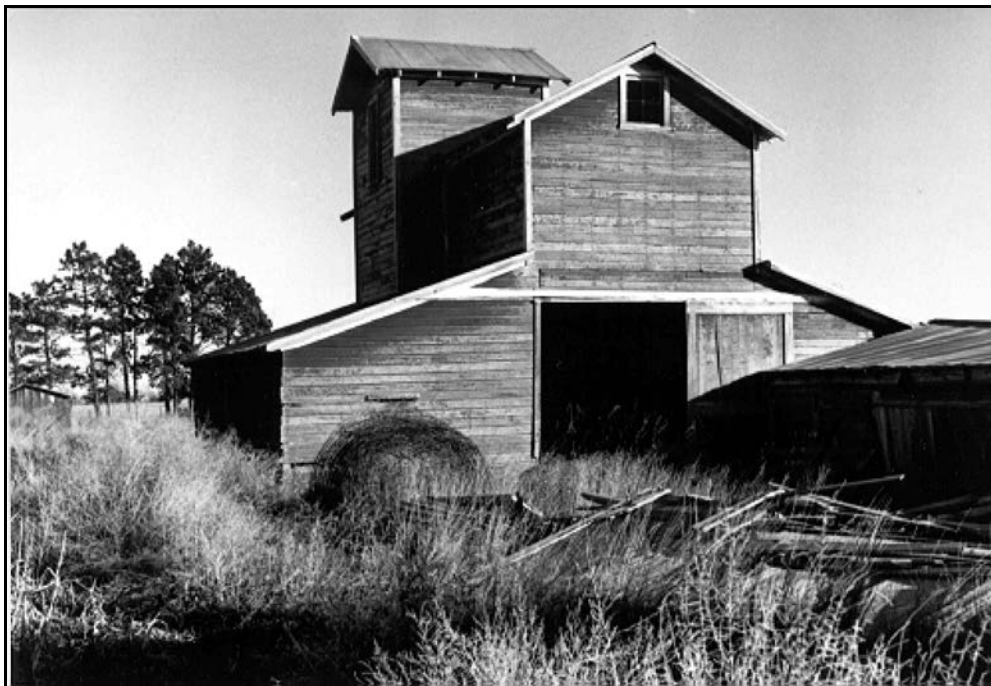
Address	Plan	Foundation	Roof	Exterior Walls
7029 S. College Coy-Hoffman Barn	Rectangular	Concrete	Gambrel	Vertical Wood Siding
2608 E. Drake Rd.	Rectangular	Stone	Gable ¹	Stone / Vertical Plank Siding
2407 W. Drake Rd.	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
933 SW Frontage Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
1312 NE Frontage Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
~3000 E. Harmony Rd.	Rectangular	Concrete	Gambrel ²	Board and Batten
3101 E. Harmony	Rectangular	Concrete	Gable	Horizontal Wood Siding
3733 E. Harmony	Rectangular	Concrete	Gable	Board and Batten
601 W. Harmony Rd.	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
1600 W. Horsetooth	Rectangular	Cinder Blocks	Gable ^{1,2}	Horizontal Wood Siding
4824 S. Lemay	Single-Wing	Concrete	Gable	Horizontal Wood Siding
Martinez Park Barn	Rectangular	Concrete	Gambrel	Horizontal Wood Siding
3624 E. Mulberry	Rectangular	Stone	Gable ²	Horiz. Wood Siding / Stone
4424 E. Mulberry	Double-Wing ³	Concrete	Gable	Horizontal Wood Siding
2515 W. Mulberry	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
2631 W. Mulberry	Rectangular	Concrete	Gambrel ¹	Horizontal Wood Siding
218 S. Overland Tr.	Rectangular	Concrete	Gable ¹	Horizontal Wood Siding
1505 W. Prospect Rd.	Double-Wing	Concrete	Gable	Horizontal Wood Siding
910 N. Shields	Single-Wing	Concrete	Gable	Horizontal Wood Siding
927 N. Shields	Single-Wing	Concrete	Gable ^{1,2}	Board and Batten
3226 S. Shields	Single-Wing	Stone	Irregular ²	Board and Batten
3901 S. Shields	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
940 S. Summit View	Rectangular	Concrete	Gable	Horizontal Wood Siding
325 N. Taft Hill Rd.	Rectangular	Concrete	Gable ¹	Board and Batten
921 N. Taft Hill Rd.	Rectangular	Concrete	Gable	Board and Batten
~1900 N. Taft Hill Rd.	Single-Wing	Stone	Gable	Horizontal Wood Siding
2305-07 N. Taft Hill Rd.	Rectangular	Concrete	Gambrel ²	Horizontal Wood Siding
2604 S. Taft Hill Rd.	Single-Wing	Concrete	Gable	Horizontal Wood Siding
2825-35 S. Taft Hill Rd.	Rectangular	Concrete	Gable	Metal Sheathing
1908 S. Timberline	Rectangular	Concrete	Gable	Horizontal Wood Siding
2600 S. Timberline	Rectangular	Concrete	Gable	Horizontal Wood Siding
2400 E. Vine Dr.	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
2912 W. Vine Dr.	Rectangular	Concrete	Gable	Board and Batten
3039 W. Vine Dr.	Rectangular	Concrete	Gable ^{1,2}	Horizontal Wood Siding
Warren Farm Barn	Rectangular	Concrete	Gambrel ²	Horizontal Wood Siding
Old Waterworks Barn	Rectangular	Stone	Gable ²	Stone
S. County Rd. 9	Rectangular	Stone	Gable	Horizontal Wood Siding 3901
4104 S. Cty. Rd. 9	Rectangular	Concrete	Gable	Horizontal Wood Siding
5308 S. Cty. Rd. 9	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
2008 N. Cty. Rd. 11	Rectangular	Concrete	Gable ^{1,2}	Horizontal Wood Siding
3317 W. Cty. Rd. 50	Single-Wing	Stone	Gable ^{1,2}	Board and Batten
	Rectangular	Stone/Concrete	Gable	Board and Batten

¹With a gable end hay hood; ²With a cupola; ³Both wings are non-original

Granaries

Built to store grain, granaries were simply built wood frame structures, often with the identifying features that they were tightly built with "studs out." The smooth interior walls that resulted meant less grain was wasted, and fewer rodents could find their way to the grain. The reconnaissance-level survey identified granaries at only five locations, the Preston Farm at 4605 South County Road 9, Landmark Stables at 1600 West Horsetooth, the Johnson Farm at 2608 East Drake Road, the southeast corner of Lemay and Harmony Road, and at 6601 Timberline Road. In addition, a metal granary is located at the Worthington property at 3226 South Shields.

Exceptionally significant are the Preston Farm granary, the Ross Farm (Landmark Stables) granary at 1600 West Horsetooth, and the Ranch-Way Feed Mills crib house at 546 Willow Street. These structures are among Fort Collins' most significant agricultural-related resources and they should be considered among the city's highest priorities for preservation. The Ross Farm granary and the Ranch-Way Feed Mills crib house are particularly significant for their stacked plank, or plank-on-plank, method of construction. Rarely built in Colorado and throughout the United States, plank-on-plank structures were constructed of milled planks stacked and nailed one on top of the other. Similar to log construction, the stacked plank method resulted in a building with dense solid walls. One advantage to the stacked plank method was that it did not require a great deal of expertise, making it an excellent choice for people who were not skilled craftsmen. There were also disadvantages, however. Stacked plank walls took a long time to build, required a large quantity of lumber and nails, and were prone to warping.



Preston Farm Granary, 4605 South County Road 9

Silos

Often the tallest structure on farms, silos were used primarily to store silage for winter feed. Corn was the most common type of silage, but alfalfa and other crops like clover, oats, peas, rye, sorghum, millet and milo maize were also stored and used as winter feed.⁴⁴

Silos were usually constructed of cheap, or easily accessible materials. Most of the ones in Larimer County were made of concrete or brick. The bricks were 12 inches square by three inches thick, and ever so slightly concave. The silos were usually about 20 feet in diameter and between 40 and 60-feet high.⁴⁵

Today, single or paired silos remain at approximately fourteen locations within the Fort Collins UGA. Most of these silos are no longer in use and have suffered to varying degrees from neglect. They are little changed from their original construction, however, and have retained the essential elements of their historical integrity. For these reasons, and because so few do remain, each of these silos should be considered potentially as local landmarks. In some cases, silos may also be eligible for inclusion in the National Register of Historic Places.



-
- 7309 S. College Avenue
 - 1028 NE Frontage Road
 - 1600 West Horsetooth
 - 224 North Lemay Street
 - 7213 South Lemay Street
 - Link-N-Greens Golf Course
 - Martinez Park Farm
 - 2825-35 South Taft Hill Road
 - 6601 Timberline Road
 - 1808 East Vine Drive
 - 2912 West Vine Drive
 - 3040 West Vine Drive
 - 3800 South County Road 9
 - 3901 South County Road 9
-

Silo Locations - Fort Collins UGA

Concrete Silo with “Studs Out” Granary



Garage, 1312 Northeast Frontage Road

Garages

As presented in the following list, the reconnaissance-level survey identified garages at twenty farm complexes within the Fort Collins UGA. The garages primary function is to house vehicles, primarily cars and pick-up trucks, however, they are often also used as workshops and for storage. Garages are typically wood frame buildings with horizontal exterior wood siding and gable roofs, resting on concrete foundations. Other characteristic features include roll-away garage doors in the gable ends, single wood-paneled entry doors on a side elevation, exposed rafter ends, and 1" by 4" corner posts. Eleven garages were large enough to house two or more vehicles, while the remainder were single-stall garages.

Considered as isolated buildings, it is unlikely that any of these garages would be considered individually eligible for local landmark designation or for inclusion in the National Register. Some garages, though, may be historically significant as contributing buildings within relatively intact farm complexes. Potentially eligible garages, thus, are located at: the Jessup Farm, 2600 South Timberline Road; the Johnson Farm, 1908 South Timberline Road; Landmark Stables, 1600 West Horsetooth Road; Town and Country Stables, 2407 West Drake Road.

Garages in the Fort Collins Urban Growth Area

Address

7100 South Lemay Street
600 North Sherwood (Martinez Park Farm)
1908 South Timberline Road (three garages)
1600 West Horsetooth Road
Southwest Frontage Road (Fort Collins Archery Range)
1312 Northeast Frontage Road
2008 North County Road 11
3039 West Vine Drive
3809 South County Road 9

Address

4207 County Road 7
2600 South Timberline Road
2305-07 North Taft Hill
601 West Harmony Road
1028 Northeast Frontage Road
1217 North County Road 9E
2407 West Drake Road
921 North Taft Hill Road
~3000 E. Harmony Road



Nelson Milk House, southwest corner of Lemay and Swallow

Milk Houses

During the reconnaissance survey, milk houses were noted at three locations: the Michaud Farm at 3317 West County Road 50; near the Coy-Hoffman Barn on the Link-N-Green golf course; and at the southwest corner of Lemay and Swallow Streets (Nelson Milk House). Each of these structures features a simple rectangular plan and gable roof with boxed eaves. The Michaud and Nelson Milk Houses both have thick stone walls, while the Coy-Hoffman Milk House's walls are built of red brick. All three of these milk houses have retained the essential elements of their historical integrity and are representative of the many milk houses that no longer exist. For these reasons, they should be considered eligible for local landmark designation and for inclusion in the National Register of Historic Places. The Michaud Milk House is particularly significant because it is part of a relatively intact farm complex.

Chicken Coops

Chicken Coops were identified at eleven agricultural-related sites within the Fort Collins UGA. Many other, isolated, chicken coops are scattered throughout the city's older neighborhoods. Most of these have been converted to storage buildings. Typically used to raise poultry, these are simple wood frame buildings with shed roofs and exposed rafter ends. Chicken coop exterior walls are either horizontal weatherboard or lapped wood siding, with 1" by 4" corner posts. Vertical wood plank doors typically appear in one or both end

elevations, although, some chicken coops have a single door in the middle of a side elevation. A series of square or rectangular window openings, often covered with chicken wire, also exist on one side elevation. One chicken coop, at 4104 South County Road 9 features a gable, rather than a shed, roof, and another chicken coop, at 910 North Shields Street, has vertical wood plank walls. In town there is a unique stone chicken coop at 325 East Parker Street.

Considered as isolated buildings, it is unlikely that these chicken coops would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing buildings within relatively intact farm complexes.

Chicken Coops in the Fort Collins Urban Growth Area

Address

- 4824 South Lemay Street
- 600 North Sherwood (Martinez Park Farm)
- 2600 South Timberline Road
- 910 North Shields Street
- 3901 South Shields Street
- 708 West Mountain Avenue

Address

- 4104 South County Road 9
- Old Water Works on North Overland Trail
- 1908 South Timberline Road
- 1312 Northeast Frontage Road
- 3226 South Shields Street
- 325 East Parker Street

Chicken Coop at Old Fort Collins Waterworks on North Overland Trail



Fruit / Root Cellars

Fruit or root cellars were noted at only three agricultural-related sites within the Fort Collins UGA: 927 North Shields Street, 3901 South Shields Street, and 921 Taft Hill Road. Used primarily to store canned fruits, vegetables and preserves, these cellars are built into the ground and accessed by a sloping vertical wood plank door. Each cellar is comprised of one small rectangular room. Their floors and walls are concrete, and concrete steps descend from ground level to the floor of the cellar. These three cellars have retained the essential elements of their historical integrity and are representative of the many cellars that no longer exist. For these reasons, they should be considered potentially eligible for local landmark designation and for inclusion in the National Register of Historic Places.

Loafing Sheds

Often located adjacent to barns and in corrals or fields, loafing sheds are three-sided wood structures built to offer livestock some protection from the elements. Typically built of vertical planks with log post supports and shed roofs, these simple structures appear on many farms in northeastern Colorado. Within the Fort Collins UGA, loafing sheds were noted at four locations, 6601 Timberline Road, 2608 East Drake Road, 940 South Summitview, and 3226 South Shields Street.

Considered as isolated structures, it is unlikely that these loafing sheds would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing structures within relatively intact farm complexes.



Loafing Shed, 2608 East Drake Road

Other Outbuildings

Most farm complexes in the Fort Collins area have a number of other small to mid-sized wood frame buildings that were used for a variety of purposes. On some farm complexes each outbuilding had a specific purpose. As discussed previously, for example, the Preston Farm featured a smoke-house, ice house, chicken house, and coal house. On many farms, though, most outbuildings likely served several functions. Such buildings were perhaps used to store a variety of farm equipment and vehicles, as work shops, and to shelter animals. These modest buildings are nearly all built of wood frame construction with gable or shed roofs. Floors are either concrete or earth and there are few window openings. Overall, there is a minimum of architectural detail.

Considered as isolated structures, it is unlikely that any of these buildings would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing structures within relatively intact farm complexes.

Outbuildings in the Fort Collins Urban Growth Area

Address

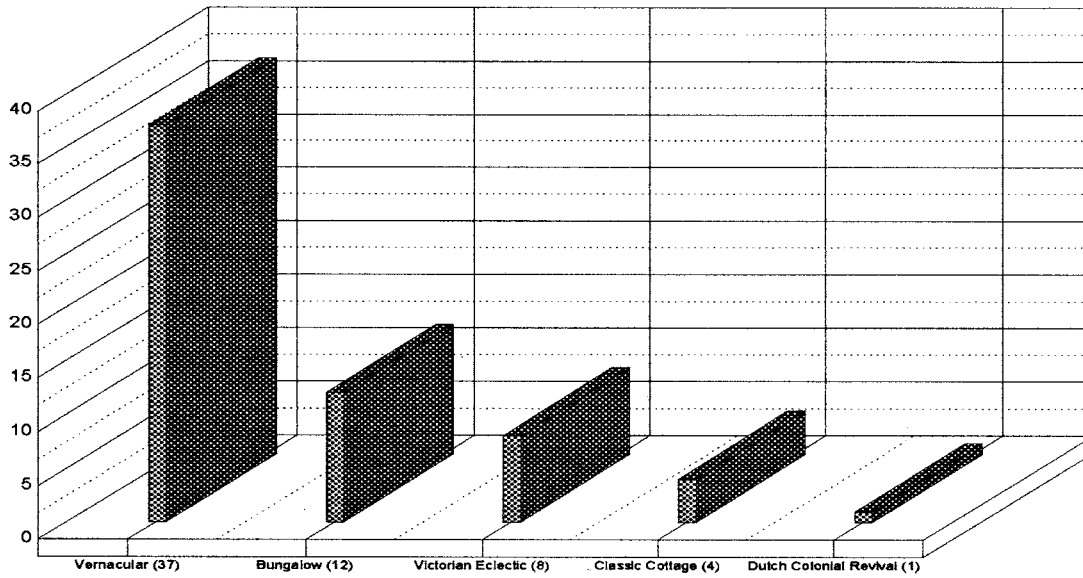
- 4824 South Lemay Street
- 4308 East County Road 36
- 4104 South County Road 9
- 2608 East Drake Road
- 1908 South Timberline Road
- 1312 Northeast Frontage Road
- 1120 North Taft Hill Road
- 2604 South Taft Hill Road
- 910 North Shields Street

Address

- 3101 East Harmony Road
- 4207 County Road 7
- 600 North Sherwood Street (Martinez Park Farm)
- 2600 South Timberline Road
- 3500 East Vine Drive
- 1028 Northeast Frontage Road
- 3317 West County Road 50
- 1600 West Horsetooth Road
- ~3000 East Harmony Road

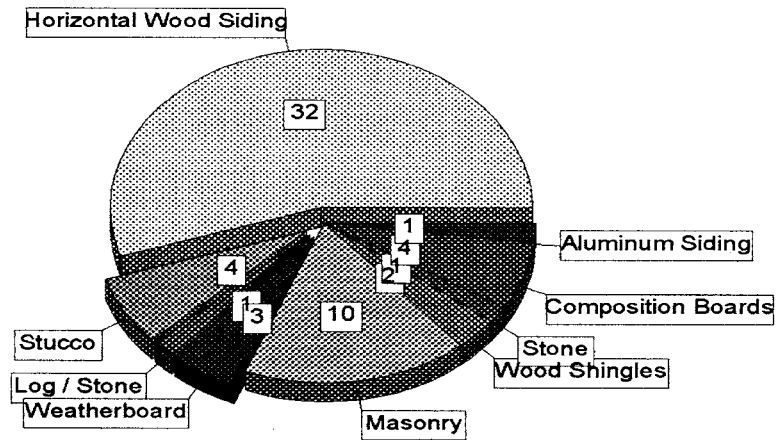
Farm / Ranch House Styles

(Fort Collins Urban Growth Area)



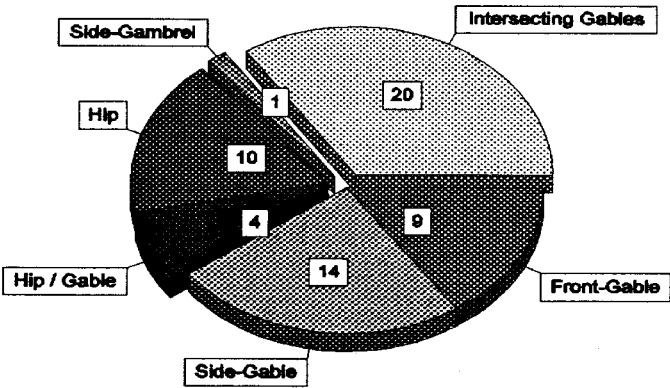
Farm / Ranch House Exterior Walls

Fort Collins Urban Growth Area



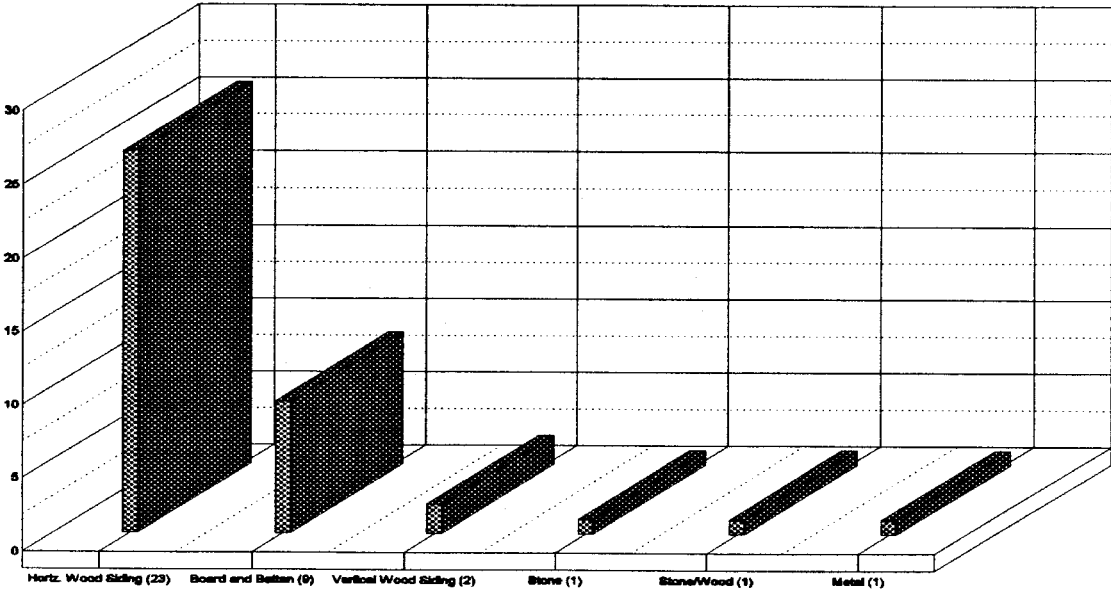
Farm / Ranch House Roof Types

Fort Collins Urban Growth Area



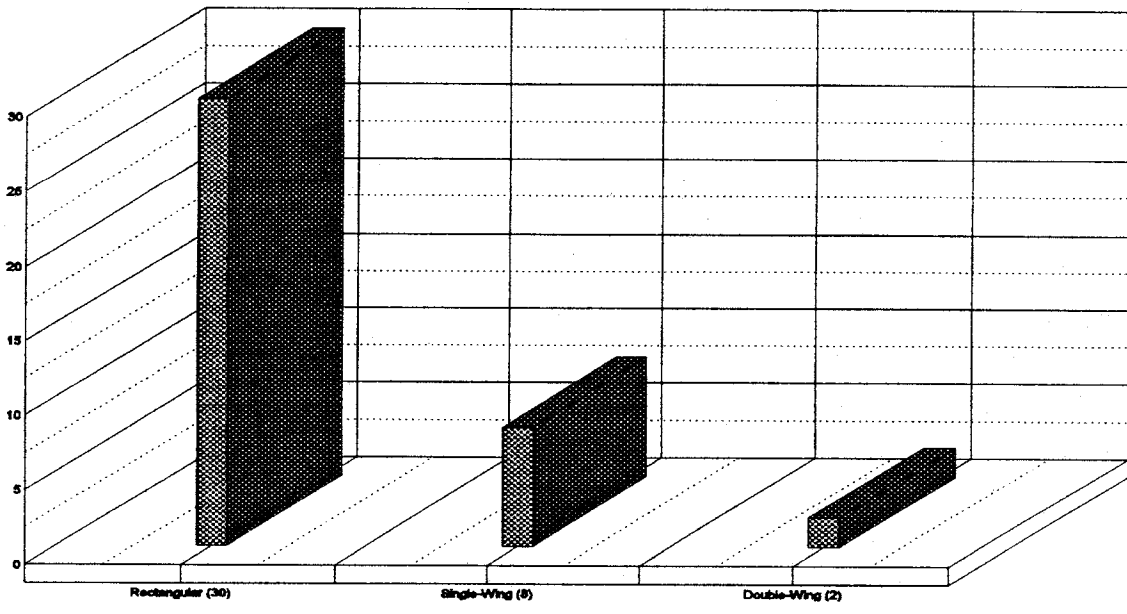
Barn Exterior Walls Materials

Fort Collins Urban Growth Area



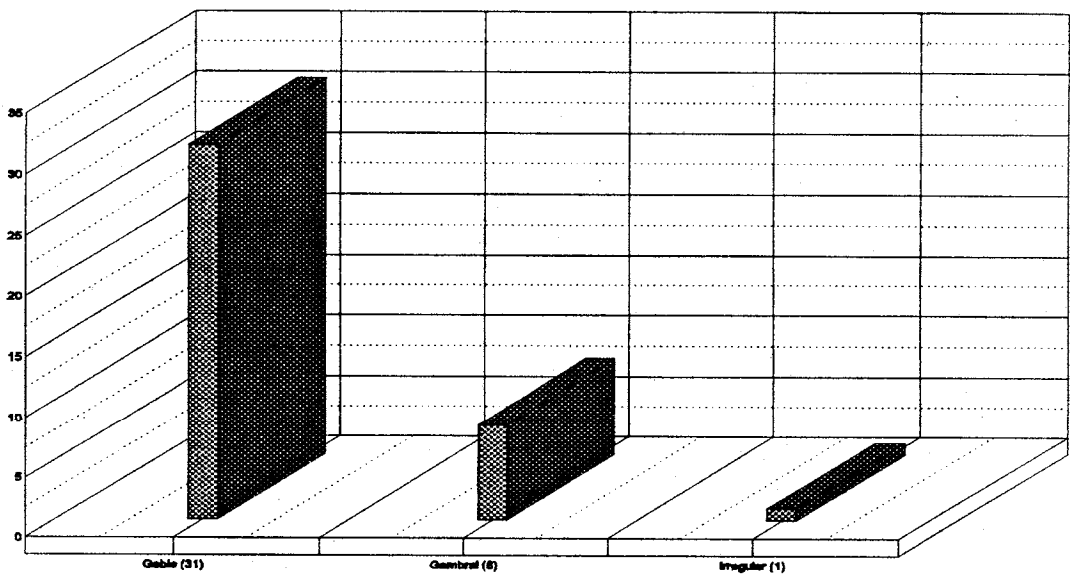
Barn Plans

Fort Collins Urban Growth Area



Barn Roof Types

Fort Collins Urban Growth Area



Endnotes - Farming and Ranching

¹Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 395.

²Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911) p. 228.

³*Ibid.*, p. 367.

⁴*Ibid.*, p. 483.

⁵Livermore Woman's Club, "Ranch Histories of Livermore and Vicinity 1884-1956: A Reprinting of the Larimer County Stockgrowers Association," pp. 9-11.

⁶Steinel, p. 366.

⁷*Colorado State Grange History 1874 - 1975*. (Denver: The Colorado State Grange, 1975), p. 20.

⁸*Ibid.*, p. 129.

⁹Erma L. Deever, "Empire Grange #148," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 550.

¹⁰Barbara Allbrandt Fleming. (*Fort Collins: A Pictorial History*. Norfolk, VA: The Donning Company Publishers, 1985), p. 126.

¹¹Watrous, p. 238.

¹²Telephone interview with Art Nolin, Poudre Valley Cooperative General Manager.

¹³*Colorado State Grange History 1874 - 1975*, pp. 104-114.

¹⁴Fleming, p. 74; Watrous, p. 146.

¹⁵Evadene B. Swanson. (*Fort Collins Yesterdays*. By the Author, 1975), p. 106; see also, Watrous, pp. 226-227, and Fleming, p. 47.

¹⁶Watrous, p. 227.

¹⁷*Ibid.* Based on the information in Watrous, the Farmers' Mill was evidently the same as the Harmony Mill located on East Lincoln Avenue.

¹⁸Watrous.; see also, Swanson, p. 110; Located near the southeast corner of Riverside and Mulberry, Hoffman's Mill was razed sometime after 1928.

¹⁹See James E. Hansen, II. *Democracy's College in the Centennial State: A History of Colorado State University*, (Fort Collins: Colorado State University, 1977), pp. 6-7. Introduced by Vermont Congressman Justin Morrill, the Morrill Act provided for a land grant college in each state. The law went into effect on July 2, 1862, after it was signed by President Lincoln. In addition to Morrill's efforts, the law's passage resulted largely from lobbying efforts of the United States Agricultural Society, established in 1852.

²⁰*Ibid.*, p. 39.

²¹*Ibid.*, p. 44.

²²Rose (Clerkin) Reales, "The College Farm," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 379.

²³*Ibid.*, p. 105.

²⁴*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association*. (Boulder: Johnson Publishing Company, 1967, p. 272.

²⁵*Ibid.*, p. 273.

²⁶Watrous, p. 369.

²⁷*Ibid.*

²⁸Fleming, p. 85.

²⁹*Ibid.*, p. 84.

³⁰*Ibid.*, p. 88.

³¹Watrous, p. 50.

³²Colorado State University Cooperative Extension Service "Larimer County Information Service, n.p." This source, which is updated periodically by the Cooperative Extension Service, contains a wide range of demographic information.

³³*Ibid.*

³⁴Fort Collins Chamber of Commerce brochure "Fort Collins, Colorado 1994 Relocation Guide", p. 28.

³⁵*Ibid.*

³⁶"Ranch Histories of Livermore and Vicinity 1884-1956...", p. 4.

³⁷"County Information Service Larimer County," n.p.

³⁸*Ibid.*

³⁹Ibid.

⁴⁰These architectural styles are based primarily on Sarah J. Pearce's *A Guide to Colorado Architecture*. Denver: The State Historical Society of Colorado, June 1983.

⁴¹Watrous, p. 280.

⁴²Interview with Benjamin Preston, conducted by Karen McWilliams, 25 March 1994; tour of Preston Farm conducted by Benjamin Preston, 25 March 1994.

⁴³Arlene Ahlbrandt and Kathryn Stieben, "Barns: Storehouses of History," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 382.

⁴⁴Roxxee Wootton, "Silos," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 149.

⁴⁵Ibid.

Irrigation and the Cache la Poudre River

"The first permanent settlers in this state were persuaded to come to Colorado by the lure of gold: but of the many natural resources of this state, its water is far more valuable than all the gold locked in its majestic mountain ranges."

Harvey Johnson, President, Water Supply and Storage Company [1968]

Ranging from the early 1860s to the present, Irrigation and the Cache la Poudre River overlaps six of the previously identified historic contexts: Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864, Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

CACHE LA POUFRE IRRIGATION CANALS

The headwaters of the Cache la Poudre River form at Poudre Lake, near Milner Pass in Rocky Mountain National Park. Beginning at an elevation of approximately 10,800 feet, the river initially flows northward for several miles, before gradually turning eastward and tumbling through the long Poudre River Canyon. Turning southeast, the Poudre flows between the towns of Bellvue and Laporte, before passing through Fort Collins. From the Choice City, the river meanders southeastwardly onto the plains, eventually joining the South Platte some five miles east of Greeley.

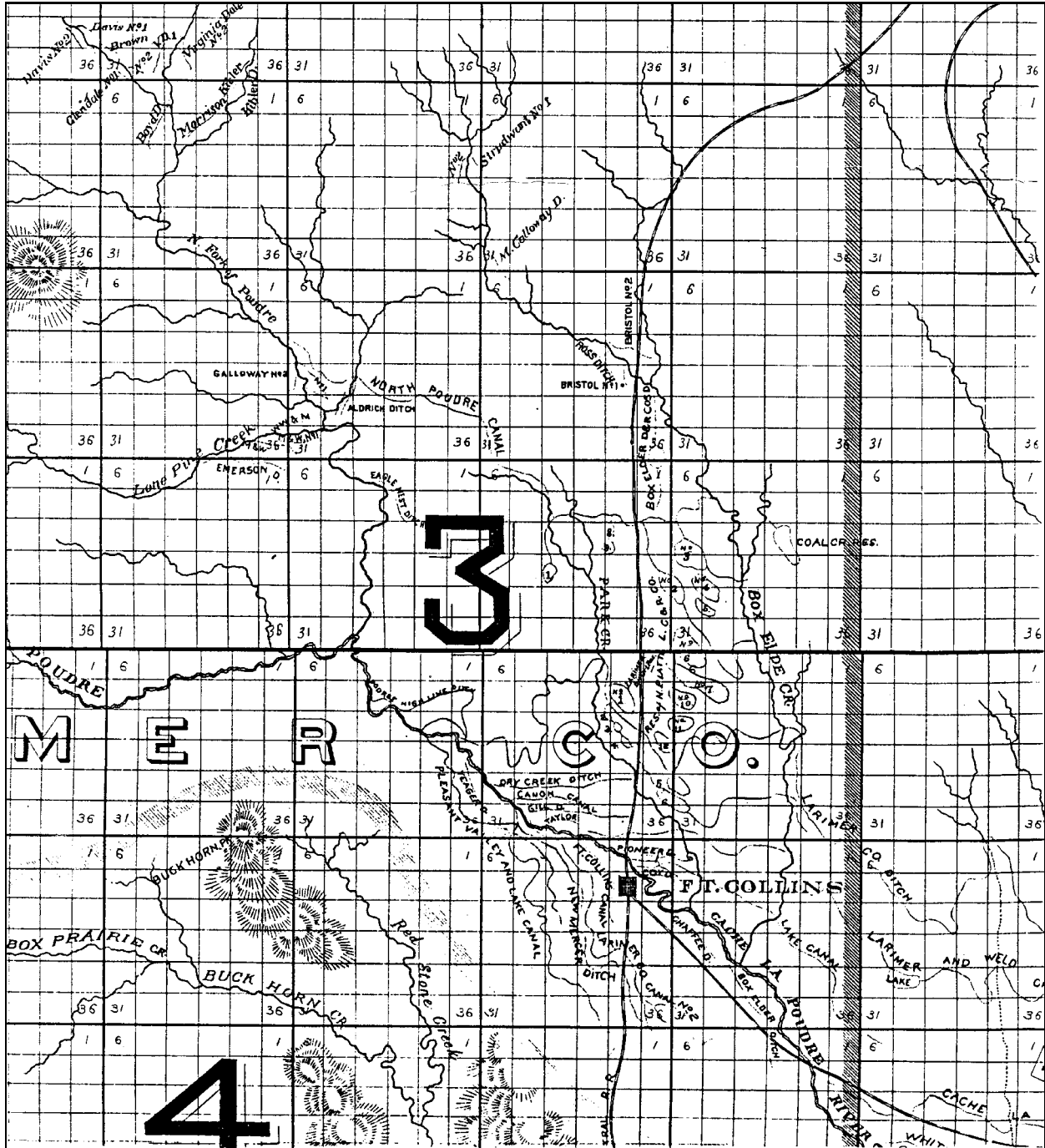
With an overall length of well over 100 miles, the Poudre's principal tributaries include the South Fork, North Fork, Box Elder Creek, Lone Pine Creek, Owl Creek, Coalbank Creek, Pine Creek and Dry Creek. The Poudre, in turn, is the South Platte's largest tributary, furnishing over 29% of its total flow.¹

Pioneers of the Cache la Poudre Valley quickly discovered that the region's natural rainfall was not sufficient to support crop production. As a result, to grow crops successfully, it was essential to obtain water from the Poudre. Early irrigation works, and concomitantly the farmlands they watered, were concentrated along the river. Longer irrigation canals were soon built, however, opening up thousands of additional acres, up out of the bottomlands, to cultivation.

The first ditches were built by individual farmers, and were used to irrigate small plots of fruits, vegetables, hay and grains. As settlement progressed, irrigation works became more sophisticated. Agricultural colonists were responsible for many of the first larger canals. Less formally, in the 1870s, neighboring farmers also began to pool their resources to build

Item 18.

larger canals.²



Cache la Poudre Valley Irrigation Canals, From the Office of the State Engineer, November 1888.



Fort Collins Area Irrigation Canals and Reservoirs, circa 1915.

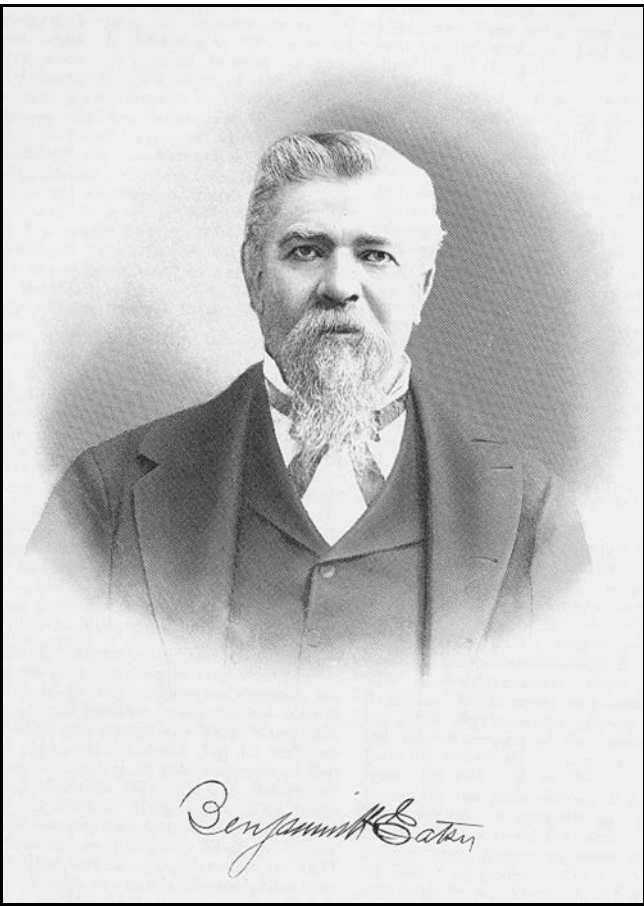
The Cache la Poudre's first irrigation ditch was built in 1860 by G.R. Sanderson, near Pleasant Valley (Bellvue). Known as the Yeager Ditch, it was used to irrigate a farm owned by Mrs. Joshua H. Yeager. It also had the advantage of being first in order of priority.³

Water priority in Colorado was determined in accordance with the Doctrine of Prior Appropriation. This system was better suited to the West's semi-arid climate than the eastern Riparian Rights Doctrine, which held that those who owned land adjacent to streams were entitled to the use of the stream's water as it passed by. In contrast, the Doctrine of Prior Appropriation allowed farmers to divert water from streams without regard to who owned land adjacent to the stream. In a first come, first served system, farmers with the earliest established priorities received their water first.⁴

The Harris Stratton farm, southwest of Fort Collins, was among the region's first farms located on higher ground to receive irrigated water. Stratton arrived in the area in the late 1860s, and in 1874 he began to obtain water from the newly completed Larimer County Canal No. 2. Following Stratton's example, other farmers also began to locate on lands farther from the river. Cultivation of the bottom lands, close to the river, continued as well, yielding abundant crops of hay, grain and vegetables.⁵

Built at a cost of \$15,000.00, Canal No. 2's construction was spearheaded by future governor Benjamin H. Eaton, and was owned by the Fort Collins Agricultural Colony. By the early 1880s, it was eleven miles in length, and had the capacity to irrigate 10,000 acres.⁶ Eaton was also involved in the construction of the Larimer and Weld Canal in the late 1870s. Often referred to as the Eaton Ditch, the Larimer and Weld Canal included some seventy miles of ditches.⁷

In the 1880s, it was owned by the Colorado Mortgage and Investment Company Ltd., of London, England, and was reported to be the second largest canal in Colorado. In 1881, the Eaton Ditch was irrigating 60,000 acres between Fort Collins and Greeley, including 20,000 acres owned by Colorado Mortgage and Investment.⁸



Benjamin Eaton

The Eaton Ditch and Larimer County Canal No. 2 were among several irrigation ditches constructed during the 1870s and '80s. Among the others were the Lake Canal (1872), the Chaffee Ditch (1872), the Fort Collins Irrigation Canal (Arthur Ditch) (1873), the Pleasant Valley Canal (circa 1879), and the Cache la Poudre Canal (1886).⁹ Also during this time, many of the earlier, smaller ditches were enlarged to irrigate more ground. Included among these were the thirteen mile long Mercer Ditch, and the seven plus mile long Box Elder Canal.

By the early 1880s, close to fifty canals had been built in the Cache la Poudre Valley. New canals were under construction, and many existing ones were being enlarged. In all, the Poudre Valley canals had the capacity to irrigate 150,000 acres of land, although in 1881 only 30,000 acres were actually being cultivated.¹⁰

Also by the early 1880s, ditch building companies were being formed. Organized in 1881, the Larimer County Ditch Company was among the largest. Soon after incorporating, the company's officers decided to undertake one of the region's most ambitious canal building enterprises - constructing the long Larimer County Canal which stretched eastward into Weld County. Ten years later, the Larimer County Ditch Company was obtained by the newly formed Water Supply and Storage Company. Also organized in 1881, the North Fork Ditch Company initially attempted to build a canal system in the Box Elder Valley. This effort failed, however, and the company was eventually purchased by the North Poudre Irrigation Company just after the turn-of-the-century.¹¹ Such buy-outs were common in the 1890s and early 1900s, as larger, better financed irrigation companies obtained the rights of earlier, less solvent companies.¹²

RESERVOIRS

Prior to the 1890s, there were no dams along the Poudre's tributaries, and the river ran high during the spring runoff. Irrigation ditches often overflowed, flooding low lying meadows, and causing occasional damage. Major floods along the Poudre River were recorded in 1864, 1874, 1888, 1891 (Chambers Lake Dam breach), and 1904. In addition to the damage they caused, floodwaters also represented a lost natural resource. Impounding water in reservoirs thus became a means to better control the river's flow, and to store water for later use that otherwise might have been lost. Typically, water was drawn into reservoirs in the winter when it was not needed for irrigation, and also during the high water runoff period in late spring and early summer. The water was then stored until it was needed to fill irrigation ditches downstream.¹³

On at least one occasion, though, the strategy backfired. In 1891 an earthen dam built to enlarge Chambers Lake burst, causing considerable damage downstream. A new dam was soon built, but it gave way in the large flood of 1904. A more substantial, concrete dam was subsequently built.

Terry Lake was the first large reservoir to impound Poudre River waters on the plains. Built in 1890 by the owners of the Larimer and Weld Canal, it was soon followed by many other small to mid-sized reservoirs.¹⁴ In the 1890s, several storage reservoirs were built in association with Laramie Feeder Canal's construction. By 1911 there were 15 reservoirs storing Cache la Poudre River water, with a total capacity of nearly 70,000 acre-feet.¹⁵ A decade later, the total capacity of the Poudre Valley reservoirs had more than doubled, to 150,000 acre-feet.¹⁶

Built as part of the Colorado-Big Thompson project in the 1950s, Horsetooth Reservoir west of Fort Collins is Larimer County's largest body of water. Water is brought into the reservoir by the Charles Hansen Feeder Canal, and is impounded behind four dams and a dike. Because it is less than fifty years old, Horsetooth Reservoir obviously did not impact the early development of irrigation in the Fort Collins UGA. Its construction, though, has greatly influenced the city's growth during the past four decades.

Name	Date Built	Priority	Name	Date Built	Priority
Yeager Ditch	June 1860	1st	Chaffee Irrigation Ditch	March, 1872	47th
Watrous, Whedbee and Secord Ditch	June 1861	2nd	Lake Canal Co. Ditch	November, 1872	53rd
Dry Creek Ditch	June 1861	3rd	W.S. Taylor Ditch	March 1873	54th
Pleasant Valley and Lake Canal Ditch	September 1861	4th	Larimer County Ditch #2	April, 1873	56th
Pioneer Ditch Co. Ditch	March 1862	5th	Aquilla Morgan Ditch	July 1873	59th
Larimer and Weld Canal	June, 1864	10th	H.F. Sturdevant Ditch	August 1873	61st
John G. Coy Ditch	April, 1865	13th	Vandewark Ditch	May 1874	65th
John L. Brown Ditch	May 1865	14th	Mitchell - Weymouth Ditch	May 1874	66th
Box Elder Ditch	March 1866	15th	Boyd and Stafford Ditch	November 1874	67th
Chamberlain Ditch	April 1866	16th	William Calloway Ditch #2	January 1875	70th
Taylor and Gill Ditch	April 1866	17th	Wetzler- Weymouth - Mitchell Ditch	March 1875	71st
W.R. Jones Ditch	September 1867	24th	Kitchel and Ladd Ditch	October 1875	73rd
Josh Ames Ditch	October, 1867	25th	Henry Smith Ditch	April 1878	76th
Martin Calloway Ditch	March 1868	26th	Abram Washburn Ditch #1	April 1878	77th
Bristol Ditch #1	March 1868	27th	Box Elder Reservoir Ditch	June 1878	78th
Canon Canal Ditch	March 1868	28th	Abram Washburn Ditch #2	April 1879	81st
Cache la Poudre Irrigation Co. Ditch	May 1869	31st	Johnson, McNey and Chase Ditch	September 1879	84th
Fort Collins Irrigation Ditch	June 1869	32nd	Mitchell - Weymouth Ditch #2	January 1880	86th
New Mercer Ditch	September 1869	43rd	North Poudre Canal and Reservoir Canal Ditch	February 1880	87th
Bristol Ditch #2	March 1870	34th	Larimer County Ditch	April 1881	89th
William Calloway Ditch #2	May 1871	39th	Eagle Nest Ranch Ditch	October 1881	90th

Early Poudre River Irrigation Canals, 1860 - 1881¹⁷

Name	Capacity, Cubic Ft.	Name	Capacity, Cubic Ft.
Warren Lake	126,000,000	Boxelder Ditch & Res. Co. #2	8,500,000
North Gray	12,000,000	Boxelder Ditch & Res. Co. #3	34,500,000
South Gray	22,300,000	Boxelder Ditch & Res. Co. #4	11,000,000
Lake Canal #1	35,000,000	Jameson Lake	3,500,000
Water Supply & Stor. Co. #1	206,000,000	Caverly	7,500,000
Water Supply & Stor. Co. #s 2&3	30,000,000	Dixon Canyon	19,500,000
Water Supply & Stor. Co. #4	43,400,000	Mitchell Lakes #1	25,300,000
Long Pond	176,000,000	Mitchell Lakes #2	4,400,000
Lindenmeier Lake	40,000,00	Mitchell Lakes #3	4,300,000
Richards Lake	46,000,000	Dowdy Lake	15,000,000
Curtis Lake	34,000,000	Deer Lake	4,000,000
Chambers Lake	200,000,000	Erie Lake	3,000,000
Spring Canyon	2,700,000	Twin Lakes	2,000,000
North Poudre #1	29,300,000	Larimer & Weld	390,000,000
North Poudre #2	169,000,000	Cache la Poudre	415,000,000
North Poudre #3	125,000,000	Neece	6,000,000
North Poudre #4	46,000,000	Douglass	285,400,000
North Poudre #5	250,000,000	Agricultural Reservoir #3	31,000,000
North Poudre #6	445,000,000	Big Beaver (Hour Glass)	69,200,000
North Poudre #15	240,000,000	B.G. Eaton #8	670,000,000
North Poudre, Stuchell	5,000,000	Elder	100,000,000
North Poudre, Coal Creek	178,400,000	Cameron Pass	34,000,000
North Poudre, Fossil Creek	525,000,000	Sheep Creek	30,000,000
North Poudre, Halligan	280,000,000	Lake Agnes	10,000,000
Claymore Lake	40,000,000	Divide Canal Co.	100,000,000
Boxelder Ditch & Res. Co. #1	25,000,000	Timberline	33,000,000

*Cache la Poudre Watershed Reservoirs in existence prior to 1911*¹⁸

TRANSMOUNTAIN DIVERSIONS

As more and more ditches were built, and as the valley's population increased, it became apparent that the Poudre would not carry enough water to meet future needs. Ditch companies, therefore, looked to other drainages to bring additional water into the Poudre. Construction on one of the earliest transmountain ditches, the Grand Ditch, was begun in the early 1890s. Located in the Never Summer Range in present-day Rocky Mountain National Park, the Grand Ditch took water from the Grand (Colorado) River drainage, and diverted it across Poudre Pass, and eventually into the Cache la Poudre. The ditch was built by the Water Supply and Storage Company, with Japanese laborers doing much of the early work. Construction on the ditch continued into the 1930s, when it was finally completed.¹⁹

Water from the Grand Ditch was and is distributed to stockholders of the Water Supply and Storage Company. The amount of water that each stockholder received was dependant on the amount of stock owned. In addition to purchasing the stock, shareholders were also obligated to pay an annual maintenance fee. One share of stock typically provided enough water to irrigate approximately eighty acres of land per year.

Another transmountain project dating to the 1890s was the Laramie River Feeder Ditch. This ditch diverted water from the headwaters of the Laramie River into Chambers Lake, and then into the Poudre.²⁰ Work on the project was begun in 1891 under the auspices of the Larimer County Ditch Company, which awarded the ditch's initial construction contract to L.L. Abbott and Son's.²¹ The following year, the Larimer County Ditch Company was bought out by the Water Supply and Storage Company. Construction efforts continued for more than a decade, and the project was eventually completed as the Laramie - Poudre Tunnel project in the early 1900s.²²

THE COLORADO - BIG THOMPSON PROJECT

By far the largest transmountain project to bring western slope water to the Fort Collins area was the Colorado - Big Thompson Project.²³ In 1933, spurred by drought and economic depression, an organized movement began to build a tunnel under the Continental Divide as part of a larger reclamation project. The principal lobbyists were irrigators of the Cache la Poudre, Big Thompson, St. Vrain and Lower South Platte River Valleys, who formed the Northern Colorado Water Users Association (NCWUA), specifically to promote building the project.

Support for the project came quickly, and from many sources. Elwood Mead, Commissioner of the Bureau of Reclamation, strongly favored the idea. Predictably, the project was heartily endorsed by most front range residents, and also had the full support of Colorado's Congressional delegation. Token opposition came from the National Park Service, which was concerned about damage to natural resources in Rocky Mountain National Park. In the 1930s, however, economics won out easily over the environment, and in 1937 a bill was passed appropriating money for the project's construction.

Named for the former Colorado Governor, the Alva B. Adams Tunnel was constructed between 1940 and 1947. The tunnel, though, was but one aspect of the overall Colorado - Big Thompson project. When the project was completed in 1954, it dwarfed all previous Colorado reclamation projects. Thirteen new reservoirs with 25 dams had been created.²⁴ Among these were Larimer County's two largest bodies of water, Horsetooth Reservoir and Carter Lake. In addition to the reservoirs, the project encompassed six power plants, three major pumping plants, and several canals. The tunnel itself was just over thirteen miles in length, extending from Grand Lake on the west to a point just southwest of Estes Park on the east.²⁵

THE IMPORTANCE OF WATER TODAY

In recent years, water has become increasingly important to the continued development along Colorado's northern front range. Three factors - rapid population growth, the area's semi-arid climate, and environmental concerns - have particularly made maintaining a sufficient water supply a complex issue. Now at 100,000 residents, Fort Collins' population has more than doubled within the past thirty years, and Larimer County's population has grown by nearly fifty thousand people since 1980, primarily in urban areas. Thus, furnishing water for municipal water systems has become increasingly important, while supplying water for the region's rural irrigation districts has remained a concern as well.

Today, irrigation companies such as the Cache la Poudre Irrigating Company, the Larimer and Weld Reservoir Company, the North Poudre Irrigation Company, and the Water Supply and Storage Company continue to maintain ditches and furnish water for rural water users, much the same as was done 100 years ago. However, the increased competition for water from urban areas, combined with a myriad of environmental concerns that were not considered in earlier times, has made maintaining an adequate water supply a challenging enterprise in the modern era.

PROPERTY TYPES

Property types in the Fort Collins Urban Growth Area associated with the Irrigation and the Cache la Poudre River include the irrigation canals, all headgates, dams, and diversion works that transfer water from the main river channel, and all storage reservoirs that were built prior to 1945. Several diversion works along the river continue to be maintained by the Water Supply and Storage Company. All such diversion works are historically significant, and should be considered potentially eligible for listing in the National Register of Historic Places, and for Local Landmark designation. Important for its association with the beet sugar industry, the Great Western Sugar effluent flume is also a significant river-related resource.



Great Western Sugar Effluent Flume

Two buildings in the Fort Collins UGA - the Old Waterworks on North Overland Trail, and the Power Plant on North College - are also significant for their associations with the Poudre River.

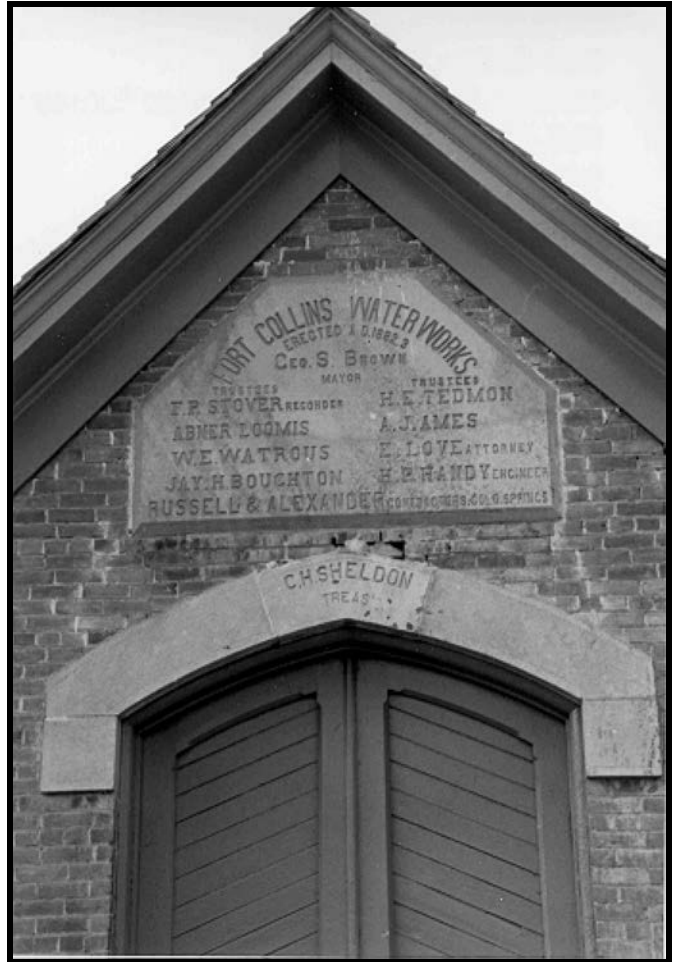


Chaffee Headgate

Prior to the Waterworks' completion in 1883, FortCollins' residents obtained household water either directly from nearby irrigation canals or from horse-drawn wagons. With the likely exception of water wagon drivers who were rendered obsolete, Fort Collins' citizens rejoiced when the Waterworks began operating. Equally important to furnishing water for household and business use, the plant's opening made water available for fire suppression and allowed streets to be sprayed to reduce the dust.

The initial Waterworks consisted of a filter plant, 43,400 feet of water main, 20 fire hydrants and 15 water gates. Pressure for the system was obtained from four Gaskill pumps and two American turbine water wheels. The pumps and water wheels were located in a brick structure on a stone foundation. The water was diverted from the Cache la Poudre and carried through an open ditch 3/4 mile to the pump house. From there the water was forced into and through city mains by the four pumps, each having a capacity of 1½ million gallons per day, which were driven by two turbine water wheels of 75 horsepower each. In the winter, a steam power engine was used to drive the pumps.²⁶

The facility operated for just over twenty years. In 1904 it was replaced by a new filtering plant in Poudre Canyon. The Waterworks has been vacant for many years, but it still retains a remarkable share of its historical integrity. The structure was stabilized by the City of Fort Collins in 1989, and efforts to begin adaptively reusing the structure are currently underway.



Waterworks Capstone

Fort Collins' coal-fired Power Plant on North College Avenue was built in 1935, and supplied power to the city until its closure in 1973.²⁷ In addition to its association with the growth of Fort Collins, the Power Plant is also notable for its Art Deco architecture. An Art Deco fountain built by Works Progress Administration in the late 1930s is also a significant feature on the Power Plant's grounds. The building and its grounds are, thus, significant not only for their contributions to Fort Collins' growth, but also for their association with President Franklin Roosevelt's New Deal programs.

Similar to the strategy employed at the Waterworks, efforts to continue to adaptively reuse the Power Plant have been ongoing since the early 1980s. Today, the Power Plant is utilized as Colorado State University's Mechanical Art Department's Engine Testing Center.



Fort Collins Power Plant, 401 North College Avenue

Endnotes - Irrigation and the Cache la Poudre River

¹Brian Werner, "Water in Larimer County," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), pp. 37. Mr. Werner's essay is an excellent summary explaining water's importance to Larimer County's socioeconomic development.

²Betty Jane Kissler. ("A History of the Water Supply and Storage Company," August 1952), p. 3.

³Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), pp. 72, 188.

⁴Werner, p. 40.

⁵Watrous, p. 227.

⁶Alvin T. Steinel. (*History of Agriculture in Colorado*. 1926), p. 223.

⁷Werner, p. 39

⁸Steinel, p. 203.

⁹Watrous, p. 72; Steinel, p. 203.

¹⁰Steinel, p. 202.

¹¹Werner, p. 39.

¹²Ibid.

¹³Ibid., p. 133.

¹⁴Steinel, p. 228.

¹⁵An acre-foot of water is one acre of land covered one foot deep in water. It also represents the approximate amount of water that a family of four uses each year.

¹⁶Steinel, p. 228.

¹⁷Watrous, p. 72.

¹⁸Watrous, p. 133.

¹⁹Carl McWilliams et. al. "Rocky Mountain Park Multiple Resources Nomination," 1985, pp. 8-15.

²⁰Watrous, 156-57.

²¹Betty Jane Kissler. ("A History of the Water Supply and Storage Company," August 1952), p. 21.

²²Werner, p. 39.

²³The definitive book on the project is Daniel Tyler's *The Last Water Hole in the West: The Colorado - Big Thompson Project and the Northern Colorado Water Conservancy District*. (Boulder: University Press of Colorado, 1992)

²⁴Bureau of Reclamation, U.S. Department of the Interior, *The Story of the Colorado - Big Thompson Project*, (Washington D.C.: Government Printing Office, 1962), pp. 11-13.

²⁵Ibid.

²⁶Molly Nortier and Michael Smith. ("From Bucket to Basin 100 Years of Water Service Fort Collins Water Utilities 1882 - 1982," 1982), p. 7.

²⁷Frank McClelland, "Old Fort Collins Power Plant," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 46.

Sheep Raising and Woolgrowing

The sheep raising industry in the Fort Collins area overlaps four of the previously identified historic contexts: Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

Larimer County ranchers began to take up sheep ranching in the early 1870s. William N. Bachelder of Spring Canyon was among the early breeders of purebred sheep. He imported a flock of 150 purebred Merinos from Vermont in January 1873, at a cost of about \$4000.00.¹ Bachelder's success led others to engage in the business, and by 1878 Larimer County was home to some 75,000 range sheep. Other large flocks of sheep in the county were owned by Mr. Weldon, J.S. Maynard and E.W. Whitcomb.² In the 1880s, the sheep industry expanded even more rapidly. In 1880 the count of range sheep in Colorado was about 110,000, but by 1886 this had increased to two million.³

During these years, many cattlemen were bitterly opposed to the sheepmen. Competition for open range lands was increasing, and it was widely thought that sheep ruined the range by cropping the grasses too closely. The opposition was occasionally fierce, as conflicts between the cattlemen and sheepmen were not rare.⁴

The development of the sheep feeding industry in the 1890s encouraged the growing of alfalfa, and further enhanced the woolgrowing industry. In the fall of 1889, brothers E.J. and I.W. Bennett were caught in a severe southern Colorado snowstorm with a flock of 2500 lambs. With the railroads closed because of the snow, the lambs could not be shipped to feeding pens in Nebraska as originally planned. Stranded for two weeks, many lambs succumbed to starvation and exposure and the others were severely weakened. Concerned that the remaining flock would not survive the long trip to Nebraska, the Bennetts instead had them shipped to a ranch 12 miles east of Fort Collins. Spending the winter of 1889-90 here, the lambs thrived on a generous diet of alfalfa and corn. In April 1890, the lambs were shipped to Chicago and sold for a healthy profit.⁵

The domestic raising and feeding of sheep subsequently became big business. From the Bennett's herd of 2500 in 1889, the number of sheep fed in the county increased dramatically over the next decade. In 1895, some 80,000 sheep were raised in Fort Collins and by the turn of the century, the number of sheep fed each year numbered over 350,000.⁶

In the early 1900s, Fort Collins' reputation as a woolgrowing center continued to grow. In 1909 and 1910, "Lamb Day" celebrations were held in downtown Fort Collins to champion Larimer County's status as one of the largest lamb-fattening districts in America.⁷ Held on September 29, 1909, the first Lamb Day celebration attracted an estimated 10,000 citizens. Brick barbecue pits were set up in Oak Street, and some 200



lamb were cooked and served for free. Whatever its benefit in publicity, the immediate cost of the barbecue was high. Most of the expenses were paid by the city's merchants, with financial help from a few of the lamb feeders. The 1910 Lamb Day celebration was not as well attended, and it was decided that it would be the last. After the 1910 celebration, one downtown merchant reportedly said: "It is enough; we have let America know where to come for lamb chops."⁸

In the ensuing years, the sheep industry in the Fort Collins area lagged behind that of the cattle industry. In general, sheep ranchers and woolgrowers did not become as politically and business-oriented as did the cattlemen. Organizations such as the Colorado Woolgrowers Association, the National Lamb Feeders' Association, and the American Sheep Industry are still active, but they have not done for the sheep industry what the Colorado Cattlemen's Association has done for the cattle industry.

Advertising for Lamb Day Celebration

Fort Collins Express, 26 September 1909

Larimer County's sheep industry, nonetheless, is by no means dormant. As of 1992, sheep were located on 103 area farms, and the county's total sheep population was placed at 47,000.⁹ Larimer County is also home to at least one lamb feedlot, operated by the Matsuda family near Buckeye. The Matsudas, who live and also farm near Wellington, are custom lamb feeders. Sheep ranchers from as far away as California truck lambs to the Matsudas in the fall of the year, where they are fattened before being sent to market. Custom feeders do not actually purchase lambs from the ranchers. They instead charge them a per head fee for boarding and feeding. The ranchers then sell their lambs directly to a packing plant for marketing.¹⁰

Lambs are born in early spring and shipped to a feedlot the following fall. After being fattened on a ration of hay, corn and vitamins, they are then sent to market at less than one year of age. When they are butchered, the lambs' wool is sheared at the packing plant, usually for the first time. The Monfort packing plant in Greeley, and Denver Lamb, located near the National Western stockyards in Denver, are northern Colorado's two largest lamb processing plants. Drawing lambs from a several state area, Denver Lamb alone has a 5000 head per day capacity.¹¹

Although the sheep industry is moderately important to Larimer County's economy, it has a far greater impact in neighboring Weld County to the east. Four of the nation's five

largest lamb feeders are located in Weld County: Harper Livestock, Mountview Lamb Feeders and Richard Drake, all located near Eaton, and Rule Feedlots at Brighton. These major feeders, combined with smaller regional feeders such as the Matsudas, make Colorado the number one sheep feeding state in the country.¹²

PROPERTY TYPES

Ranchers in the Fort Collins area and elsewhere seldom raised sheep exclusively. Most raised both sheep and cattle, while also growing sugar beets and other crops. As a result, the property types associated with the sheep industry overlap many of those associated with farming and ranching generally. Extant resources that contributed to sheep raising and woolgrowing, thus, include farmhouses, barns, silos, granaries, loafing sheds, sheep pens, loading chutes, barbed wire fences, wells, windmills and stock watering tanks. For an expanded discussion of these resource types see pages 30-49.

Endnotes - Sheep Raising and Woolgrowing

¹Steinel, *History of Agriculture in Colorado*, p. 146.

²Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 135.

³Steinel, p. 147.

⁴Watrous, p. 135.

⁵*Ibid.*, p. 136; see also, Barbara Allbrandt Fleming. *Fort Collins: A Pictorial History*. (Norfolk, VA: The Donning Company Publishers, 1985), p. 123.

⁶Watrous, p. 135.

⁷Steinel, p. 473.

⁸*Ibid.*

⁹U.S. Department of Commerce. "Census of Agriculture 1992."

¹⁰Telephone Interview with Kenji Matsuda, by Carl McWilliams, March 1995.

¹¹U.S. Department of Commerce. "Census of Agriculture 1992."

¹²Telephone interview with Bob Hamblen, Extension Agent for Farm Management and Agronomy, C.S.U. Cooperative Extension Service, Larimer County Office, by Carl McWilliams, March 1995.

The Beet Sugar Industry

The most notable event in the history of Fort Collins in a material way, since the completion of the Colorado Central Railroad in 1877, was the building of the beet sugar factory in 1903.

Ansel Watrous in History of Larimer County, 1911

Dating from the turn of the century to the present, the beet sugar industry spans two of the previously identified contexts: Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

Farmers in northern Colorado began to grow sugar beets in the 1890s, and in the years following the turn-of-the-century, beets quickly became northern Colorado's most important irrigated cash crop. Well suited to the region's climate, beets were hardy plants that produced well, even during adverse weather. Beet production was labor intensive, however, and required irrigated water and specialized plant food.¹ Beet fields also had to be rotated with soil building crops, and required heavy applications of manure to restore the soil's fertility.

A common rotation was to follow beets with corn, then seed the ground to oats or barley as a nurse crop for alfalfa. After the ground had been in alfalfa for three years, the ground was plowed for potatoes, and on the following year went back to beets. Some farmers shortened this rotation by omitting potatoes or corn. Others made it a four year rotation by planting sweet clover instead of alfalfa and plowing the clover under as green manure for potatoes the spring after the grain crop had been harvested.²

Sugar factories were built in several northeastern Colorado towns in the years following the turn of the century. The first sugar factory built in northern Colorado was the Great Western plant at Loveland, completed in November, 1901. In the ensuing years, other factories were built at Windsor, Eaton, Greeley, Longmont, Brighton, Fort Morgan, Sterling, and Fort Collins.³ Elsewhere in the state, sugar factories were located at Rocky Ford, Grand Junction, Delta, Swink, and Sugar City. In addition to Great Western, companies active in Colorado included the American Beet Sugar Company, the Holly Sugar Corporation and the National Sugar Manufacturing Company⁴ By 1926, there were 17 sugar factories in the state, including 12 owned by the Great Western Sugar Company.⁵

Fort Collins' sugar factory was built in 1903, and was first owned by the Fort Collins, Colorado Sugar Company, which in 1902 had first incorporated under the name Fort Collins Sugar Manufacturing Company. The company's board of directors for the first year included J.S. Brown, of Denver, B.F. Hottel, James A. Brown, James B. Arthur, C.R. Welch, J.S. McClelland and F.M. Shaw.



Fort Collins Sugar Factory

The Kilby Manufacturing Company of Cleveland, Ohio, which had just completed building the Loveland factory, received the contract to construct the Fort Collins plant in January 1902. The initial contract with Kilby called for a \$650,000.00 factory that could process 600 tons of beets per day. Later, though, the decision was made to expand capacity to 1200 tons per day, which increased the factory's cost to approximately \$1 million.⁶ 600 acres of land for the factory was purchased from Alexander Barry, and from what was known as the Buckingham tract, for a total cost of \$66,000.00. Ground was broken on November 12, 1902, and by the end of 1903, construction had been completed⁷ Actual production began on January 4th, 1904, with between 60,000 and 70,00 tons of beets, the entire crop of the season of 1903, on hand to work up into sugar.⁸

The Great Western Sugar Company quickly dominated the beet sugar industry in northern Colorado. Already the owners of other regional factories, Great Western purchased the Fort Collins sugar factory in the summer of 1904.⁹

In addition to its financial impacts, the beet sugar industry changed the city's cultural landscape as well. In Fort Collins and elsewhere, among the first laborers to work in the fields and at the factory were German-Russians, many of whom were attracted from the Lincoln, Nebraska area. German-Russian settlements were founded throughout northeastern Colorado - in Loveland, Fort Collins, Longmont, Johnstown, Wellington,



**Beets at the Railroad Depot, Circa 1902,
Before Fort Collins' Sugar Factory was Built**

Briggsdale, Keota, Fort Morgan, Brush, Sterling, Atwood, Merino, Sedgwick, Bethune and Brighton. Another German-Russian settlement called Kelim was located east of Loveland.¹⁰

One year's cycle of sugar beet production, from the initial planting to processing at the factory, was called a campaign. The field work season began in May and ended in November. The first operations involved blocking and thinning, taking about five to six weeks. Blocking was done by adult laborers, and the thinning by children. Hoeing was done next to cut down the weeds. One hoeing was done in June, and another in late July. Between the second hoeing, and harvest time in October, no work was done in the beet fields. During harvest, horse drawn machines called lifters loosened the beets. They were then pulled by hand, thrown into piles to be topped, and then loaded onto horse drawn wagons and taken to the factory. After the harvest, jobs were sought at the sugar factory.¹¹

In Fort Collins, German-Russians helped establish the Andersonville and Buckingham neighborhoods. Working in the fields during the growing season and at the factory during the winter, the German-Russians proved excellent laborers. After a period of years, most German-Russians had saved enough money to purchase their own small farm holdings, or to move into other occupations. In the early 1910s, the flow of immigrants arriving from Europe decreased, and, after the onset of World War I, stopped almost entirely. With the German-Russians gradually moving on to better things for themselves, Great Western was forced to look elsewhere for available labor.

To meet the company's labor needs, Great Western began to recruit members of the Hispanic community living in southern Colorado, New Mexico, Texas and elsewhere in the southwest. Recruiting stations were set up in Texas and in cities along the Mexican border to entice workers to come to northern Colorado to work the beet fields.¹² Some Mexican-Americans had arrived to work in northern Colorado's beet fields as early as 1905, but the larger influx did not come until the early 1920s. In addition to working in the beet industry, the Hispanic population also worked for the railroad and at the Stout quarry.

As had the German-Russians, the Hispanic population also established a cultural presence in Fort Collins. They too settled in the Andersonville and Buckingham neighborhoods near the sugar factory, as well as in the Holy Family neighborhood, west of College and north of LaPorte. Built in 1929, the Holy Family Catholic Church at Whitcomb and Cherry Streets has long been a focal point for the Hispanic community.

In 1923, Great Western announced plans for the establishment of a colony for Mexican-American workers to be called Alta Vista, but it was not until the late 1920s that the subdivision was officially platted.

The company furnished straw, lime and gravel to encourage workers to build and own their own houses. The tenants would supply the labor to make the adobe bricks, and were under Great Western supervision to lay the walls and construct the houses. The original six houses were constructed by Filipe and Pedro Arrellano of northern New Mexico. These men were contracted by Great Western to come and construct the original houses, and later to supervise the laying of walls and construction of other homes. In order to acquire the deed for a house and lot, an individual had to stay in the colonia for five years.¹³

By the 1920s, Colorado far surpassed all other states in the production of beet sugar. During that decade, the state's sugar factories annually turned some 2.5 million tons of beets into some 364,000 tons of refined sugar.¹⁴ In Fort Collins, the sugar factory served growers for over one-half century, from its opening in 1904 until its closure in 1955. Today, the remaining Great Western Sugar Factory buildings serve as part of the City of Fort Collins Street Operations facility.

Most northern Colorado sugar beets are now processed at the Western Sugar

Corporation's factory in Greeley. This facility, along with the Holly Sugar factory in the Arkansas Valley, are currently Colorado's two largest sugar processing plants.¹⁵ In recent times in the Fort Collins area, sugar beet production has decreased. Production has remained fairly steady over the past twenty years, however; in 1993, a typical year, Larimer County farms produced 61,000 tons of sugar beets from 2500 acres of land.¹⁶

In the modern era, sugar beet production has also been closely controlled by the sugar companies. In northeastern Colorado, Western Sugar has contracted exclusively with select farmers to grow sugar beets for its Greeley factory.¹⁷ These growers thus are responsible for growing virtually all of the sugar beets grown in the region. Without a contract, other would-be sugar beet growers must turn to the production of other crops.

Because of the controlled market, farmers that do hold contracts are in an enviable position. The gross economic per acre return for sugar beets is the highest of any crop grown in Larimer County. Sugar beet farmers are typically paid twice a year, based on current world sugar prices. In early 1995, the price of sugar was between \$32.00 and \$34.00 per ton, but it has been as high as \$42.00 per ton within the past few years.¹⁸

PROPERTY TYPES

The Great Western Sugar Company effluent flume is likely Fort Collins' most significant property type associated with the sugar beet industry. Located across the Poudre River, slightly more than a mile east of the Lemay Street bridge, the effluent flume is comprised of a metal trough suspended across the river by cables between two concrete abutments. (see photo on page 62). Appropriately nicknamed the "Brooklyn Bridge," this structure was part of a flume system used to transport a waste product known as "lime sewage" away from the factory to lime pits located near the river. Extracting the sugar from the beets involved a process that utilized lime. When the process was completed, the lime sewage had to be disposed of, and this was done via the flume.¹⁹ The flume is particularly significant because it is the area's best preserved resource exclusively associated with the beet sugar industry, and it should be considered a high priority for preservation. It is eligible for inclusion in the National Register of Historic Places and for Local Landmark designation.

Most of the Great Western Sugar Factory at Fort Collins was razed in 1964, so that today only three warehouse buildings remain. Two of these are used as headquarters for the city's street department, and the third is used primarily to store gravel. In light of their generally poor historical integrity, and the absence of the rest of the sugar factory, these three buildings should not be considered eligible for the National Register, however, they may be eligible for Local Landmark designation.

Because of their association with the German Russian and Hispanic Communities, the Andersonville, Buckingham and Alta Vista neighborhoods are also notable property types. Houses in these neighborhoods that were built prior to 1945, and that meet the

eligibility requirements presented in this report, should be considered eligible for inclusion in the National Register of Historic Places and for Local Landmark designation, either as individual buildings or as part of a historic district. Although more economically diversified, the Holy Family neighborhood was also home to many Hispanic families who worked initially in the beet sugar industry. Houses in this neighborhood that meet the eligibility requirements should also be considered eligible for the National Register. Such houses would also qualify as Local Landmarks.

Other resources generally associated with the beet sugar industry include farmhouses, barns, silos, granaries, other outbuildings, wells, and windmills. Because sugar beet growers often also raised cattle or sheep as well as other crops, these resources are also associated with ranching, farming, and sheep raising. For an expanded discussion of extant resource types, please see pages 30-49.

Endnotes - The Beet Sugar Industry

¹*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association.* (Boulder: Johnson Publishing Company, 1967), p. 272.

²*Ibid.*, p. 273.

³Kenneth Jessen, "Sugar Beet Industry," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 13.

⁴Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 307.

⁵*Ibid.*, p. 306.

⁶Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), pp. 252-53.

⁷*Ibid.*

⁸*Ibid.*

⁹*Ibid.*, p. 252.

¹⁰David J. Miller, "German-Russians in Colorado," *The Colorado Magazine* 21 (July 1944): 129.

¹¹Alan W. Cordova, "Alta Vista: A Beginning." (Paper prepared for class in Research in Mexican American Studies, Adams State College, Fall 1977): n.p.

¹²*Ibid.*

¹³*Ibid.*; see also, Evadene B. Swanson, *Fort Collins Yesterdays*. (Published by the Author, 1975), p. 63.

¹⁴Edward D. Foster, Edward D. "The Miracle of a Half-Century," (*The Colorado Magazine* 3: August 1926): 91.

¹⁵United States Department of Agriculture, "Colorado Agriculture Statistics, 1994." On file with the Colorado Agricultural Statistics Service, Denver, Colorado.

¹⁶*Ibid.*

¹⁷*Ibid.*

¹⁸*Ibid.*

¹⁹Oral Interview with Bert Nelson, by Karen McWilliams, 24 February 1994.

Fruit Growing

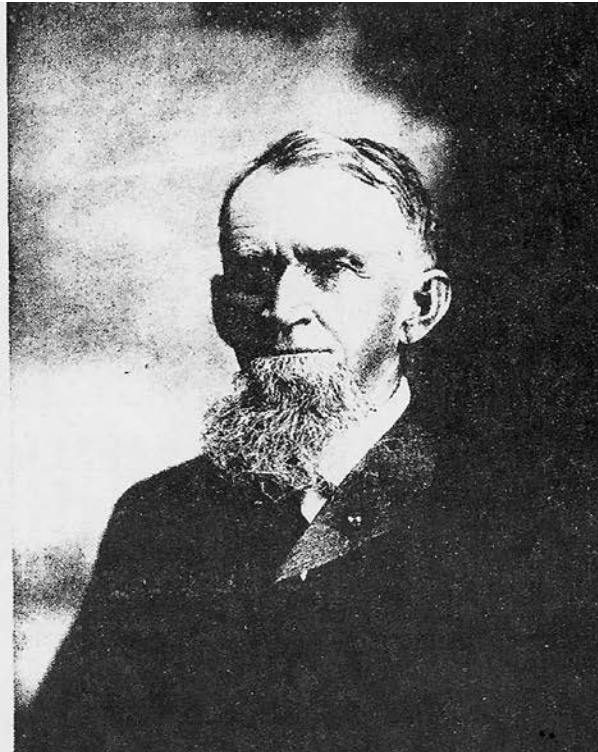
The development of fruit growing in the Fort Collins area began in the early 1870s. Its time period overlaps four of the previously identified contexts: Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919, and Post World War I Urban Growth, 1919-1941.

Fruit growing in northern Colorado owes its beginning and development to two outstanding pioneers, Joseph S. McClelland and Charles Pennock. Establishing a homestead south of Fort Collins in 1873 (at the present site of Fossil Creek Nurseries), McClelland planted the region's first commercial orchard in 1876. He then gradually increased his planting to over 100 acres, raising over 165 kinds of apples. Growing a variety of fruit, nut and shade trees, McClelland's orchard became a testing ground for fruit growing in northern Colorado.¹

A civil war veteran, McClelland was president of the State Horticultural Society, served as a member of the State Board of Agriculture, and was also greatly interested in agricultural education. McClelland's son, Henri, acquired an early interest in the orchard and succeeded his father as owner/operator, continuing in that capacity until his death in



Henrietta (Marsh) McClelland



Joseph McClelland

1947. Henri's daughter Irene, and her husband, Herbert S. Norlin, became active in running the orchard prior to Henri's death. The Norlin's added new trees and conducted research experiments in insect and disease control of the trees. In the 1970s and '80s, apple and cherry trees gave way to space for nursery stock and landscape materials, and the emphasis on fruit sales declined.²

Charles and Lydia Pennock homesteaded south of Bellvue in the early 1880s, and soon established the Pennock Nursery and Seed Company. The Pennock's planted their first orchard in 1889, and began to experiment by planting specimens of different varieties of the same fruit. An active horticulturist, Pennock developed such varieties as the Rocky Mountain cherry and produced a plum/cherry hybrid. In the mid-1920s, Pennock was credited with having grown and tested more horticultural varieties of fruits than any other Colorado grower.³ Between circa 1890 and the mid-1920s, among other fruits, Pennock grew over 100 varieties each of apples, strawberries and plums.⁴

Also prior to 1900, O.D. Shields of Loveland pioneered the growing of cherry and other fruit trees in the Big Thompson Valley. On a county-wide basis, though, the fruit industry did not really begin to take hold until the 1910s. It then developed rapidly in the 1920s, before falling on hard times during the depression. Cherry trees were particularly adaptable to the region's climate. They could grow much of the year without benefit of irrigation, however, when the trees began fruiting, they did need water to keep them in profitable production.⁵ For a time, sour cherries were shipped to pie bakeries in Kansas City and Chicago. In about 1930, though, a canning factory was built north of Fort Collins, just east of Terry Lake. One of Fort Collins' better known fruit orchards was located at the present site of the Fort Collins Country Club. Appropriately named Cherryhurst, it was purchased in 1930 by Archer and Agnes Wright Spring.⁶

Grown in the county as early as the mid-1870s, apples were also an important regional crop. After arriving from Missouri in 1875, W.H. Trimble began growing apples in the Fort Collins area in 1875. Building on his success, other apple growers soon followed, and the growth of apples soon became an important industry in these early years.⁷

PROPERTY TYPES

The present grounds of the Fossil Creek Nursery at 4919 South College (originally the McClelland Homestead), is likely the area's best known extant property associated with fruit growing. Unfortunately, though, the McClelland House is the site's only extant building associated with the orchards, and it has lost a great deal of its historic integrity. For this reason, the McClelland House should not be considered eligible for the National Register. Also notable are the site of the Pennock orchards, south of Bellvue (located outside the Urban Growth Area), the Cherryhurst Orchard, and the cherry canning factory, or mill, which is located at 200 Gregory Road. In recent years, the cherry canning factory has been erroneously called "Cherryhurst." The original Cherryhurst was located by Longs Pond near the current site of the Fort Collins Country Club. Among others, it was owned at various times by the Reverend Mogg, by Archer T. and Agnes Wright Spring, by the Wendell Hunt family, and by the Lyman Nichols family.

Other potential property types related to the fruit growing industry may include other canning factories, fruit packing sheds, migrant workers coolers, fruit stands and machine shops.

Endnotes - Fruit Growing

¹Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 503.

²Marilyn Norlin Eckles, "The McClelland Orchards," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 40-41.

³Steinel, p. 504.

⁴Ibid.

⁵Ibid., p. 513; see also, Iola Ogelsby Pennock, "Fruit Production: Enjoyable and Profitable," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 23.

⁶Karen McWilliams, "Spring, Agnes Wright," in *Larimer County History 1860s-1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1987), p. 889.

⁷Ansel Watrous. (*History of Larimer County, Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), p. 241.

Threats to the Properties and Opportunities for Preservation

Historic agricultural-related properties in the Fort Collins Urban Growth Area are potentially threatened by a variety of forces. Some of the more common adverse affects include natural deterioration caused by neglect, abandonment, alteration, vandalism, inappropriate renovation efforts, and a general lack of public awareness regarding the importance of historic preservation. Another issue is that modest, vernacular buildings often receive less recognition than do architect-designed high-style structures. Many citizens, for example, are only vaguely aware that houses in the BAVA neighborhoods represent significant aspects of the city's socioeconomic development.

In the Fort Collins UGA, though, development pressures brought on by rapid population growth represent the single biggest threat to the city's historic resources. Continued growth, especially on the southern and eastern fringes, seriously threatens the city's few remaining agricultural-related properties. Moreover, historic resources that are preserved may still be impacted by the intrusion of incompatible, modern, development.

Opportunities to mitigate the impact of urban growth and other adverse effects include a variety of economic incentives, zoning and building code variances, and preservation easements. Designating historic properties as Local Landmarks, for the State Register, or as eligible for listing in the National Register of Historic Places, may also contribute to their preservation. Local Landmark designation requires approval by the Landmark Preservation Commission before exterior alterations or additions may be carried out. In addition, the newly-approved demolition delay ordinance requires a sixty day waiting period before a local historic structure may be razed. During this waiting period, a property owner may become aware of viable options other than demolition.

Economic incentives can include state and federal income tax rebates, property tax abatements, sales tax waivers on materials purchased for restoration projects, revolving loan funds, lump-sum loans, and grants. State and federal tax credits are currently available, as are preservation grants from the state gaming funds. Zoning and building code modifications can include such tools as transfer of development rights, preservation easements, and use variances. Locally, a City of Fort Collins matching grants program to fund exterior rehabilitation work, has recently been implemented.

Another important means to preserve historic buildings is to increase public awareness and participation in historic preservation issues. This may be done through presenting awards for preservation accomplishments, arranging tours of historic properties, and by conducting workshops, video or slide presentations and seminars. Through such programs, citizens will develop a sense of pride in the area's historic resources. Equally important, they will become aware that preservation is important not only for sentimental reasons, but that it also contributes greatly to the city's socioeconomic and educational well-being.

Chronology

- 1841 Pre-emption Act passed entitling citizens to "squat" on public lands, surveyed or unsurveyed, until it was put up for sale, when they had first chance to buy up to 160 acres at \$1.25 per acre (\$2.50 per acre within a railroad land grant).
- 1844 Antoine Janis, widely regarded as the first permanent white settler in northern Colorado, staked out a squatter's claim on the Cache la Poudre River at a point later known as LaPorte.
- 1860 The first irrigation ditch to take water from the Cache la Poudre River was dug by G.R. Sanderson in the foothills near Bellvue. It became known as the Yeager Ditch.
- George R. Strauss staked a claim along the Poudre River, east of present-day Fort Collins.
- 1861 On November 1st, Larimer County was created by an act of the First Territorial Legislature of Colorado. LaPorte was named as the county seat.
- 1862 Camp Collins was established near present-day LaPorte.
- On July 2nd, the Morrill Act authorizing land grant colleges went into effect.
- Construction began on the Mercer Ditch.
- Homestead Act passed entitling head of families to claim up to 160 acres of public land for settlement and cultivation, provided a residence was maintained for a minimum of five years.
- 1863 Construction began on the Box Elder Canal.
- 1864 The George Strauss Cabin was built.
- 1867 What became known as the "Old Town" was surveyed and platted by Jack Dow, assisted by Capt. N.H. Meldrum and others.
- On November 30th, the Colorado Stock Growers' Association was organized in Denver.
- In December, the Patrons of Husbandry - the National Grange was organized in Washington D.C.

- 1868 The Larimer County Seat was moved from LaPorte to Fort Collins.
In April, the first subordinate Grange was organized at Fredonia, New York.
- 1869 Elizabeth "Auntie" Stone and Henry Clay Peterson began operating Fort Collins' first flour mill, known as the Lindell (or Linden) Mill.
- The transcontinental railroad is completed through present-day southern Wyoming.
- c1870 The woolgrowing industry was introduced into Larimer County.
- 1871 The Greeley Canal was built.
- 1872 The Fort Collins Agricultural Colony was founded.
- On January 9th, the Colorado Stockgrowers' Association held their first meeting at the American House in Denver.
- The Colorado Cattlemen's Association was formed
- The Colorado Farmer*, the state's first agricultural journal, was founded at Evans.
- The Lake Canal was built.
- Canal No. 2 was built by the Fort Collins Agricultural Colony.
- 1873 The Fort Collins Irrigation Canal (Arthur Ditch) was constructed.
- Joe Mason and Benjamin Hottel took over operation of the Lindell Mill.
- J.S. McClelland took out a homestead patent on a farm south of Fort Collins.
- In January, William N. Bachelder imported a flock of sheep comprised of one hundred ewes and fifty rams from Vermont, at a cost of about \$4000.00.
- On April 4th, the Colorado Farmers' Union was organized.
- On December 15th, the Collins Grange was organized at Fort Collins.
- 1873-4 Larimer County Canal #2 was constructed by Benjamin H. Eaton.
- 1874 On January 23rd, the Flora Grange was organized at Fort Collins.
- On January 27th, the Colorado Territorial Grange was organized in Denver, with a membership of 46 subordinate granges.

- 1876 James S. McClelland planted the first commercial orchard near Fort Collins.
- 1877 In February, the State Board of Agriculture was formed.
- On October 8th, the first train of the Colorado Central Railroad line passed through Fort Collins.
- Desert Land Act passed allowing citizens to purchase up to 640 acres of land that could not be cultivated without irrigation, for 25 cents per acre.
- 1878 The County Fair Association was organized in Colorado.
- c1879 Construction began on the Pleasant Valley Canal.
- 1879 On September 1st, the first students enrolled at Colorado Agricultural College.
- The College Farm was established at Colorado Agricultural College, under the direction of Ainsworth Blount.
- The Larimer and Weld Canal (also known as the Eaton Ditch) was constructed.
- 1881 Irrigating 60,000 acres, the Larimer and Weld Canal was the second largest in Colorado.
- On February 26th, the Larimer County Ditch Company was formed.
- The North Fork Ditch Company was formed.
- 1882 On April 4th, in a municipal election, Fort Collins' residents voted 268 to 44, in favor of constructing a system of waterworks to provide water for domestic and fire protection purposes.
- 1883 The Fort Collins Waterworks was completed.
- Colorado Agricultural College began a program in veterinary medicine.
- 1884 On August 20th, the Larimer County Stockgrowers' Association was organized at Livermore.
- 1885 The Colorado Milling and Elevator Company takes over operation of Mason's and Hottel's Mill. Benjamin Hottel was retained as manager; Joseph Mason had died in 1881.
- 1886 The Cache la Poudre Canal was built.
- 1886 Lindell Mill was destroyed by fire and rebuilt.

- 1886 The Farmers' Mill was opened across the street from Mason's and Hottel's Mill.
- 1886-7 Severe winters with devastating blizzards took an enormous toll on livestock in northeastern Colorado. In 1886, a reported 25% of northeastern Colorado's cattle population perished.
- 1889 Charles Pennock planted his first orchard and started a small nursery near Bellvue.
- c1890 The sheep feeding industry was established as a new, successful industry in Larimer County.
- Colorado Agricultural College established an agricultural short course.
- Alfalfa became established as an important crop, primarily for supplying winter feed.
- 1890 Terry Lake Reservoir was constructed.
- 1890 On December 27th, the Virginia Dale Grange was organized.
- 1891 The Water Supply and Storage Company was formed.
- On June 8th the dam at Chambers Lake burst.
- The Water Supply and Storage Company contracted with L.L. Abbott and Sons to construct a five mile ditch from the West Branch of the Laramie River to Chambers Lake.
- On December 14th, the Agricultural College Grange was organized.
- 1892 In August, the Water Supply and Storage Company assumed all obligations of the Larimer County Ditch Company.
- 1894 J.M. Hoffman began operating a feed mill on Riverside Drive.
- 1895 On October 5th, the Lindell Mill was again destroyed by fire, and again rebuilt.
- 1898 On January 25th, the National Stock Growers' Association held their first annual meeting at Coliseum Hall in Denver.
- 1901 The Loveland Sugar Beet Factory began operations.
- 1901 On March 12th, the Union Grange was organized at Fort Collins.

- 1902 On February 27th, the Poudre Valley Grange was organized at Timnath.
- 1902 In March, the Empire Grange was organized at Fort Collins.
- 1904 On January 4th, the Fort Collins Sugar Factory began operations.
- The Poudre Canyon filtering plant was opened, eliminating the need for the old Fort Collins Municipal Waterworks, built in 1882-83.
- On January 6th, the Eureka Grange was organized at Fort Collins.
- 1905 On February 18th, the Mountain View Grange was organized at LaPorte.
- 1908 On October 16th, the College Grange was organized at Fort Collins.
- 1909 On September 29th, between 8000 and 10,000 citizens celebrated Lamb Day in downtown Fort Collins.
- 1910 On January 6th and 7th, the Colorado Farmer's Congress was organized at Fort Collins.
- On February 23rd, the Lower Box Elder Grange was organized at Fort Collins.
- The second annual, and last, Lamb Day celebration was held in Fort Collins.
- 1912 Chambers Lake Reservoir was completed.
- 1913 On November 1st, the Virginia Dale Grange was organized.
- 1914 Colorado State University Cooperative Extension Service is established
- 1919 In March, the Colorado State Farm Bureau was organized at Fort Collins, during the annual session of the County Agricultural Agents.
- 1922 The Cache la Poudre River flooded
- 1927 In February, Alta Vista was platted by the Great Western Sugar Company.
- 1935 The Power Plant was built on North College Avenue.
- 1944 On July 8th, the Cache la Poudre Grange was organized at Bellvue.
- c1946 Larimer County farms began to utilize electricity,
- 1948 The Colorado Milling and Elevator Company stopped producing flour, shifting to a feed mill operation only in Fort Collins.

- 1949 The College Farm was moved from its original site, where Moby Gym is now located.
- 1955 The Colorado Cattle Feeders Association was organized.
- 1957 Great Western Sugar Company's Fort Collins plant closed.
- 1960 Hewlett Packard opens its Loveland facility
- 1962 Woodward Governor begins operation
Teledyne/Waterpik begins operation
- 1965 The Colorado Beef Council is formed.
- 1968 Ranch-Way Feeds took over operation of what had been the old Lindell Mill, continuing to operate it as a feed mill.
- 1969 Kodak begins operation.
- 1978 Hewlett Packard opens its Fort Collins facility.
- 1983 On June 5th, the Strang Grain Elevator in downtown Fort Collins was imploded.
Hewlett Packard opens its Greeley facility.
- 1988 Anheuser-Busch opens its Fort Collins brewery.

Photographic Log

The following information applies to all of the photographs taken as part of the Fort Collins Urban Growth Area Agricultural-Related Resources Survey:

The buildings photographed are within the Fort Collins Colorado Urban Growth Area.

The photographs were taken by Carl McWilliams of Cultural Resource Historians, between January and May 1994.

The photographs' original negatives are located at the City of Fort Collins Planning Department, 281 North College Avenue, Fort Collins, Colorado 80521

Roll	Photo	Address / Property Name	View To	Date
1	1-3	(Not Developed)		
1	4	7213 S. Lemay - House	west	10 January 1994
1	5	7213 S. Lemay - House	northwest	10 January 1994
1	6	7213 S. Lemay - Silos	north	10 January 1994
1	7	7213 S. Lemay - Silos	detail	10 January 1994
1	8	7100 S. Lemay - House and Garage	north	10 January 1994
1	9	7100 S. Lemay - Garage	northwest	10 January 1994
1	10	6601 Timberline - Silo and Granary	northwest	10 January 1994
1	11	6601 Timberline - Silo and Loafing Shed	northwest	10 January 1994
1	12	Trilby Rd. Railroad Bridge	west	10 January 1994
1	13	Trilby Rd. Railroad Bridge	west	10 January 1994
1	14	Trilby Rd. Railroad Bridge	west	10 January 1994
1	15	Trilby Rd. Railroad Bridge	north	10 January 1994
1	16	Unnamed Irrigation Ditch - S. Side Trilby Rd. ½ mile east of Lemay	north	10 January 1994
1	17	420 E. Trilby Rd. - House	northeast	10 January 1994
1	18	412 E. Trilby Rd. - House	northwest	10 January 1994
1	19	120-124 E. Trilby Rd. - Auto Court	northwest	10 January 1994
1	20	120-124 E. Trilby Rd. - Auto Court	northeast	10 January 1994
1	21	120-124 E. Trilby Rd. - Auto Court	northwest	10 January 1994
1	22	4824 S. Lemay - House	east	13 January 1994
1	23	4824 S. Lemay - House	northeast	13 January 1994
1	24	4824 S. Lemay - House	north	13 January 1994

Roll	Photo	Address / Property Name	View To	Date
1	25	4824 S. Lemay - House	northwest	13 January 1994
1	26	4824 S. Lemay - House	southwest	13 January 1994
1	27	4824 S. Lemay - Barn	northeast	13 January 1994
1	28	4824 S. Lemay - Barn	northeast	13 January 1994
1	29	4824 S. Lemay - Barn	southwest	13 January 1994
1	30	4824 S. Lemay - Outbuilding	north	13 January 1994
1	31	4824 S. Lemay - Outbuildings	northwest	13 January 1994
1	32	4824 S. Lemay - Guest House	northeast	13 January 1994
1	33	4824 S. Lemay - General View	northeast	13 January 1994
1	34	Unnamed Diversion Works - vicinity Timberline and Harmony Rd.	north	13 January 1994
1	35	Unnamed Irrigation Ditch - vicinity Timberline and Harmony Rd.	east	13 January 1994
1	36	Diversion Works / Culvert - vicinity Timberline and Harmony Rd.	east	13 January 1994
2	1	Southwest Corner, Timberline and Harmony Rd. - Barn	northeast	16 January 1994
2	2	Southwest Corner, Timberline and Harmony Rd. - Barn	east	16 January 1994
2	3	Southwest Corner, Timberline and Harmony Rd. - Granary	northeast	16 January 1994
2	4	Southwest Corner, Timberline and Harmony Rd. - Granary and Outbuilding	east	16 January 1994
2	5	Southwest Corner, Timberline and Harmony Rd. - Outbuilding	northeast	16 January 1994
2	6	4605 S. County Rd. 9 - Preston Farmhouse	northeast	16 January 1994
2	7	4605 S. County Rd. 9 - Preston Farmhouse	east	16 January 1994
2	8	4605 S. County Rd. 9 - Preston Farmhouse	southwest	16 January 1994
2	9	4605 S. County Rd. 9 - Preston Farmhouse	northwest	16 January 1994
2	10	4605 S. County Rd. 9 - Preston Granary	southeast	16 January 1994
2	11	4605 S. County Rd. 9 - Preston Granary	east	16 January 1994
2	12	4605 S. County Rd. 9 - Preston Granary	northeast	16 January 1994
2	13	4605 S. County Rd. 9 - Preston Outbldg.	northeast	16 January 1994
2	14	4605 S. County Rd. 9 - Preston Outbldg.	northeast	16 January 1994
2	15	Strauss Cabin	north	16 January 1994
2	16	Strauss Cabin	northeast	16 January 1994
2	17	Strauss Cabin	east	16 January 1994
2	18	Strauss Cabin	southeast	16 January 1994
2	19	Strauss Cabin	northwest	16 January 1994
2	20	Poudre River Bridge Abutments - Strauss Cabin vicinity	east	16 January 1994
2	21	4605 S. County Rd. 9 - Preston Granary	west	17 January 1994
2	22	3105 E. Harmony Rd. - CASA Harmony House	southwest	17 January 1994

Roll	Photo	Address / Property Name	View To	Date
2	23	3105 E. Harmony Rd. - CASA Harmony House	northwest	17 January 1994
2	24	3105 E. Harmony Rd. - CASA Harmony House	northeast	17 January 1994
2	25	3105 E. Harmony Rd. - Irrigation Works	northwest	17 January 1994
2	26	3101 E. Harmony Rd. - Barn / Shop	northeast	17 January 1994
2	27	3101 E. Harmony Rd. - House	northwest	17 January 1994
2	28	3101 E. Harmony Rd. - Outbuilding	northeast	17 January 1994
2	29	5308 S. County Rd. 9 - Barn	south	17 January 1994
2	30	5308 S. County Rd. 9 - Barn	northeast	17 January 1994
2	31	5308 S. County Rd. 9 - Stable	northeast	17 January 1994
2	32	5308 S. County Rd. 9 - Barn	west	17 January 1994
2	33	5000 Blk. County Rd. 9 - House	northeast	17 January 1994
2	34	5000 Blk. County Rd. 9 - House	southwest	17 January 1994
2	35	4308 E. County Rd. 36 - Stone Outbuilding	northwest	17 January 1994
2	36	4308 E. County Rd. 36 - Stone Outbuilding	detail	17 January 1994
3	1-2	(Not Developed)		
3	3	3733 E. Harmony Rd. - House	south	20 January 1994
3	4	3733 E. Harmony Rd. - Remodeled Barn	northwest	20 January 1994
3	5	4207 County Rd. 7 - House	southwest	20 January 1994
3	6	4207 County Rd. 7 - Garage	northeast	20 January 1994
3	7	4207 County Rd. 7 - 2nd House	northeast	20 January 1994
3	8	4207 County Rd. 7 - Outbuildings	west	20 January 1994
3	9	3800 Chinook Lane - House	northeast	20 January 1994
3	10	4104 S. County Rd. 9 - House	northeast	20 January 1994
3	11	4104 S. County Rd. 9 - House	north	20 January 1994
3	12	4104 S. County Rd. 9 - Barn	northeast	20 January 1994
3	13	4104 S. County Rd. 9 - Barn	southwest	20 January 1994
3	14	4104 S. County Rd. 9 - Outbuilding	northeast	20 January 1994
3	15	4104 S. County Rd. 9 - Outbuilding	southwest	20 January 1994
3	16-36	(Not Developed)		
4	1	401 N. College - Power Plant	east	15 February 1994
4	2	401 N. College - Power Plant	northeast	15 February 1994
4	3	401 N. College - Power Plant	northwest	15 February 1994
4	4	401 N. College - Power Plant	southwest	15 February 1994
4	5	(Not Developed)		
4	6	401 N. College - Power Plant	south	15 February 1994
4	7	401 N. College - Power Plant	east	15 February 1994
4	8	Martinez Park Farm - Barn	north	15 February 1994

Roll	Photo	Address / Property Name	View To	Date
4	9	Martinez Park Farm - Barn and Silo	northeast	15 February 1994
4	10	Martinez Park Farm - Admin. Building	north	15 February 1994
4	11	Martinez Park Farm - Admin. Building	northeast	15 February 1994
4	12	Martinez Park Farm - Barn	southeast	15 February 1994
4	13	Martinez Park Farm - Silo	east	15 February 1994
4	14	Martinez Park Farm - Silo	south	15 February 1994
4	15	Martinez Park Farm Buildings	north	15 February 1994
4	16	Martinez Park Farm Buildings	southeast	15 February 1994
4	17	Martinez Park Farm Buildings	northwest	15 February 1994
4	18	Martinez Park Farm Buildings	northeast	15 February 1994
4	19	Martinez Park Farm Buildings	northeast	15 February 1994
4	20	Martinez Park Farm - House	west	15 February 1994
4	21	Martinez Park Farm - House	northwest	15 February 1994
4	22	Martinez Park Farm - House	north	15 February 1994
4	23	Martinez Park Farm - House	southwest	15 February 1994
4	24	Martinez Park Farm - Museum	north	15 February 1994
4	25	Martinez Park Farm - Garage	north	15 February 1994
4	26	(Not Developed)		
4	27	Martinez Park Farm - Museum	southwest	15 February 1994
4	28	Martinez Park Farm - Admin. Building	southeast	15 February 1994
4	29	Martinez Park Farm - Barn and Silo	southwest	15 February 1994
4	30	Lincoln Street Bridge over Poudre River and Ranch-Way Feeds	northwest	16 February 1994
4	31	Lincoln Street Bridge over Poudre River	northwest	16 February 1994
4	32	Lincoln Street Bridge over Poudre River	north	16 February 1994
4	33	Lincoln Street Bridge over Poudre River	west	16 February 1994
4	34	Lincoln Street Bridge over Poudre River	west	16 February 1994
4	35	Telephone RR Bridge over Poudre River	northwest	16 February 1994
4	36	Telephone RR Bridge over Poudre River	north	16 February 1994
5	1	Telephone RR Bridge over Poudre River	north	16 February 1994
5	2	401 N. College - Power Plant	southeast	16 February 1994
5	3	Telephone RR Bridge over Poudre River	northwest	16 February 1994
5	4	Telephone RR Bridge over Poudre River	west	16 February 1994
5	5	1337 W. Vine Dr. - House	west	16 February 1994
5	6	1337 W. Vine Dr. - House	southwest	16 February 1994
5	7	1337 W. Vine Dr. - House	southeast	16 February 1994
5	8	1337 W. Vine Dr. - House	north	16 February 1994
5	9	1337 W. Vine Dr. - House	northwest	16 February 1994
5	10	N. Overland Trail - Old Waterworks Plant	northwest	16 February 1994
5	11	N. Overland Trail - Old Waterworks Plant	detail	16 February 1994
5	12	N. Overland Trail - Old Waterworks Plant	north	16 February 1994
5	13	N. Overland Trail - Old Waterworks Plant	southwest	16 February 1994

Roll	Photo	Address / Property Name	View To	Date
5	14	N. Overland Trail - Old Waterworks Plant	southeast	16 February 1994
5	15	N. Overland Trail - Old Waterworks Plant	south	16 February 1994
5	16	N. Overland Trail - Old Waterworks Plant	north	16 February 1994
5	17	Old Waterworks Plant - Diversion Works	northwest	16 February 1994
5	18	Old Waterworks Plant - House	west	16 February 1994
5	19	Old Waterworks Plant - House	east	16 February 1994
5	20	Old Waterworks Plant - Outbuilding	west	16 February 1994
5	21	Old Waterworks Plant - Barn	west	16 February 1994
5	22	Old Waterworks Plant - Barn	east	16 February 1994
5	23	Old Waterworks Plant - Barn	southeast	16 February 1994
5	24	2306 W. Mulberry - Empire Grange	north	16 February 1994
5	25	2306 W. Mulberry - Empire Grange	northeast	16 February 1994
5	26	2306 W. Mulberry - Empire Grange	southwest	16 February 1994
5	27	2306 W. Mulberry - Empire Grange	southeast	16 February 1994
5	28	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	29	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	30	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	31	Lake Canal Diversion Dam and Headgate	southwest	20 February 1994
5	32	Lake Canal Diversion Dam and Headgate	southeast	20 February 1994
5	33	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	34	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	35	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	36	Coy Diversion Dam and Headgate	west	20 February 1994
6	1	Coy Diversion Dam and Headgate	north	20 February 1994
6	2	Coy Diversion Dam and Headgate	north	20 February 1994
6	3	Coy Diversion Dam and Headgate	south	20 February 1994
6	4	Coy Diversion Dam and Headgate	northeast	20 February 1994
6	5	Coy Diversion Dam and Headgate	east	20 February 1994
6	6	Chaffee Headgate	east	21 February 1994
6	7	Chaffee Headgate	west	21 February 1994
6	8	Chaffee Headgate	southeast	21 February 1994
6	9	Timnath Reservoir Inlet	northwest	21 February 1994
6	10	Timnath Reservoir Inlet	southeast	21 February 1994
6	11	Timnath Reservoir Inlet	northwest	21 February 1994
6	12	Timnath Reservoir Inlet	southwest	21 February 1994
6	13	Great Western Sugar Effluent Flume	west	21 February 1994
6	14	Great Western Sugar Effluent Flume	northwest	21 February 1994
6	15	Great Western Sugar Effluent Flume	west	21 February 1994
6	16	Great Western Sugar Effluent Flume	northwest	21 February 1994
6	17	Great Western Sugar Effluent Flume	southwest	21 February 1994
6	18	Great Western Sugar Effluent Flume	southwest	21 February 1994

Roll	Photo	Address / Property Name	View To	Date
6	19	Timnath Reservoir Inlet	northeast	21 February 1994
6	20	Timnath Reservoir Inlet	southwest	21 February 1994
6	21	Timnath Reservoir Inlet	southeast	21 February 1994
6	22	Boxelder Diversion Dam and Headgate	east	22 February 1994
6	23	Boxelder Diversion Dam and Headgate	west	22 February 1994
6	24	Boxelder Diversion Dam and Headgate	northwest	22 February 1994
6	25	Boxelder Diversion Dam and Headgate	southwest	22 February 1994
6	26	Josh Ames Diversion Dam and Headgate	northwest	22 February 1994
6	27	Josh Ames Diversion Dam and Headgate	west	22 February 1994
6	28	Josh Ames Diversion Dam and Headgate	southwest	22 February 1994
6	29	Arthur Ditch Diversion Dam and Headgate	northeast	22 February 1994
6	30	Arthur Ditch Diversion Dam and Headgate	northwest	22 February 1994
6	31	Arthur Ditch Diversion Dam and Headgate	northwest	22 February 1994
6	32	Arthur Ditch Diversion Dam and Headgate	southwest	22 February 1994
6	33	Larimer & Weld Diversion Dam & Headgate	east	22 February 1994
6	34	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
6	35	Larimer & Weld Diversion Dam & Headgate	east	22 February 1994
6	36	(Not Developed)		
7	1	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
7	2	Larimer & Weld Diversion Dam & Headgate	north	22 February 1994
7	3	Larimer & Weld Diversion Dam & Headgate	north	22 February 1994
7	4	Larimer & Weld Diversion Dam & Headgate	west	22 February 1994
7	5	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
7	6	Arthur Ditch Secondary Headgate	west	22 February 1994
7	7	Arthur Ditch Secondary Headgate	east	22 February 1994
7	8	2608 E. Drake Rd. - House	northwest	23 February 1994
7	9	2608 E. Drake Rd. - House	southeast	23 February 1994
7	10	2608 E. Drake Rd. - House	northeast	23 February 1994
7	11	2608 E. Drake Rd. - Barn	northeast	23 February 1994
7	12	2608 E. Drake Rd. - Barn	east	23 February 1994
7	13	2608 E. Drake Rd. - Barn	southwest	23 February 1994
7	14	2608 E. Drake Rd. - Secondary House	northeast	23 February 1994
7	15	2608 E. Drake Rd. - Secondary House	southwest	23 February 1994
7	16	2608 E. Drake Rd. - Outbuilding	northeast	23 February 1994
7	17	2608 E. Drake Rd. - Outbuilding	southwest	23 February 1994
7	18	2608 E. Drake Rd. - Loafing Shed	northeast	23 February 1994
7	19	2608 E. Drake Rd. - Outbuildings	northeast	23 February 1994
7	20	2608 E. Drake Rd. - House	west	23 February 1994
7	21	2600 S. Timberline Rd. - House	east	23 February 1994
7	22	2600 S. Timberline Rd. - House	north	23 February 1994

Roll	Photo	Address / Property Name	View To	Date
7	23	2600 S. Timberline Rd. - House	northwest	23 February 1994
7	24	2600 S. Timberline Rd. - House	southwest	23 February 1994
7	25	2600 S. Timberline Rd. - Barn	southeast	23 February 1994
7	26	2600 S. Timberline Rd. - Barn	northwest	23 February 1994
7	27	2600 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
7	28	2600 S. Timberline Rd. - Garage	northwest	23 February 1994
7	29	2600 S. Timberline Rd. - Garage	southeast	23 February 1994
7	30	2600 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
7	31	2600 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
7	32	2600 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
7	33	1908 S. Timberline Rd. - House	northeast	23 February 1994
7	34	1908 S. Timberline Rd. - House	east	23 February 1994
7	35	1908 S. Timberline Rd. - House	southwest	23 February 1994
7	36	1908 S. Timberline Rd. - House	northwest	23 February 1994
8	1	1908 S. Timberline Rd. - Garages	northeast	23 February 1994
8	2	1908 S. Timberline Rd. - Garages	southwest	23 February 1994
8	3	1908 S. Timberline Rd. - Garages	southwest	23 February 1994
8	4	1908 S. Timberline Rd. - Garages	northwest	23 February 1994
8	5	1908 S. Timberline Rd. - Garages	northwest	23 February 1994
8	6	1908 S. Timberline Rd. - Barn	northeast	23 February 1994
8	7	1908 S. Timberline Rd. - Barn	southwest	23 February 1994
8	8	1908 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
8	9	1908 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
8	10	1110 Lincoln - Webster Farmhouse	north	23 February 1994
8	11	1110 Lincoln - Webster Farmhouse	northwest	23 February 1994
8	12	1110 Lincoln - Webster Farmhouse	southwest	23 February 1994
8	13	1110 Lincoln - Webster Farmhouse	southwest	23 February 1994
8	14	1110 Lincoln - Webster Farmhouse	east	23 February 1994
8	15	910 N. Shields - House	northeast	24 February 1994
8	16	910 N. Shields - House	southwest	24 February 1994
8	17	910 N. Shields - Outbuilding	northeast	24 February 1994
8	18	910 N. Shields - Barn	southeast	24 February 1994
8	19	910 N. Shields - Barn	northwest	24 February 1994
8	20	910 N. Shields - Outbuilding	northwest	24 February 1994
8	21	910 N. Shields - Outbuilding	northeast	24 February 1994
8	22	910 N. Shields - Outbuilding	southeast	24 February 1994
8	23	911 N. Shields - Scott Barn	northwest	24 February 1994
8	24	911 N. Shields - Scott Barn	southeast	24 February 1994
8	25	911 N. Shields - Scott Fruit Cellar	northwest	24 February 1994
8	26	911 N. Shields - Scott Fruit Cellar	southeast	24 February 1994
8	27	911 N. Shields - Scott Barn	south	24 February 1994
8	28	911 N. Shields - Scott House	north	24 February 1994
8	29	911 N. Shields - Scott House	northeast	24 February 1994

Roll	Photo	Address / Property Name	View To	Date
8	30	2305-07 N. Taft Hill - Seaworth Barn	south	24 February 1994
8	31	2305-07 N. Taft Hill - Seaworth Barn	southeast	24 February 1994
8	32	2305-07 N. Taft Hill - Seaworth Barn	northeast	24 February 1994
8	33	2305-07 N. Taft Hill - Seaworth Barn	northwest	24 February 1994
8	34	2305-07 N. Taft Hill - Seaworth House	northwest	24 February 1994
8	35	2305-07 N. Taft Hill - Seaworth House	west	24 February 1994
8	36	2305-07 N. Taft Hill - Seaworth House	southeast	24 February 1994
9	1	2305-07 N. Taft Hill - Seaworth House	north	24 February 1994
9	2	2305-07 N. Taft Hill - Seaworth Garage	northwest	24 February 1994
9	3	2305-07 N. Taft Hill - Seaworth Garage	southeast	24 February 1994
9	4	2305-07 N. Taft Hill - Seaworth Cabin	northwest	24 February 1994
9	5	2305-07 N. Taft Hill - Seaworth Cabin	southeast	24 February 1994
9	6	2305-07 N. Taft Hill - Cabin & Lean-to	southeast	24 February 1994
9	7	2305-07 N. Taft Hill - Cabin & Lean-to	northeast	24 February 1994
9	8	2305-07 N. Taft Hill - 2nd Garage	southeast	24 February 1994
9	9	2305-07 N. Taft Hill - 2nd Garage	northwest	24 February 1994
9	10	2305-07 N. Taft Hill - Seaworth Shop	southwest	24 February 1994
9	11	2305-07 N. Taft Hill - Seaworth Shop	north	24 February 1994
9	12	(Not Developed)		
9	13	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	south	24 February 1994
9	14	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	east	24 February 1994
9	15	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	northeast	24 February 1994
9	16	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	north	24 February 1994
9	17	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	northwest	24 February 1994
9	18	4919 S. College - McClelland House	northwest	25 February 1994
9	19	4919 S. College - McClelland House	southwest	25 February 1994
9	20	4919 S. College - McClelland House	east	25 February 1994
9	21	4919 S. College - McClelland House	north	25 February 1994
9	22	4919 S. College - Nursery Building	northwest	25 February 1994
9	23	4919 S. College - Nursery Building	northwest	25 February 1994
9	24	4919 S. College - Nursery Building	southeast	25 February 1994
9	25	4919 S. College - Greenhouse	southwest	25 February 1994
9	26	4919 S. College - Nursery Building	south	25 February 1994
9	27	4919 S. College - Greenhouse	southwest	25 February 1994
9	28	4919 S. College - Greenhouse	southeast	25 February 1994
9	29	4919 S. College - Outbuilding	north	25 February 1994
9	30	4919 S. College - Plant Shelter	northwest	25 February 1994
9	31	1600 W. Horsetooth - Granary and Garage	northwest	25 February 1994
9	32	1600 W. Horsetooth - Granary and Garage	northwest	25 February 1994

Roll	Photo	Address / Property Name	View To	Date
9	33	1600 W. Horsetooth - Granary and Garage	southeast	25 February 1994
9	34	1600 W. Horsetooth - Granary and Garage	southeast	25 February 1994
9	35	1600 W. Horsetooth - Granary and Garage	south	25 February 1994
9	36	1600 W. Horsetooth - Granary and Garage	south	25 February 1994
10	1	1600 W. Horsetooth - Landmark Stables	northwest	25 February 1994
10	2	1600 W. Horsetooth - Landmark Stables	northwest	25 February 1994
10	3	1600 W. Horsetooth - Barn	southeast	25 February 1994
10	4	1600 W. Horsetooth - Barn	northwest	25 February 1994
10	5	1600 W. Horsetooth - Granary and Garage	northeast	25 February 1994
10	6	1600 W. Horsetooth - Landmark Stables	north	25 February 1994
10	7	1600 W. Horsetooth - Outbuilding	northwest	25 February 1994
10	8	1600 W. Horsetooth - Outbuilding	southeast	25 February 1994
10	9	1600 W. Horsetooth - Outbuilding	northwest	25 February 1994
10	10	1600 W. Horsetooth - Granary	west	25 February 1994
10	11	2604 S. Taft Hill Rd. - Farmhouse	northeast	25 February 1994
10	12	2604 S. Taft Hill Rd. - Farmhouse	southwest	25 February 1994
10	13	2604 S. Taft Hill Rd. - Farmhouse	east	25 February 1994
10	14	2604 S. Taft Hill Rd. - Barn	northeast	25 February 1994
10	15	2604 S. Taft Hill Rd. - Barn	southwest	25 February 1994
10	16	2604 S. Taft Hill Rd. - Outbuilding	northwest	25 February 1994
10	17	2604 S. Taft Hill Rd. - Outbuilding	southeast	25 February 1994
10	18	2604 S. Taft Hill Rd. - Outbuilding	northeast	25 February 1994
10	19	2604 S. Taft Hill Rd. - Outbuilding	southwest	25 February 1994
10	20	2604 S. Taft Hill Rd. - Farmhouse	north	25 February 1994
10	21	3317 W. Cty. Rd. 50 - Michaud Farmhouse	south	25 February 1994
10	22	3317 W. Cty. Rd. 50 - Michaud Farmhouse	southwest	25 February 1994
10	23	3317 W. Cty. Rd. 50 - Michaud Farmhouse	northwest	25 February 1994
10	24	3317 W. Cty. Rd. 50 - Michaud Farmhouse	northeast	25 February 1994
10	25	3317 W. Cty. Rd. 50 - Michaud Milk House	northwest	25 February 1994
10	26	3317 W. Cty. Rd. 50 - Michaud Milk House	southeast	25 February 1994
10	27	3317 W. Cty. Rd. 50 - Michaud Barn	southwest	25 February 1994
10	28	3317 W. Cty. Rd. 50 - Michaud Barn	northeast	25 February 1994
10	29	3317 W. Cty. Rd. 50 - Outbuildings	northeast	25 February 1994
10	30	3317 W. Cty. Rd. 50 - Outbuildings	southwest	25 February 1994
10	31	3317 W. Cty. Rd. 50 - Outbuildings	north	25 February 1994
10	32	3317 W. Cty. Rd. 50 - Outbuildings	north	25 February 1994
10	33	3317 W. Cty. Rd. 50 - Outbuildings	southwest	25 February 1994
10	34	2515 W. Mulberry - Rogers Barn	southeast	25 February 1994
10	35	2515 W. Mulberry - Rogers Barn	northwest	25 February 1994
10	36	(Not Developed)		
11	1	4605 S. County Rd. 9 - Sign in Preston Granary	detail	25 March 1994

Roll	Photo	Address / Property Name	View To	Date
11	2	2112 E. Harmony Rd. - Harmony School	northwest	25 March 1994
11	3	2112 E. Harmony Rd. - Harmony School	southwest	25 March 1994
11	4	2112 E. Harmony Rd. - Harmony School	southeast	25 March 1994
11	5	2112 E. Harmony Rd. - Harmony School.	north	25 March 1994
11	6	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	7	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	8	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	9	601 W. Harmony Rd. - Reed Barn	northeast	4 April 1994
11	10	601 W. Harmony Rd. - Reed Barn	southwest	4 April 1994
11	11	601 W. Harmony Rd. - Reed Barn	northwest	4 April 1994
11	12	601 W. Harmony Rd. - Reed House	southeast	4 April 1994
11	13	601 W. Harmony Rd. - Reed House	northwest	4 April 1994
11	14	601 W. Harmony Rd. - General View	southeast	4 April 1994
11	15	601 W. Harmony Rd. - General View	east	4 April 1994
11	16	601 W. Harmony Rd. - Reed General View	south	4 April 1994
11	17-36	(Not Developed)		
12	1	1120 N. Taft Hill Rd. - Taft House	sign detail	8 April 1994
12	2	1120 N. Taft Hill Rd. - Taft House	north	8 April 1994
12	3	1120 N. Taft Hill Rd. - Taft House	north	8 April 1994
12	4	1120 N. Taft Hill Rd. - Taft House	northeast	8 April 1994
12	5	1120 N. Taft Hill Rd. - Taft House	southeast	8 April 1994
12	6	1120 N. Taft Hill Rd. - Taft House	west	8 April 1994
12	7	1120 N. Taft Hill Rd. - Taft House	northwest	8 April 1994
12	8	1120 N. Taft Hill Rd. - Taft House	northwest	8 April 1994
12	9	1120 N. Taft Hill Rd. - Outbuilding	northeast	8 April 1994
12	10	1120 N. Taft Hill Rd. - Outbuilding	southwest	8 April 1994
12	11	1120 N. Taft Hill Rd. - Outbuilding	southeast	8 April 1994
12	12	Taft Hill Rd. Barn (Western Mobile property)	southeast	8 April 1994
12	13	Taft Hill Rd. Barn (Western Mobile property)	northeast	8 April 1994
12	14	Taft Hill Rd. Barn (Western Mobile property)	north	8 April 1994
12	15	Taft Hill Rd. Barn (Western Mobile property)	south	8 April 1994
12	16	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	17	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	18	546 Willow - Ranch-Way Feed Mills	east	8 April 1994
12	19	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	20	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	21	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	22	546 Willow - Ranch-Way Feed Mills	west	8 April 1994
12	23	546 Willow - Ranch-Way Feed Mills	south	8 April 1994
12	24	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	25	546 Willow - Ranch-Way Feed Mills	east	8 April 1994
12	26	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	27	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994

Roll	Photo	Address / Property Name	View To	Date
12	28	131 Lincoln Ave. - Harmony Mill	north	8 April 1994
12	29	131 Lincoln Ave. - Harmony Mill	northeast	8 April 1994
12	30	131 Lincoln Ave. - Harmony Mill	southeast	8 April 1994
12	31	131 Lincoln Ave. - Harmony Mill	southeast	8 April 1994
12	32-36	(Not Developed)		
13	1	7029 S. College Avenue - Barn	west	4 April 1994
13	2	7029 S. College Avenue - Barn	southwest	4 April 1994
13	3	7029 S. College Avenue - Barn	southeast	4 April 1994
13	4	7029 S. College Avenue - Barn	northeast	4 April 1994
13	5	7029 S. College Avenue - Barn	north	4 April 1994
13	6	7029 S. College Avenue - House	east	4 April 1994
13	7	7029 S. College Avenue - House	southwest	4 April 1994
13	8	7029 S. College Avenue - House	northwest	4 April 1994
13	9	7029 S. College Avenue - House	northeast	4 April 1994
13	10-36	(Not Developed)		
14	1	SW Frontage Rd. - Fort Collins Archery Range Garage	northwest	8 April 1994
14	2	933 SW Frontage Rd. - Stormy Creek Stone Company Barn	southwest	8 April 1994
14	3	933 SW Frontage Rd. - Stormy Creek Stone Company Barn	northeast	8 April 1994
14	4	1028 NE Frontage Rd. - Silo	northwest	8 April 1994
14	5	1028 NE Frontage Rd. - Outbuilding	northwest	8 April 1994
14	6	1028 NE Frontage Rd. - Garage / Shop	northwest	8 April 1994
14	7	1028 NE Frontage Rd. - House	southeast	8 April 1994
14	8	1312 NE Frontage Rd. - House	northeast	8 April 1994
14	9	1312 NE Frontage Rd. - Barn	southeast	8 April 1994
14	10	1312 NE Frontage Rd. - Barn	northwest	8 April 1994
14	11	1312 NE Frontage Rd. - Outbuilding	northwest	8 April 1994
14	12	1312 NE Frontage Rd. - Garage	northwest	8 April 1994
14	13	1217 N. County Rd. 9E - House	northwest	8 April 1994
14	14	1217 N. County Rd. 9E - House	southwest	8 April 1994
14	15	1217 N. County Rd. 9E - Garage	northeast	8 April 1994
14	16	3500 E. Vine Dr. - Barn	northeast	8 April 1994
14	17	3500 E. Vine Dr. - Outbuilding	northwest	8 April 1994
14	18	3500 E. Vine Dr. - Outbuilding	northwest	8 April 1994
14	19	3500 E. Vine Dr. - House	northwest	8 April 1994
14	20	3824 E. Vine Dr. - House	northwest	8 April 1994
14	21	3824 E. Vine Dr. - House	northeast	8 April 1994

Roll	Photo	Address / Property Name	View To	Date
14	22	Centennial Livestock Auction - I-25 and E. Mulberry	northwest	8 April 1994
14	23	3624 E. Mulberry - House	north	8 April 1994
14	24	3624 E. Mulberry - House	southwest	8 April 1994
14	25	3624 E. Mulberry - Barn	northwest	8 April 1994
14	26	3624 E. Mulberry - Barn	southeast	8 April 1994
14	27	600 N. Summit View - Abandoned House	northwest	8 April 1994
14	28	600 N. Summit View - Abandoned House	southeast	8 April 1994
14	29	2400 E. Vine Dr. - Barn	northwest	8 April 1994
14	30	2400 E. Vine Dr. - Barn	southwest	8 April 1994
14	31	2400 E. Vine Dr. - Shop	northeast	8 April 1994
14	32	2400 E. Vine Dr. - Outbuilding	southwest	8 April 1994
14	33	2400 E. Vine Dr. - House	northwest	8 April 1994
14	34	1808 E. Vine Dr. - House	northeast	8 April 1994
14	35	1808 E. Vine Dr. - Silo & Outbuildings	northwest	8 April 1994
14	36	1808 E. Vine Dr. - Shop	southwest	8 April 1994
15	1	1808 E. Vine Dr. - House	southwest	8 April 1994
15	2	1808 E. Vine Dr. - Outbuildings	northwest	8 April 1994
15	3	940 S. Summit View Dr. - House	northwest	15 April 1994
15	4	940 S. Summit View Dr. - House	southwest	15 April 1994
15	5	940 S. Summit View Dr. - Barn	southeast	15 April 1994
15	6	940 S. Summit View Dr. - Barn	northwest	15 April 1994
15	7	940 S. Summit View Dr. - Loafing Shed	northeast	15 April 1994
15	8	922 S. Summit View Dr. - House	southeast	15 April 1994
15	9	922 S. Summit View Dr. - House	southeast	15 April 1994
15	10	922 S. Summit View Dr. - House	southwest	15 April 1994
15	11	922 S. Summit View Dr. - Stables	northeast	15 April 1994
15	12	2803 E. Lincoln - Abandoned House	southeast	15 April 1994
15	13	2803 E. Lincoln - Abandoned House	southwest	15 April 1994
15	14	1103 E. Lincoln - Coy-Hoffman Barn	northwest	15 April 1994
15	15	1103 E. Lincoln - Coy-Hoffman Silos	southeast	15 April 1994
15	16	1103 E. Lincoln - Coy-Hoffman Barn & Silos	east	15 April 1994
15	17	1103 E. Lincoln - Coy-Hoffman Barn & Silos	south	15 April 1994
15	18	1103 E. Lincoln - Coy-Hoffman Milk House	northwest	15 April 1994
15	19	232 E. Vine Dr. - Schlagel House	northeast	15 April 1994
15	20	232 E. Vine Dr. - Schlagel House	northwest	15 April 1994
15	21	232 E. Vine Dr. - Schlagel House	south	15 April 1994
15	22	232 E. Vine Dr. - Outbuilding	northeast	15 April 1994

Roll	Photo	Address / Property Name	View To	Date
15	23	725 E. Vine Dr. - GW Sugar Plant	southwest	8 April 1994
15	24	725 E. Vine Dr. - GW Sugar Plant	northeast	8 April 1994
15	25	725 E. Vine Dr. - GW Sugar Plant	northeast	8 April 1994
15	26	725 E. Vine Dr. - GW Sugar Plant	southeast	8 April 1994
15	27	725 E. Vine Dr. - GW Sugar Plant	southwest	8 April 1994
15	28	724 E. Vine Dr. - GW Sugar Plant	south	8 April 1994
15	29	1409 N. Lemay - Lindenmeier Farmhouse	northwest	8 April 1994
15	30	2008 N. County Rd. 11 - House	southeast	15 April 1994
15	31	2008 N. County Rd. 11 - House	northwest	15 April 1994
15	32	2008 N. County Rd. 11 - Barn	northeast	15 April 1994
15	33	2008 N. County Rd. 11 - Barn	southwest	15 April 1994
15	34	2008 N. County Rd. 11 - Garage	northwest	15 April 1994
15	35-36	(Not Developed)		
16	1	(Not Developed)		
16	2	Nelson Milk House - southwest corner, Lemay & Swallow	northwest	15 April 1994
16	3	Nelson Milk House - southwest corner, Lemay & Swallow	southeast	15 April 1994
16	4	1200 W. Trilby Rd. - Lysig Barn	north	15 April 1994
16	5	3901 S. Shields - Farmhouse	southwest	15 April 1994
16	6	3901 S. Shields - Farmhouse	northeast	15 April 1994
16	7	3901 S. Shields - Fruit Cellar	northeast	15 April 1994
16	8	3901 S. Shields - Outbuilding	northeast	15 April 1994
16	9	3901 S. Shields - Poultry House	northwest	15 April 1994
16	10	3901 S. Shields - Outbuilding	southwest	15 April 1994
16	11	3901 S. Shields - Barn	southeast	15 April 1994
16	12	5109 S. Shields - Log building	northeast	15 April 1994
16	13	3226 S. Shields - Worthington House	southwest	25 April 1994
16	14	3226 S. Shields - Worthington House	northeast	25 April 1994
16	15	3226 S. Shields - Small Outbuilding	north	25 April 1994
16	16	3226 S. Shields - Worthington Barn	northwest	25 April 1994
16	17	3226 S. Shields - Worthington Barn	southeast	25 April 1994
16	18	3226 S. Shields - 2nd Barn	southeast	25 April 1994
16	19	3226 S. Shields - 2nd Barn	northwest	25 April 1994
16	20	3226 S. Shields - Large Outbuilding	northwest	25 April 1994
16	21	3226 S. Shields - Large Outbuilding	southeast	25 April 1994
16	22	3226 S. Shields - Outbuilding	northeast	25 April 1994
16	23	3226 S. Shields - Outbuilding	northwest	25 April 1994
16	24	3226 S. Shields - Outbuilding	southwest	25 April 1994
16	25	3226 S. Shields - Outbuilding	southwest	25 April 1994

Roll	Photo	Address / Property Name	View To	Date
16	26	3226 S. Shields - Metal Granary	northeast	25 April 1994
16	27	3226 S. Shields - Metal Granary	southwest	25 April 1994
16	28	3226 S. Shields - Loafing Shed	northeast	25 April 1994
16	29	2407 W. Drake Rd. - Town and Country Stables - Barn	southwest	25 April 1994
16	30	2407 W. Drake Rd. - Town and Country Stables - Barn	northeast	25 April 1994
16	31	2407 W. Drake Rd. - Town and Country Stables - House	northeast	25 April 1994
16	32	2407 W. Drake Rd. - Town and Country Stables - Guest House	northeast	25 April 1994
16	33	2407 W. Drake Rd. - Town and Country Stables - Garage	southwest	25 April 1994
16	34	2407 W. Drake Rd. - Town and Country Stables - Tack Room	southeast	25 April 1994
16	35	2407 W. Drake Rd. - Town and Country Stables - Stables	northwest	25 April 1994
16	36	2407 W. Drake Rd. - Town and Country Stables - Stables	southeast	25 April 1994
17	1	(Not Developed)		
17	2	1505 W. Prospect Rd. - House	southeast	29 April 1994
17	3	1505 W. Prospect Rd. - House	northwest	29 April 1994
17	4	1505 W. Prospect Rd. - Barn	south	29 April 1994
17	5	1505 W. Prospect Rd. - Barn	northwest	29 April 1994
17	6	2912 W. Vine Drive - Barn and Silo	northeast	29 April 1994
17	7	2912 W. Vine Drive - Barn	west	29 April 1994
17	8	2912 W. Vine Drive - Silo	east	29 April 1994
17	9	2912 W. Vine Drive - Outbuilding	northeast	29 April 1994
17	10	2912 W. Vine Drive - Outbuilding and Silo	northwest	29 April 1994
17	11	2912 W. Vine Drive - Outbuilding	southwest	29 April 1994
17	12	2912 W. Vine Drive - Cistern & Outbuilding	southwest	29 April 1994
17	13	3039 W. Vine Dr. - Farmhouse	southwest	29 April 1994
17	14	3039 W. Vine Dr. - Farmhouse	northeast	29 April 1994
17	15	3039 W. Vine Dr. - Barn	northeast	29 April 1994
17	16	3039 W. Vine Dr. - Barn	southwest	29 April 1994
17	17	3039 W. Vine Dr. - Outbuildings	southwest	29 April 1994
17	18	3039 W. Vine Dr. - Garage	southwest	29 April 1994
17	19	921 N. Taft Hill Rd. - House	northwest	29 April 1994
17	20	921 N. Taft Hill Rd. - Garage	southwest	29 April 1994
17	21	921 N. Taft Hill Rd. - House	northeast	29 April 1994
17	22	921 N. Taft Hill Rd. - Fruit Cellar	west	29 April 1994
17	23	921 N. Taft Hill Rd. - Barn	southwest	29 April 1994
17	24	921 N. Taft Hill Rd. - Barn	north	29 April 1994

Roll	Photo	Address / Property Name	View To	Date
17	25	709 N. Taft Hill Rd. - House	southwest	6 May 1994
17	26	709 N. Taft Hill Rd. - House	northwest	6 May 1994
17	27	1041 N. Taft Hill Rd. - House	west	6 May 1994
17	28	1041 N. Taft Hill Rd. - House	northeast	6 May 1994
17	29	325 N. Taft Hill Rd. - House	northwest	6 May 1994
17	30	325 N. Taft Hill Rd. - House	east	6 May 1994
17	31	325 N. Taft Hill Rd. - Barn	northeast	6 May 1994
17	32	2825-2835 S. Taft Hill Rd. - House	southwest	6 May 1994
17	33	2825-2835 S. Taft Hill Rd. - House	southwest	6 May 1994
17	34	2825-2835 S. Taft Hill Rd. - Cistern	southwest	6 May 1994
17	35	2825-2835 S. Taft Hill Rd. - Outbuilding	southwest	6 May 1994
17	36	2825-2835 S. Taft Hill Rd. - Barn and Silo	southwest	6 May 1994

Data Gaps

Information regarding the location, dates of construction, and physical attributes of isolated outbuildings, particularly chicken coops, within Fort Collins' older residential neighborhoods.

Further architectural data regarding the construction techniques of barns located within the Fort Collins Urban Growth Area, including roof truss systems and wall framing systems.

Integrity guidelines for locally landmark eligible properties and districts.

Locations of houses in Fort Collins that were residences of members of the Larimer County Stock Growers' Association and other prominent cattlemen.

More in-depth biographical information about the Fort Collins area's prominent farmers and ranchers.

More information regarding the Collins, Flora, Agricultural College, Union, Eureka, College, and Lower Box Elder Granges. Particularly needed are the names of Grange members and the locations of meeting places.

More information about the demise of the Farmers' Mill.

Information regarding what became of Hoffman's Mill.

Historical and architectural information about the Andersonville, Buckingham, and Alta Vista neighborhoods that could be gleaned through intensive-level surveys.

Historical and architectural information about the Holy Family neighborhood that could be gleaned through intensive-level survey.

In-depth information about the physical operations of the Great Western Sugar Factory at Fort Collins, such as might be described in a Historic American Engineering Report.

The precise dates of when the Great Western Sugar Factory Effluent Flume was in operation.

Biographical information about Charles and Lydia Pennock and more information about their Pennock Nursery and Seed Company.

More information regarding the Cherryhurst Orchard.

More information regarding the cherry canning factory located at 200 Gregory Road.

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Inverness Stock Farm	28	Maxwell, Minnie	24
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Janis, Antoine	15, 80	Maynard, J.S.	67
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Jessup Farms	9, 41	McClelland Farmhouse	77
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Shaw, F.M.	70		
Sherwood, F.W.	17, 28		



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
fcgov.com/historicpreservation

**OFFICIAL DETERMINATION:
FORT COLLINS LANDMARK ELIGIBILITY**

Resource Number: B3176
Historic Building Name: Hamar House
Property Address: 6824 S. College Avenue
Determination: NOT ELIGIBLE

Issued: June 27, 2022
Expiration: June 27, 2027

Mitchell and Angela Hamar
50300 County Road K
Yuma, CO 80759

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 not 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:

The property is determined to be ineligible for local landmark designation under the city’s significance standards. It is not associated with important events, is not adequately associated with the career of Dr. Hamar or any of its other owners, is not a notably good example of architectural design or construction, and does not seem to retain any information potential.

Staff agrees with the consultant’s conclusions regarding the property’s significance. Staff would note that in many cases, the residence of an important individual may qualify under Standard 2 for City Landmark designation, even where the majority of their important work occurred elsewhere, as a recognition of their involvement in the community, where that individual has demonstrated significance to the community.

- 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 not been referenced and cited.
 - The survey form does not reference the 1995 historic context for Agriculture in the Fort Collins area. However, the farm complex in question does not appear to have significance to local architecture based on the primary source research completed and based on the surviving condition of the farmstead.
- 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.

Integrity

Consultant's evaluation:

The house on this property was constructed around 1900 and extensively remodeled in the early 1960s. A barn that also stood there blew down sometime in the mid-20th century. Between the early 1960s and early 1970s, three more buildings were added to the site: the detached garage, horse barn, and hay shed. One other important change took place there, involving the mid-1900s reduction of the property's acreage from 150 to just five. These architectural and spatial alterations to the historic property have had the effect of diminishing its physical integrity. Consequently, while the buildings do not appear to have been moved from their original locations, the property as a whole no longer displays an adequate degree of the remaining aspects of integrity, particularly in relation to its setting, design, workmanship, materials, feeling and association. Its diminished integrity fails to support potential landmark eligibility.

Staff agrees with the consultant's 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.
- Discussion of integrity focuses on the property's essential physical features, and relates to 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:

The Hamar Property at 6824 S. College Avenue is Not Eligible for designation as a Fort Collins Landmark.

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, or 970-416-4250.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner

Attachment: Colorado Cultural Resource Survey Architectural Inventory Form 1403, dated June 22, 2022.

Official Eligibility Determination
(OAHF 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

Colorado Cultural Resource Survey

Architectural Inventory Form

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I. Identification

- 1. Resource Number: **5LR14865**
- 2. Temporary Resource Number: **Not Applicable**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **Hamar House**
- 6. Current Building Name: **Not Applicable**
- 7. Building Address: **6824 S. College Ave.
Fort Collins, CO 80524**
- 8. Owner Name & Address: **Mitchell and Angela Hamar
50300 County Road K
Yuma, CO 80759**

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II. Geographic Information

9. P.M. **6th** Township **6 North** Range **69 West**
NE 1/4 of the NE 1/4 of the SW 1/4 of the NW 1/4 of Section **13**
10. UTM Reference Zone: **13** Easting: **493784** Northing: **4482200**
11. USGS Quad Name: **Loveland, Colorado**
 Year: **1962 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **Metes and Bounds** Block: **N/A**
T6N-R69W, Sec. 13
 Addition: **N/A** Year of Addition: **N/A**
13. Boundary Description and Justification: **This legally defined parcel (96132-00-009), clearly delineated by a metes and bounds description, includes the historic house, non-historic outbuildings, and surrounding grounds.**

III. Architectural Description

14. Building Plan: **Square Plan**
15. Dimensions in Feet: **30' x 30'**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Masonite**
18. Roof Configuration: **Cross-Gabled Roof**
19. Primary External Roof Material: **Composition Roof**
20. Special Features: **Plate Glass Window, Stovepipe, Enclosed Porch**
21. General Architectural Description: **The one-story wood-frame house faces east and has a 30' x 30' footprint. Resting upon a stone foundation, its exterior walls are clad in wide horizontal Masonite, or pressed board, siding. Board and batten siding is found on the south enclosed porch. The primary roof is cross-gabled, with a shed roof extending over the house's southwest quadrant. This meets the shed roof over the south enclosed porch. Other features on the roof include boxed eaves, composition shingles, and a metal stovepipe on the north slope.**

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East Wall (front): The façade holds the off-centered main entrance into the house, which has a non-historic panel door. To the north is a single-light picture window set in a wood frame. To the south is a two-over-two double-hung sash window with a wood frame.

South Wall (side): The south wall has a projecting enclosed porch that is set back toward the rear of the house. This contains an east-facing entrance with a non-historic panel door. Projecting from the main body of the house is a non-historic box window with a single light and a small pent roof. The south wall of the enclosed porch holds two window spaces, one of which is boarded closed. The other contains a single light.

West Wall (rear): The rear wall holds no entries into the house. Three windows are present along the main body of the building. One is a one-over-one double-hung sash window, and the others are two-over-two double-hung sash windows. These all have wood frames.

North Wall (side): The side wall has no entries into the building. The only features on this wall are two two-over-two double-hung sash windows with wood frames.

22. Architectural Style / Building Type: **No Style**
23. Landscaping or Special Setting Features: **The house is part of a small farmstead that holds four buildings. These are in the property's southeast quadrant, with open ground to the north and west. Access to the site is by way of an unpaved drive that heads east from South College Avenue (US Highway 287) and then turns south after running along the site's northern edge. The road continues along the site's eastern edge and then extends south to enter another private property. An unpaved driveway diverges from the road east of the house and curves through the farmstead. The only paved surfaces on the site are sidewalks between the house and garage, and an apron in front of the garage. The property is surrounded by vacant fields to the north and east, non-historic houses to the southeast, a private residence to the south, and a non-historic apartment complex to the west. Also to the south is a large irrigation reservoir.**
24. Associated Buildings, Features or Objects:

Detached Garage (1963) – This one-story wood frame building is about 20' south of the house. Facing east onto the driveway, it rests upon a concrete block foundation and its exterior walls are clad in wide horizontal Masonite, or pressed board, siding. The building has a low hipped roof with flat boxed eaves and composition shingles. On the east wall is a double-wide overhead wood panel garage door with four lights. A pedestrian entry containing a wood panel door with a boarded light in its upper half is found on the north wall. The north, south and west walls each hold a single two-light sliding window with wood frames.

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Horse Barn (circa 1966) – This long rectangular one-story building is south of the hay shed. Facing to the south-southwest, its exterior walls are clad in board and batten siding and the shed roof appears to be finished with composition shingles. A pedestrian entrance toward the west end of the south wall is boarded closed. Also along the wall are five entrances to horse stalls, each with its own south-facing vertical board Dutch door. The north wall has another entrance near its east end. This contains a pair of swinging doors constructed of vertical boards and battens. A small window opening covered by hinged horizontal boards is located high on the east wall. The corral and paddocks are missing their fencing.

Hay Shed (circa 1972-1974) – This tall building is located south of the garage. Facing east, it consists of an enclosed room with a hayloft above on the north, and an open shed structure on the south. Its exterior walls are finished with vertical boards on the west and boards and battens on the north and east. The shed roof has exposed purlins and rafter ends, and it is clad in corrugated metal panels. Pedestrian entries containing vertical board doors are found on the north and east walls. Also on the east wall are two swinging hayloft doors constructed of vertical boards. The south shed area is supported by wood posts and open on the east and south.

IV. Architectural History

25. Date of Construction: Estimate: **1900** Actual:
- Source of Information: **USGS Loveland 15' Topographic Quadrangle Map**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Unknown**
- Source of Information: **Not Applicable**
29. Construction History: **The historic house on this property was constructed around 1900. A barn that was also on the site blew down by the early 1960s. In 1962, the house was extensively remodeled. The garage was built in 1963 and the horse barn around 1966, and the hay shed was erected around 1972-1974.**
30. Original Location: **Yes**

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V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
 Domestic / Garage
 Agriculture / Horse Barn
 Agriculture / Agricultural Outbuilding
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Single Dwelling**
 Domestic / Garage
34. Site Type(s): **Single-Family Home, Farmstead**
35. Historical background: **The early history of the property at 6824 S. College Ave. involved a series of transfers, with few of its owners possessing the site for more than a few years. This raises more questions than answers about who developed the property in the first place.**

Prior to the late 1880s, all of Section 13 in Township 6 North-Range 69 West was owned by the Union Pacific Railway Company, which received the acreage as a grant from the federal government. This was known as a "railroad section." Between 1889 and 1893, the railroad began to sell the land when it transferred the northeast, southeast and southwest quarters to pioneer farmer, irrigation promoter, Larimer County commissioner, and Loveland banker, Aaron S. Benson. One of his irrigation projects was the Loudon Canal, which ran through the countryside north of Loveland.

In March 1893, the UP Railway sold the entire northwest quarter of Section 13 to Denver attorney John P. Heisler for \$720. He transferred ten acres on the southern edge of the property to Aaron Benson, and these were added to Fairport Reservoir, which also became known as Benson Lake. Water for the reservoir was provided by the Loudon Ditch. With this transfer, the remaining parcel of land owned by Heisler in the northwest quarter of Section 13 amounted to 150 acres. In June 1893, just three months after he acquired the property, Heisler sold it to Leroy S. McLain for \$1,750. McLain was a laborer in Colorado and then became a farmer in Nebraska. He sold the acreage in September 1894 for \$2,000 to William F. Archart, about whom little is known.

Archart held onto the property for one year before selling it in November 1895 to Jerusha B. Ramey. She was the wife of Civil War veteran Thomas C. Ramey, who appears to have been a Fort Collins grocer. In July 1897, Jerusha sold the land to Edith M. Scott. Two months later, in September 1897, she sold it to Rose E. Mathews, who held onto the property for almost two years. In July 1899, she sold it to Eliphalet L. Abell for \$3,000. Around that time, Abell was farming several

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miles east of Fort Collins. Abell sold the property in April 1904 and moved to Illinois. The new owner was North Dakota farmer Samuel Neuharth, who paid \$6,000 for the land. He does not appear to have lived on the property and might have rented it to tenants. According to the 1906 USGS Topographic Quadrangle Map, the house on the property was already there by that time. However, exactly who had it built and when remains unknown.

In July 1911, Samuel Neuharth sold the land to Theodore Landmann, a farmer in Winnebago County, Wisconsin. Landmann paid \$10,000 for the property and then transferred it in December 1912, shortly before his death, to his wife Hertha. Over the following years, it appears that she rented the property to tenants.

In 1925, Hertha Landmann sold the property to Gustav A. Benson, who would continue to own it for the next 24 years. During the 1930s and 1940s, Benson owned the Studebaker automobile dealership in Loveland and lived in that city with his wife and children. His farm north of town was occupied by tenants. Benson sold the property in January 1949 to Robert and Helen Pitner, who moved into a nearby house at 6750 S. College Ave. That house stands along College Avenue at the entrance to the drive that extends east to 6824 S. College Ave. During their period of ownership, which lasted from 1949 to 1962, the Pitners subdivided the property into parcels. The five-acre parcel that became known as Tract A is the one currently under study. They remodeled the house at 6824 S. College Ave. in 1961, apparently installing new exterior siding and windows.

In the spring of 1962, the Pitners sold Tract A to Richard and Bonnie Bernhardt, who resided at 6916 S. College Ave., the adjacent property to the south. The following year they had the detached garage constructed. In addition, the historic barn on the property reportedly blew down by the early 1960s. The Bernhardts sold the property to Dr. Dwayne and Clara Hamar in 1964. A few months earlier, Dr. Hamar had been appointed to the faculty at Colorado State University as an instructor in chemical pathology. By the early 1970s, he was an associate professor of pathology in the college of veterinary medicine and devoted much of his time to the university's veterinary diagnostic lab.

During the Hamars' ownership of the property, they had the horse barn constructed around 1966 and around 1972-1974 Dr. Hamar and his son Mitchell constructed the hay shed. Dr. Hamar and his second wife Cindi continued to reside at the property (along with another home in Nunn) into the 2010s. In recent years, the site has been owned by Mitch and his wife Angie, who live in the Yuma area and rent the Fort Collins property to a tenant.

36. Sources of information:

Email Communication with Mitch and Angie Hamar, 21-22 June 2022.
Documentation on File in the Office of Tatanka Historical Associates Inc.

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Fort Collins Coloradoan

- "State Board Appoints 8 to Faculty of University," 12 December 1963, p. 15.**
- "Real Estate Transfers," 26 May 1964, p. 5.**
- "Real Estate Transfers," 31 May 1964, p. 24.**
- "Cynthia Hamar," 15 December 2015, p. C5.**

Fort Collins Express and Courier

- "Real Estate Transfers," 22 June 1893, p. 5.**
- "Real Estate Transfers," 5 April 1894, p. 8.**
- "Real Estate Transfers," 27 September 1894, p. 5.**
- "Real Estate Transfers," 26 May 1898, p. 5.**
- "Real Estate Transfers," 3 August 1899, p. 8.**
- "Real Estate Transfers," 4 May 1904, p. 7.**
- "Real Estate Transfers," 3 August 1911, p. 8.**
- "Larimer Realty Report," 21 December 1920, p. 3.**
- "Real Estate Sales," 14 August 1925, p. 5.**
- "Sale Dates," 3 January 1930, p. 9.**
- "W. L. Warnock, Auct.," 3 December 1939, p. 7.**

**In Memory: Dwayne Hamar. Colorado State University, 19 November 2021.
Located at www.source.colostate.edu.**

**Larimer County Assessor, Real Estate Appraisal Cards, 6824 S. College Ave.
(parcel #96130-00-009), County Assessor's Office and Fort Collins Museum of
Discovery Archives.**

Larimer County Clerk & Recorder, Title Records, T6N-R69W, Sec. 13 (NW1/4)
Deed, Union Pacific Railway Company to Aaron S. Benson, NE¹/₄ & SW¹/₄, 1889
Deed, Union Pacific Railway Company to Aaron S. Benson, SE¹/₄, 1893
Deed, Union Pacific Railway Company to John P. Heisler, NW¹/₄, 9 March 1893
Quit Claim Deed, John Heisler to Leroy S. McLain, 23 June 1893
Warranty Deed, Leroy S. McLain to William F. Archart, 21 September 1894
Warranty Deed, William F. Archart to Jerusha B. Ramey, 30 November 1895
Warranty Deed, Jerusha B. Ramey to Edith M. Scott, 20 July 1897
Warranty Deed, Edith M. Scott to Rose E. Mathews, 23 September 1897
Warranty Deed, Rose E. Mathews to Eliphalet L. Abell, 25 July 1899
Warranty Deed, Eliphalet L. Abell to Samuel Neuharth, 4 April 1904
**Warranty Deed, Samuel and Sophia Neuharth to Theodore Landmann, 12 July
1911**
Warranty Deed, Theodore Landmann to Hertha Landmann, 26 December 1912
Warranty Deed, G. A. Benson to Robert and Helen Pitner, 10 January 1949
**Warranty Deed, Robert Pitner to Richard and Bonnie Bernhardt, 18 April 1962
(corrected by a Bargain and Sale Deed in 1997)**

Larimer County Atlas, Published by the Rocky Mountain Map Company, 1940.

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USGS, Loveland 7.5' and 15' Topographic Quadrangle Maps, 1906, 1962, 1969, 1984.

US Census Records, Gustave A. Benson, Loveland, CO, 1930-1940.

Watrous, Ansel. *History of Larimer County, Colorado*. Fort Collins, CO: The Courier Printing & Publishing Company, 1911.

VI. Significance

37. Local landmark designation:

Fort Collins Significance Standards (Fort Collins Municipal Code, Chapter 14, Section 14-22a)

1. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
2. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
3. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
4. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

X Does not meet any of the above Fort Collins designation standards

Analysis of Fort Collins Significance: This property has not been previously documented. The current field documentation and archival research have resulted in a substantial recordation of the site, providing the opportunity to analyze its current integrity and potential significance and landmark eligibility.

Research determined that the house was constructed around the turn of the twentieth century and then extensively remodeled in the early 1960s. The other buildings on the property were added between the early 1960s and 1970s. For many years, the site encompassed 150 acres and included most of Section 13. However, this changed in the mid-1900s as the acreage was subdivided. The property at 6824 S. College Ave. was reduced to five acres at that time.

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Over many decades, the property was owned by a series of local and out-of-state investors who did not live there. Instead, they either flipped the property for a profit or held onto it and rented it to tenants. The only family that appears to have owned the property and resided there were the Hamars, who occupied the house and outbuildings from 1964 into the early 21st century. While Dr. Dwayne Hamar was clearly a respected and successful professor and veterinary pathologist, his work primarily took place at Colorado State University and not on this property.

The property is determined to be ineligible for local landmark designation under the city’s significance standards. It is not associated with important events, is not adequately associated with the career of Dr. Hamar or any of its other owners, is not a notably good example of architectural design or construction, and does not seem to retain any information potential.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern 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 represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **Based upon the detailed archival research and field documentation discussed above, this property does not rise to a level of significance and eligibility to meet the standards for the National Register of Historic Places or Colorado State Register of Historic Properties under any of the criteria.**

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43. Assessment of historic physical integrity related to significance: **The house on this property was constructed around 1900 and extensively remodeled in the early 1960s. A barn that also stood there blew down sometime in the mid-20th century. Between the early 1960s and early 1970s, three more buildings were added to the site: the detached garage, horse barn, and hay shed. One other important change took place there, involving the mid-1900s reduction of the property's acreage from 150 to just five. These architectural and spatial alterations to the historic property have had the effect of diminishing its physical integrity. Consequently, while the buildings do not appear to have been moved from their original locations, the property as a whole no longer displays an adequate degree of the remaining aspects of integrity, particularly in relation to its setting, design, workmanship, materials, feeling and association. Its diminished integrity fails to support potential landmark eligibility.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: This property is not in a location that holds an adequate number of historic buildings or other resources that maintain architectural integrity and might potentially form a National Register District.

If there is National Register district potential, is this building contributing: **N/A**

46. If the building is in an existing National Register district, is it contributing: **N/A**

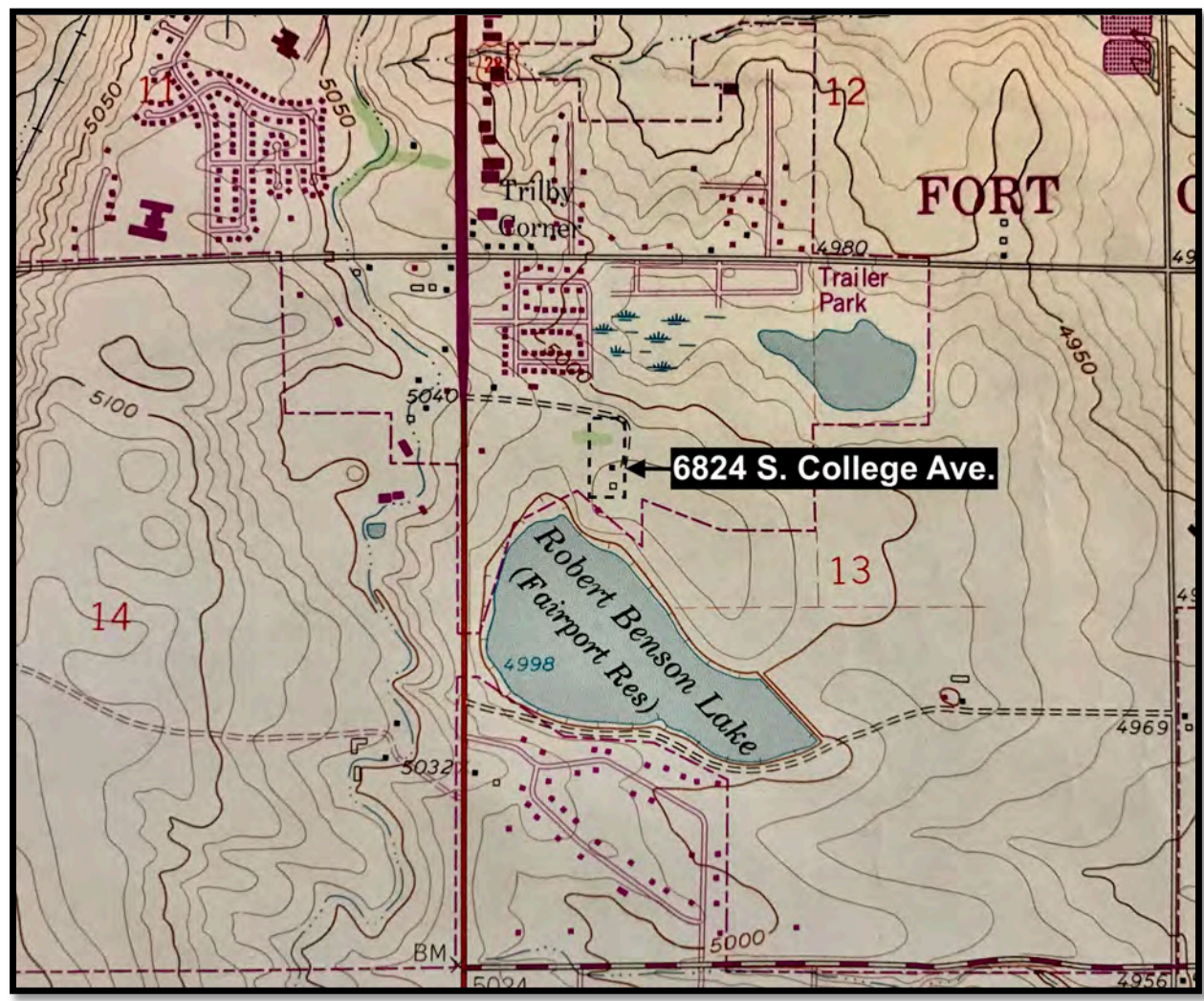
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VIII. Recording Information

47. Photograph numbers: **#1727-1762**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Documentation of 6824 S. College Ave.,
Fort Collins, CO**
49. Date(s): **22 June 2022**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970 / 689-4855**

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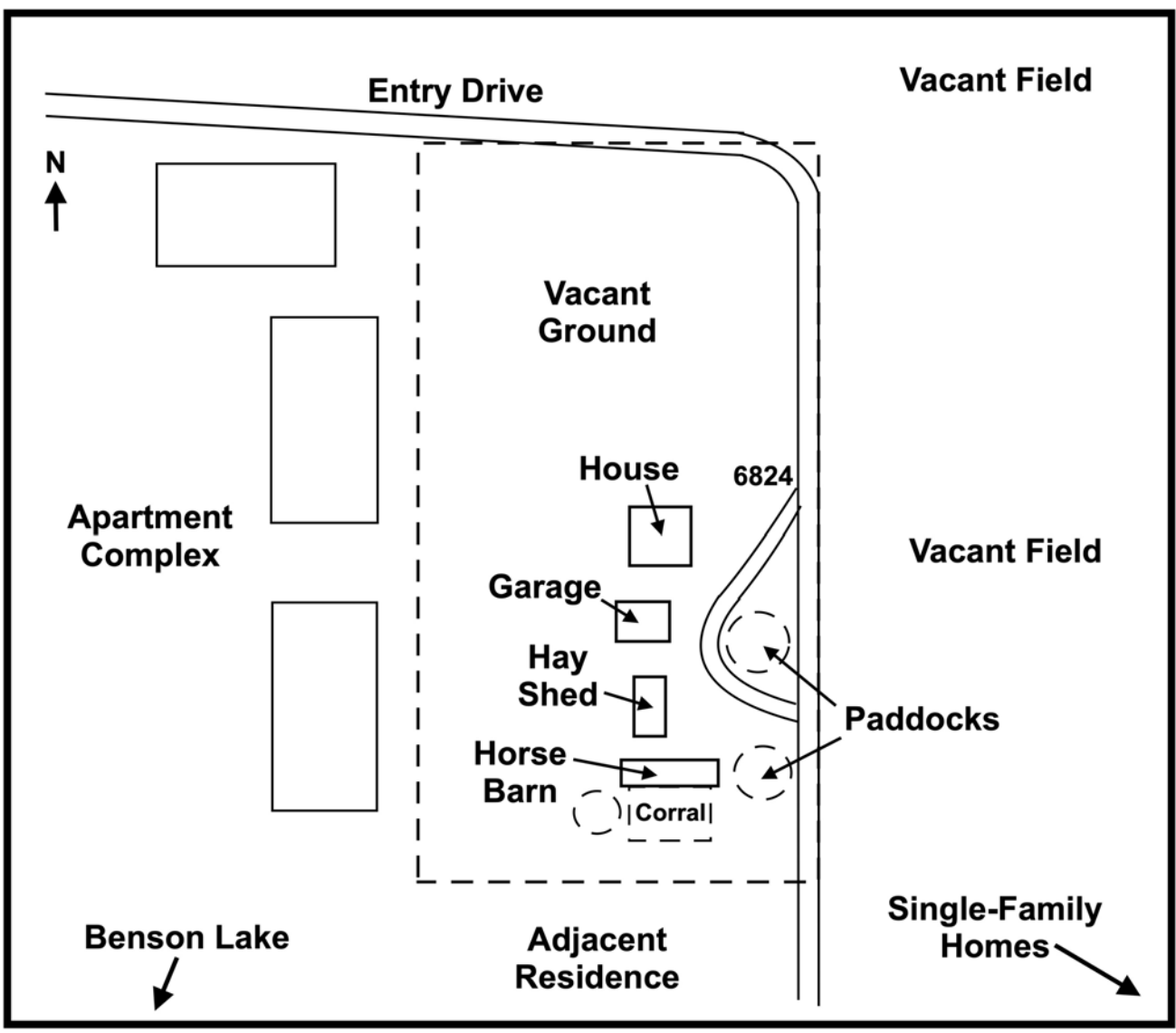
Site Location Map



**USGS Loveland 7.5' Topographic Quadrangle
1962 (photorevised 1984)**

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Site Diagram



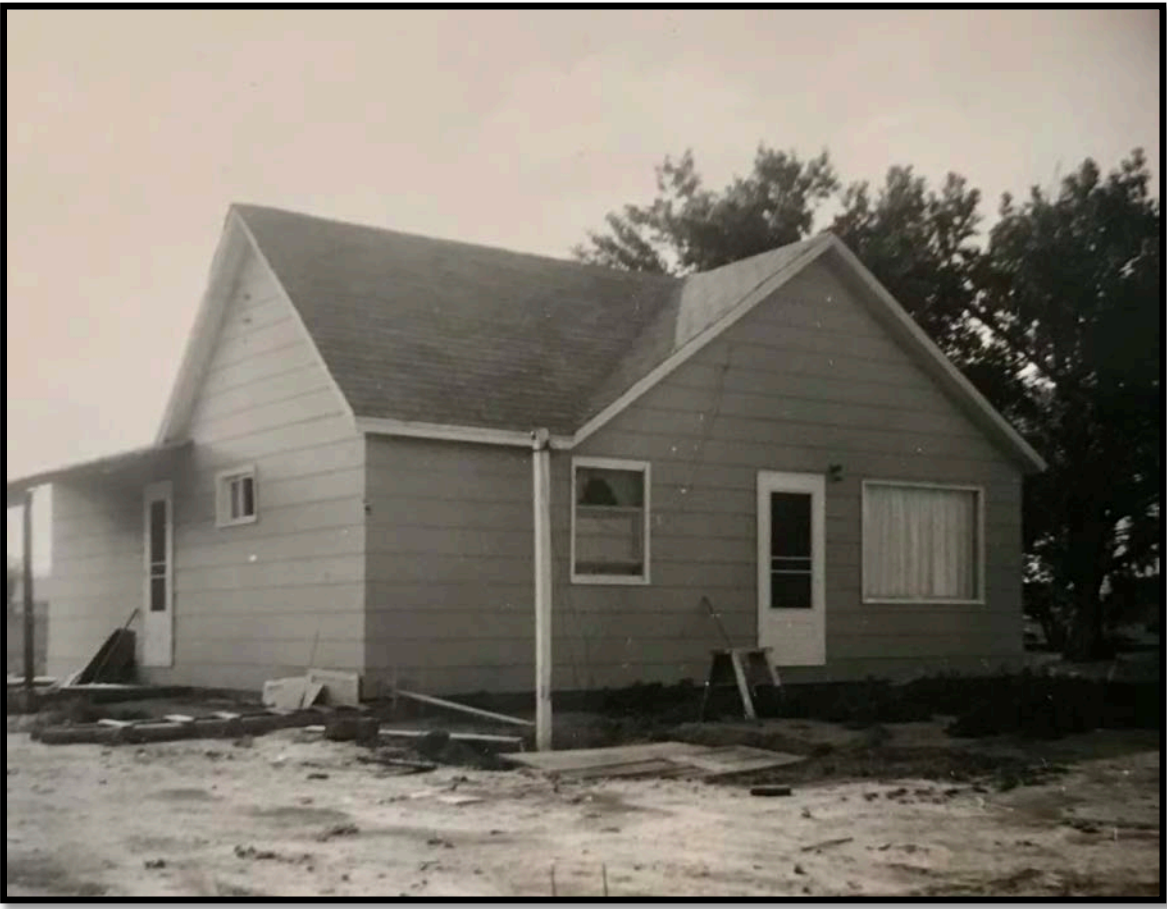
Item 18.

Source Number: 5LR14865

Address: 6824 S. College Ave.

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Historic Photograph



House at 6824 S. College Ave., 1961
Fort Collins Museum of Discovery Archive/ Larimer County Assessor

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Current Photographs



House, View to the Northwest



House, View to the Southeast

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Current Photographs



Garage, View to the Southwest



Hay Shed, View to the Southwest

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Current Photographs



Horse Barn, View to the Northwest

Official Eligibility Determination

(OAHF 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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

- 1. Resource Number: **5LR14387**
- 2. Temporary Resource Number: **Not Applicable**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **Aylesworth-Hahn House
Sylvia Davis House**
- 6. Current Building Name: **Not Applicable**
- 7. Building Address: **2500-2514 S. Shields St.
Fort Collins, CO 80526**
- 8. Owner Name & Address: **Susan Miller 2500 Properties LLC
3141 W. 5th St.
Greeley, CO 80634**

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II. Geographic Information

9. P.M. 6th Township 7 North Range 69 West
NW 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 23
SW 1/4 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 23

10. UTM Reference Zone: 13 Easting: 491894 Northing: 4489269

11. USGS Quad Name: Fort Collins, Colorado

Year: 1960 (revised 1984) Map scale: 7.5'

12. Lot(s): N/A Block: N/A

Addition: N/A Year of Addition: N/A

13. Boundary Description and Justification: This legally defined parcel (97230-00-005), defined by a metes and bounds description, encompasses the land and built resources that are historically associated with this property.

III. Architectural Description

14. Building Plan: Rectangular Plan

15. Dimensions in Feet: 28' x 62'

16. Number of Stories: 2

17. Primary External Wall Material(s): Stucco

18. Roof Configuration: Pyramidal Roof

19. Primary External Roof Material: Composition Roof

20. Special Features: Porch, Chimney, Glass Blocks, Fence

21. General Architectural Description: This two-story residence is of wood frame construction, with an overall rectangular footprint of approximately 28' x 62'. The original two-story portion of the building has a footprint of 28' x 30'. This was later expanded to the south with a 24' x 33' one-story addition with a hipped roof. Facing toward the west, the house rests upon a concrete foundation and its exterior walls are finished with painted stucco. The main low-sloped pyramidal roof has exposed rafter ends around the perimeter and is finished with composition shingles. A rectangular brick chimney with horizontal banding and three terra cotta chimney pots rises from the peak of the main roof.

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West Wall (front): The façade of the home features both its original two-story body and the southern one-story addition, which projects slightly to the west. The two-story segment held the original main entrance, which was centered on the wall. This is now abandoned in favor of a recessed entry at the northwest corner. Although boarded and stuccoed closed, the original entrance remains visibly evident due to cracks in the stucco (it can also be seen in a historic photograph). Flanking this closed entry are two sets of non-historic single-light windows with wood frames. These have replaced the original bands of three windows that were once found there. Each window now consists of a central fixed light with sliding windows on either side.

The second floor holds three historic windows, all with wood frames and surrounds. Centered on the wall is a small four-light window, possibly a casement that opens to the interior. Flanking that are pairs of two-over-two double-hung sash windows with wood frames and surrounds.

The south addition has no entry along this wall but does hold two windows. The northern one of these is an approximately 24-light vertical glass block window that dates from the addition's period of construction. The other is a horizontal two-light sliding window. While its size and location are original, the window appears to have been replaced in recent years. An old tire rim is attached to the wall to hold a garden hose. This feature appears in a historic photograph and dates from around when the addition was constructed.

North Wall (side): The north wall has a one-story, flat-roofed addition that projects from the original building. This provides extra square footage to the home along with a rooftop deck. At the west end of the addition is an open porch with a concrete floor, single pipe post and stuccoed walls. The porch roof is formed by the deck above. In the addition's west wall at the porch is an entry into the house. This was evidently meant to replace the main entrance that was once centered in the original building's west wall. The current entrance contains a wood slab door with three narrow vertical lights running up the face. Outside of that is a metal storm door. Flanking the door are tall narrow seven-light glass block windows.

East of the porch, the addition's north wall holds two windows. One of these is a small multi-light window and the other is a large single-light picture window. Both are set in wood frames. Rising from the pavement outside the building is an exterior metal staircase with a handrail. This provides access to the deck on the roof of the addition, which is also bordered by an open metal rail.

The second floor holds an entry into the house with a wood panel door. Centered on the wall is a small four-light window, possibly a casement that opens to the interior. Flanking the window and entry are pairs of two-over-two double-hung sash windows with wood frames and surrounds.

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East Wall (rear): The east wall holds three entries into the building, one into the original body of the house and one into each of the additions. The entrance into the north addition contains a wood door with a single light, along with a metal storm door. Adjacent to that is a large single-light picture window. The entry into the original house contains of a pair of non-historic ten-light doors. To the north of that is a single-light window. The south addition has an entry containing a wood door with a single light, along with a metal storm door. To the south of that is what appears to be a non-historic horizontal window consisting of a central fixed light flanked by sliding windows.

The second floor holds three windows. Centered on the wall is a small four-light window, possibly a casement that opens to the interior. Flanking that are pairs of two-over-two double-hung sash windows with wood frames and surrounds. Behind the house is a concrete patio with an open wrought iron rail.

South Wall (side): The south wall holds no entrances into the home. It is dominated by a one-story addition with two pairs of two-light sliding windows. Above that, the original main body of the house contains three windows. Centered on the wall is a small four-light window, possibly a casement that opens to the interior. Flanking that are pairs of two-over-two double-hung sash windows with wood frames and surrounds.

22. Architectural Style / Building Type: **Early 20th Century American Movement**
23. Landscaping or Special Setting Features: **This property is located on the east side of Shields Street, about one-tenth of a mile north of Drake Road. The home faces west toward Shields. A paved driveway enters the site just northwest of the house, splits around an oval dirt area that may have once held plantings, and then exits the property at its northeast corner. Landscaped grounds planted with grass along with mature shrubs and trees occupy the areas to the east, west and south of the home. To the north is the concrete driveway and parking area. A long concrete fence consisting of posts supporting horizontal panels runs along the east property line. Six additional buildings are on the property, all of them detailed below. A water well is also found on the property. The site is surrounded by modern commercial development in all directions.**
24. Associated Buildings, Features or Objects:

Shed (circa 1955) – This small building is located in the rear yard, about 30' northeast of the main house. The one-story wood frame building faces toward the south and has a slightly rectangular footprint of about 8' x 9'. Its exterior walls are finished with wide clapboard siding and matching corner boards. The side-gabled roof has exposed rafter ends and is finished with very old composition shingles. On the south wall, the entry contains a wood door. Next to that is a narrow one-over-one double-hung sash window. Single-light windows are present in the east and west walls, above which the gable end walls are finished with vertical boards with scalloped lower ends.

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Cottage (circa 1918-1919) – This small residence is located in the northwest corner of the property, across the driveway about 65' northwest of the main house. The one-story wood frame building faces toward the west, rests upon a concrete foundation, and has a rectangular footprint of 22' x 28'. Its front-gabled roof is finished with asphalt shingles and exposed rafter ends.

The building contains just two rooms and is so simple and small that historic assessor's records from the mid-twentieth century referred to it as a cabin. Although served by electricity, its occupants used stove heating and a water well. Here it is more appropriately referred to as a cottage since the term cabin implies a more rustic appearance that it does not exhibit.

The cottage's exterior walls are finished with roughly applied stucco. On the west is the main entry, which holds a wood door with nine lights, along with a wood screen door. Above the entrance is a hood and the ground below has what appears to be a concrete pad with wrought iron fencing on two sides. Flanking the entry are two windows. One is boarded closed and holds an old air conditioner. The other appears to be open but is hidden behind a shrub. This may be the original eight-light casement window.

The north wall is completely obscured by vegetation. Its east wall holds a rear entry, and adjacent to that is what appears to be the original eight-light casement window. The south wall holds no entries but does contain two original windows with wood frames. One of these is an eight-light casement and the other is a pair of four-light casements.

Rock Terrace and Fireplace (circa 1955) – This built feature is located along the west property line just southwest of the cottage and across the driveway about 68' northwest of the main house. Facing toward the southeast, it is essentially a U-shaped stacked flagstone structure that surrounds a flagstone terrace, covering an area of about 14' x 16'. The flagstone walls and fireplace have been assembled with concrete mortar. Rising above the ground along the terrace's perimeter are walls with built-in seating. These step up to the northwest and connect to a tall fireplace.

The fireplace structure has an arched firebox opening that is lined with bricks. Hinged wrought iron hangers, possibly designed to hold cooking pots, are mounted to the sidewalls of the firebox. Centered above that is an arched niche, also lined with bricks. The fireplace appears to be somewhat shorter than it was originally due to the loss of flagstone at the top. On the ground outside the firebox is a metal plate with bars and chains attached. This has been dislodged from its original location and its use is currently unknown.

An eastern extension of the north wall includes a sandstone slab countertop. One additional rectangular slab of some size is on the ground behind this wall extension and may have been part of the structure at one time.

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Garage (circa 1960) – This building is located in the northeast corner of the property, across the driveway about 60' north of the main house. The one-story wood frame building faces south and has a rectangular footprint of 20' x 38'. Three bays wide, it did not historically have doors along the front but provided space for parking three vehicles. Today the central and eastern bays remain open but the western bay has been closed with wood paneling and a swinging door. Rising above the entrance to the east bay is a basketball hoop with a wood backboard. The walls on the east, west and north are stuccoed. The side-gabled roof is finished with asphalt shingles and exposed rafter ends. On the west side is a pedestrian entry that contains an old wood panel door. The east wall holds another pedestrian entry with an old wood door with multiple lights.

North Duplex, 2508-2510 S. Shields St. (circa 1965) - This building is located in the southwest area of the property, across the landscaped yard and about 110' south of the main house. Facing toward the west, the one-story wood frame duplex rests upon a concrete foundation and has a square footprint of approximately 33' x 34'. The building's exterior walls are finished with stucco. Its side-gabled roof is finished with asphalt shingles and exposed rafter ends with fascia boards.

The west wall holds separate entries into the building's two residential units. These share a concrete pad along with a shared hood above. The north unit has a panel door, next to which is a pair of sliding windows set in metal frames. The south unit has an unknown main door with a storm door outside, next to which is a pair of sliding windows with metal frames.

The north and south walls are virtually identical to one another. Each holds a central entry containing a slab door with a single light, along with a storm door. Flanking the entries are pairs of sliding windows, one slightly taller than the other, and both with metal frames. The rear east wall holds four pairs of sliding windows. One of these appears to be blacked out and one other may have had the windows replaced.

South Duplex, 2512-2514 S. Shields St. (circa 1963) - This building is located in the southwest corner of the property, across the landscaped yard, beyond the north duplex, and about 175' south of the main house. Facing toward the west, the one-story wood frame duplex rests upon a concrete foundation and has a square footprint of approximately 33' x 34'. The building's exterior walls are finished with stucco. Its side-gabled roof is finished with asphalt shingles and exposed rafter ends with fascia boards.

The west wall holds separate entries into the building's two residential units. These share a concrete pad along with a shared hood above. Both units have wood slab doors and storm doors, next to which are large single-light picture windows in wood frames. Decorative shutters have been fixed to the wall flanking the windows.

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The north and south walls appear to be largely identical to one another, although privacy fencing on the south prevented full inspection of the details there. Each wall holds a slightly off-centered entry flanked by three windows. On the north, these include two one-over-one windows along with a small pair of sliding windows. The rear east wall has two pairs of sliding windows, a small single-light window in a space that has been partially infilled, and a fourth window that is covered with fabric.

Modern Shed (circa 1980s) – This small building is located in the southeast corner of the property, about 33’ east of the south duplex. Facing toward the northwest, it is a wood frame structure with a footprint of approximately 9’ x 12’. The shed’s exterior walls are clad in vertical siding and it has a gambrel roof covered with asphalt shingles. The front wall holds a wood swinging door.

IV. Architectural History

- 25. Date of Construction: Estimate: **1918-1919** Actual:
- Source of Information: **“Dr. Aylesworth Dies, Ending Notable Career,” *Fort Collins Express-Courier*, 2 July 1933, p. 1; Fort Collins City Directories, 1917-1922; 1920 Census Records**
- 26. Architect: **Unknown**
- Source of Information: **Not Applicable**
- 27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
- 28. Original Owner: **Barton & Georgia Aylesworth**
- Source of Information: **“Dr. Aylesworth Dies, Ending Notable Career,” *Fort Collins Express-Courier*, 2 July 1933, p. 1; Fort Collins City Directories, 1917-1922; Title and Census Records**
- 29. Construction History:

House (circa 1918-1919) – According to the county assessor’s records, the primary home on this property was estimated to have been constructed in 1939. However, the architecture and archival research suggest that it is two decades older and appears to have been constructed during the period immediately following World War I. The two-story portion of the building is the original home. This was expanded with one-story additions to the north and south during the early 1960s. The front entry on the west was abandoned and its flanking windows replaced sometime between 1965 and 1977.

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Shed (circa 1955) – Located behind the house, this small building seems to date from the period around the 1950s. This is simply based upon its architectural details since no records are available. It has not been enlarged or substantially changed since that time.

Cottage (circa 1918-1919) – This small vernacular residence is estimated by the county assessor's records to have been constructed in 1939. However, as with the main house this appears to be incorrect. Based upon its architectural details, it appears to date from around the same time the main house was built.

Rock Terrace and Fireplace (circa 1955) – This built feature appears to date from around the 1950s. It is largely intact and does not appear to have been enlarged or substantially altered since that time.

Garage (circa 1960) – This building seems to date from around 1960 as it does not appear in a 1956 aerial photograph of the property. It is largely intact and does not seem to have been enlarged or substantially altered since that time.

North Duplex (circa 1965) – This Minimal Traditional style duplex building was constructed around 1965 according to county assessor's records. It does not seem to have been enlarged or substantially altered since that time.

South Duplex (circa 1963) - This Minimal Traditional style duplex building was constructed around 1963 according to county assessor's records. Comparison of an early photograph to what is there today indicates that it has not been enlarged or substantially altered since that time.

Modern Shed (circa 1980s) – This small building appears to date from around the 1980s based upon its style and weathering.

30. Original Location: Yes

V. Historical Associations

31. Original Use(s): Domestic / Single Dwelling
32. Intermediate Use(s): Not Applicable
33. Current Use(s): Domestic / Single Dwelling
34. Site Type(s): Residence

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35. Historical background: For decades, this property was located in the countryside a short distance south of the city of Fort Collins. The land that made up the southwest quarter of Section 23 was used for irrigated crop production from the late 1800s through the 1980s, when urban development spread south and the area was incorporated into the city.

In December 1904, the 160 acres making up the southwest quarter of Section 23 were acquired by Barton and Georgia Aylesworth for a price of \$16,000. The land included seven shares of water from the Pleasant Valley & Lake Canal. At the time, Barton was serving as president of the Colorado Agricultural College (now Colorado State University). Throughout his tenure from 1899 to 1909, the Aylesworths and their two children, Merlin and Elaine, lived in town, first on Remington Street and then on Mathews Street. On 21 December 1904, the *Fort Collins Weekly Courier* (p. 7) published a brief article about the land purchase. Barton had informed the newspaper that he intended for the farm to become their family home. However, he did not expect to reside there for some time, likely due to his busy work schedule. The property became known as the Aylesworth Farm.

After his term as college president came to an end, Barton spent years on the road. He was in high demand and traveled across the country presenting speeches promoting women's voting rights. Barton returned to Fort Collins periodically to visit his family and friends. In August 1910, Barton and Georgia announced that Elaine had become engaged to Albert W. Hahn, an employee of the Northern Colorado Power Company. Their wedding took place on the last day of the year in Boulder, where Albert had been transferred for work. After he completed military duty during World War I, the couple moved back to Fort Collins. They initially settled into rented rooms at 314 South Mason Street, where Georgia was also residing at the time.

Archival research suggests that the Aylesworths and Hahns had a two-story family home constructed on the farm around 1918-1919. They moved into the house by early 1920 and lived there together, although the elder couple came and went as they both traveled. Albert began farming the land and continued to do so into the early 1950s. During the mid-1920s, Barton moved to Denver to accept a position as state director of markets. He continued with this job into the early 1930s and maintained an apartment there, returning to the family farm from time to time. Barton died in Denver on 1 July 1933 and was buried in his hometown of Atlanta, Illinois. Georgia died less than two years later in April 1935 in the home on the farm. Her body was cremated at Denver's Riverside Cemetery following a funeral service in that city. Both of their names are inscribed on the monument at the gravesite in Illinois.

Three months prior to her death, Georgia transferred the entire 160-acre farm, including the family home, to Merlin and Elaine. Between 1908 and 1913, Merlin (known to the family as "Deak") had worked in Fort Collins as a successful attorney. In 1911, at the age of twenty-five, he was appointed to the position of

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Larimer County attorney. In 1914, Merlin became chairman of the Colorado Public Utilities Commission. Four years later, he accepted a position as vice-president of the Utah Power & Light Company. From 1919 to 1926, Merlin was manager of the National Electric Light Association and relocated to New York City to accept the job. He and his wife Blanche moved there with their two children, settling into an apartment on Park Avenue.

Merlin catapulted to national renown in 1926, when he accepted an offer to become the first president of the newly founded National Broadcasting Company (NBC). Following a successful run at NBC, during which he built the first nationwide radio network in the United States, Merlin served as president of the Radio-Keith-Orpheum Corporation (RKO) from 1932 to 1938. In the 1930s and 1940s, he was chairman of Radio City Music Hall and publisher of the Scripps Howard newspapers. Merlin returned to his law practice in 1939, this time focusing upon high-end corporate law. He died in 1952 and was buried in the Umpawaug Cemetery in Redding, Connecticut. His simple gravemarker there makes no mention of his illustrious career. In 1960, Merlin was elected to the Broadcast Pioneers Hall of Fame.

Although he spent much of his adult life in New York City, Merlin Aylesworth returned to his family's farm outside Fort Collins on a number of occasions. In addition to visiting his parents and sister as he traversed the country on business, he came back in the 1930s for his parents' funerals (after becoming the head of NBC, he provided his parents with a high-end radio set for their home). In 1945, Merlin's wedding to his second wife, Caroline McEnteer, took place in the home of Albert and Elaine Hahn. That same year, he relinquished his one-half interest in the property to Elaine. In 1946, she transferred the 160 acres to the joint ownership of herself and her husband.

Albert and Elaine continued to farm the land through the 1940s. Sometime around 1950 they moved to Colorado Springs, where Albert became president of the Utah Ice & Storage Company. He died there on 26 December 1953 and was buried in that city's Evergreen Cemetery. Elaine lived another sixteen years and died in San Francisco on 18 November 1969. She was buried next to her husband.

Four days before his death, Albert and Elaine sold most of the family farm south of Fort Collins to the Colorado A&M Research Foundation (now known as CSURF), which had been established during World War II. Throughout the decade following the war, Colorado A&M expanded its landholdings and facilities in the Fort Collins area to accommodate a flood of new enrollments, expansion of the campus, and to allow for scientific research opportunities funded by public and private grants and contracts. The foothills campus was established around that time west of the city. In addition, the administration was eager to move the experimental farm away from the central campus, where it occupied the western acreage reaching towards Shields Street. This area would be redeveloped with new dormitories and recreational facilities.

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Rather than waiting for bond issues to be approved, land acquisitions off campus were handled by the Colorado A&M Research Foundation, which in 1953 negotiated to acquire the Aylesworth-Hahn farm. While the Hahns sold the vast majority of their acreage to the college, they retained ownership of 1.112 acres in its southwest corner that held the family house along with its surrounding outbuildings and grounds. This was the moment when the home site as it exists today was carved off as its own distinct parcel. Over the following years, the extensive farmland to the northeast served as an experimental farm operated by the college. It continued to be used for that purpose into the 1980s, after which the open land started to be developed with commercial buildings, health care facilities, offices and research laboratories.

No longer living there and with her husband gone, Elaine Hahn sold the house in April 1954 to Calvin and Mary Rogers. Calvin, also known as Cal Englebart due to his adoption early in life, served in the Army Air Force during World War II. He married Mary Ruth Tousley in 1946 while they were both undergraduate students at Washington State University. The couple moved to Seattle, where Calvin obtained his master's degree. He then taught at Washington State and the Montana School of Mines.

Moving to Fort Collins in 1953, Calvin worked as an assistant professor of mathematics at Colorado A&M, where he received an award for distinguished teaching. They initially lived in faculty apartments near the campus and then moved to the house at 2500 South Shields Street in the spring of 1954. While he continued to teach, Mary became a child welfare worker with the Larimer County Department of Public Welfare. They remained in the home south of town for just two years before selling it and moving to another house on North Taft Hill Road. Calvin died there of a heart attack in 1959 at the age of thirty-seven and was buried in Grandview Cemetery.

Calvin and Mary sold the property in April 1956 to Irving F. Davis Jr. and his wife Sylvia Jane. They had two children while living in the home, a son named Irving and a daughter by the name of Nancy. During this period, Irving was employed at Colorado A&M as an assistant professor. They appear to have divorced and by the mid-1960s Sylvia had gained sole ownership of the property. She also remarried and became known as Sylvia Jane Stover.

In July 1965, Sylvia transferred the property from her name to joint ownership by herself and her new husband, Fort Collins attorney William C. Stover, who hailed from one of the city's prominent pioneer families. They resided in the house at 2500 South Shields Street throughout the second half of the 1960s and raised their children from prior marriages there. During Sylvia's ownership of the site, the house was expanded and the two duplexes to the south constructed, presumably to bring in rental income. William and Sylvia divorced in August 1970 and she changed her name back to Sylvia Davis. The following month, William relinquished his ownership in the home to her. Sylvia continued to live there into the early 2000s and died in Fort Collins in 2012.

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36. Sources of information:

**Biographical Sketch of Merlin Aylesworth, Located Online at Family Website
www.Aylesworth.net.**

**Burial Records, Albert and Elaine Hahn, Evergreen Cemetery, Colorado Springs,
CO. Accessed online at www.findagrave.com.**

**Burial Record, Calvin A. Rogers, Grandview Cemetery, Fort Collins, CO.
Accessed online at www.findagrave.com.**

**Burial Record, Georgia Shores Aylesworth and Barton Orville Aylesworth,
Atlanta Cemetery, Atlanta, Logan County, IL. Accessed online at
www.findagrave.com.**

**Burial Record, Merlin H. Aylesworth, Umpawaug Cemetery, Redding, CT.
Accessed online at www.findagrave.com.**

Colorado Springs City Directories, Listings for Albert & Elaine Hahn, 1952-1963.

Death Record, Elaine A. Hahn, San Francisco, CA, 18 November 1969.

Denver City Directories, Listings for Barton Aylesworth, 1926.

Draft Registration Record, Albert William Hahn, Fort Collins, CO, 27 April 1942.

**Fort Collins City Directories, Listings for Aylesworth, Hahn, Rogers, Davis,
Stover, 1906-2002.**

Fort Collins Coloradoan

"Calvin A. Rogers Dies at Home Here," 31 May 1959, p. 2.

"William Stover," (obituary) 29 October 2003.

"Jane Davis," (obituary) 23 March 2012.

Fort Collins Express-Courier

"Mrs. B. O. Aylesworth Succumbs," 5 April 1935, p. 1.

"Mrs. Aylesworth Buried in Denver," 8 April 1935, p. 1.

"Dr. Aylesworth Dies, Ending Notable Career," 2 July 1933, p. 1.

"Dr. Aylesworth," 2 July 1933, p. 8 (editorial).

**Fort Collins Topographic Quadrangle Maps, US Geological Survey (1906, 1960,
1969, 1984)**

Fort Collins Weekly Courier

"City and Country," 21 December 1904, p. 7.

"Society Notes," 25 August 1910, p. 13.

"Fort Collins Couple Married in Boulder," 5 January 1911, p. 5.

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"Locals and Personals," 6 April 1920, p. 4.

"M. H. Aylesworth Visits Old Haunts; Lives in N.Y. City," 23 June 1922, p. 1.

"Personals," 3 July 1922, p. 5.

Hansen, James E. *Democracy's College in the Centennial State: A History of Colorado State University*. Fort Collins, CO: Colorado State University, 1977.

Larimer County Assessor, Real Estate Appraisal Cards and Photographs, Parcel 97230-00-005, County Assessor's Office and Fort Collins Museum of Discovery Archives, 1949-1983.

Larimer County Atlases, Rocky Mountain Directory Company, 1940-1968.

Larimer County, Clerk & Recorder's Office, Title Records

Warranty Deed (SW $\frac{1}{4}$ Section 23), Edward C. Keyes to Georgia L. Aylesworth, 13 December 1904 (Book 195, Page 268).

Warranty Deed (SW $\frac{1}{4}$ Section 23), Georgia L. Aylesworth to Elaine A. Hahn and Merlin H. Aylesworth, 11 January 1935 (Book 642, Page 242).

Warranty Deed (1/2 interest in SW $\frac{1}{4}$ Section 23), Merlin H. Aylesworth to Elaine A. Hahn, 26 February 1945 (Book 786, Page 37).

Warranty Deed (SW $\frac{1}{4}$ Section 23), Elaine A. Hahn to Elaine A. Hahn and Albert W. Hahn, 28 March 1946 (Book 808, Page 110).

Warranty Deed (all of SW $\frac{1}{4}$ Section 23 except 1.112 acres), Elaine A. Hahn & Albert W. Hahn to Colorado A&M Research Foundation, 22 December 1953 (Book 964, Page 243).

Certificate of Death, Albert W. Hahn, 26 December 1953 (Book 971, Page 171).

Warranty Deed (1.112 acres in SW $\frac{1}{4}$ Section 23), Elaine A. Hahn to Calvin A. Rogers and Mary Ruth Rogers, 28 April 1954 (Book 971, Page 174).

Warranty Deed (1.112 acres in SW $\frac{1}{4}$ Section 23), Calvin A. Rogers and Mary Ruth Rogers to Irving F. Davis Jr. and Sylvia Jane Davis, 17 April 1956 (Book 1016, Page 290).

Warranty Deed (1.112 acres in SW $\frac{1}{4}$ Section 23), Sylvia Jane Stover (formerly Davis) to Sylvia Jane Stover and William C. Stover, 22 July 1965 (Book 1297, Page 288).

Quit Claim Deed (1.112 acres in SW $\frac{1}{4}$ Section 23), William C. Stover to Sylvia Jane Stover, 8 September 1970 (Book 1515, Page 191).

Marriage License, Calvin Rogers and Mary Tousley, Pullman, WA, 20 May 1946.

Marriage Record, Elaine Aylesworth and Albert Hahn, Boulder, CO, 31 December 1910.

Seattle City Directories, Listings for Calvin and Ruth Rogers, 1948-1951.

US Census Records, Albert and Elaine Hahn, 1910 (Fort Collins, CO); 1920 (North Fossil Creek District, Larimer County, CO).

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**US Census Records, Barton and Georgia Aylesworth, 1900 (Fort Collins, CO),
1910 (missing), 1920-1940 (North Fossil Creek District, Larimer County, CO).**

US Census Records, Calvin Rogers, 1940 (Pullman, WA).

**Watrous, Ansel. *History of Larimer County, Colorado*. Fort Collins: The Courier
Printing & Publishing Company, 1911.**

World War II Army Enlistment Records for Calvin A. Rogers, 4 January 1943.

VI. Significance

37. Local landmark designation: Not Applicable

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

X Does not meet any of the above Fort Collins designation criteria

Analysis of Fort Collins Significance: In Fort Collins, a property may remain eligible for local designation despite alterations that could make it ineligible for the more stringent State Register and National Register of Historic Places. In this case, the site is ineligible for designation as a City of Fort Collins landmark for the same reasons as those stated below. While several historic buildings remain standing and they were historically associated with prominent individuals, the property's diminished integrity is problematic. The house has been too altered to clearly reflect the lengthy period when it was associated with the Aylesworths and Hahns, the later addition of the duplexes muddies the waters, and the complete loss of its historic rural and agricultural setting is

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impossible to ignore. In addition, the most prominent members of the Aylesworth family, specifically Barton and Merlin, never lived in this home on a regular basis. Consequently, while the property has a fascinating history, it is not eligible for designation under any of the local criteria.

- 38. Applicable National Register Criteria:
A. Associated with events that have made a significant contribution to the broad pattern 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 represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

- 39. Area(s) of significance: Not Applicable
40. Period of significance: Not Applicable
41. Level of significance: National No State No Local No

42. Statement of significance: Based upon the archival research and field documentation, this property appears to have been developed shortly after World War I and was occupied by members of the Aylesworth and Hahn family from that time through the early 1950s, when it was severed from its associated agricultural acreage. It is not the site of an important historic event. While it could be argued that the property was associated with a pattern of events involving the establishment of country homes by persons who had reached a certain level of professional success, its loss of integrity makes it ineligible for the NRHP under Criterion A.

Several prominent individuals were associated with this home between the late 1910s and late 1960s. The first was Barton Aylesworth, who served as the highly regarded president of Colorado Agricultural College from 1899 to 1909 and purchased this farm property in 1904 with the intention of eventually living there. However, no evidence was found to show that he lived in the house other than for short periods of time while visiting his wife and daughter. During the 1910s he traveled the country advocating for women's suffrage and he then

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settled in Denver for the rest of his life. Similarly, his son Merlin was a prominent Fort Collins attorney who lived in town and then went on to a distinguished career as the first president of the National Broadcasting Corporation. He lived in New York City and visited but never resided in this home. Later occupant William C. Stover was also a prominent Fort Collins attorney, but this was a short-term residence. In light of these facts, the property is not NRHP eligible under Criterion B.

Due to the various physical changes and alterations that have occurred at the site and among its surroundings, all discussed in detail below, the property today exhibits a diminished degree of integrity. In particular, it no longer conveys a clear sense of its setting, architecture style and design details from the early to mid-1900s and consequently is not NRHP eligible under Criterion C.

43. Assessment of historic physical integrity related to significance: This property appears to have originally been developed in 1918-1919 with the residence and cottage that remain there today. The other built features were added from that time through the mid-1960s. However, a question lingers about whether the house might have been constructed in 1939 as estimated by the county assessor's office. Exactly where that date came from is no longer known and no substantiating records from around that time period were found. Inspection of the building's architectural details, combined with the property's history of ownership and use, suggests that the earlier date is more likely to be correct.

In any case, the main house and other built features are well over fifty years old. However, the site suffers from significant loss of integrity. Most notably, its historic agricultural setting, present from the late 1800s through the 1980s, has been entirely lost due to urban development as the City of Fort Collins expanded into the surrounding countryside. Today the property is an island tightly surrounded by heavy traffic and modern commercial development. Its historic character as a quiet, rural residence associated with farmland is gone.

The main house was also expanded during the early 1960s with sizable one-story additions to the north and south that changed its character. Sometime after 1965, the original front entry on the west was closed and its flanking windows replaced, changing the home's primary entry point along with the façade's appearance. Otherwise, the original central core of the building does retain some historic features, including its stuccoed walls, various multi-light windows, and its pyramidal roof and chimney. The cottage seems to be largely intact from its period of construction.

Major changes to the site have included the construction of a garage and flagstone fireplace and terrace to the north, along with two residential duplexes to the south. These took place between the mid-1950s and mid-1960s, representing changes that are themselves over fifty years old. While the garage and fireplace are largely intact, some alterations have been made to the duplexes, such as replacement of select doors and windows.

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Overall, the property’s integrity has been damaged by the loss of its rural, agricultural setting and by the additions and other changes made to the main house. The duplexes also relate to a period outside the property’s primary period of significance, which is the Aylesworth-Hahn era from circa 1918 to 1953. Consequently, the aspect of feeling is also diminished. The site no longer conveys the country home that was developed and used by its most important historic occupants.

In terms of the remaining aspects of integrity, the property certainly retains its location along with elements of materials and workmanship. While the original design of the main house is apparent in its central core, the additions have detracted from its design and it no longer looks as it did when the Aylesworths and Hahns lived there. The property as a whole no longer clearly conveys that era, but instead a mixed bag of altered architecture and integrity. Due to its diminished historic physical integrity, the existing features fail to support possible significance on the federal, state or local levels.

VII. National Register Eligibility Assessment

- 44. National Register eligibility field assessment: **Not Eligible**
- 45. Is there National Register district potential? **No**

Discuss: **This property is not associated with an adequate concentration of historically and architecturally significant properties that are contiguous to one another and might allow for the creation of a National Register or local landmark district.**

If there is National Register district potential, is this building contributing: **N/A**

- 46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

- 47. Photograph numbers: **#4450-4530**
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
- 48. Report title: **Intensive-Level Documentation of the Property at 2500-2514 S. Shields St., Fort Collins, CO**
- 49. Date(s): **9 July 2018**
- 50. Recorder(s): **Ron Sladek, President**

Source Number: **5LR14387**

Address: **2500-2514 S. Shields St.**

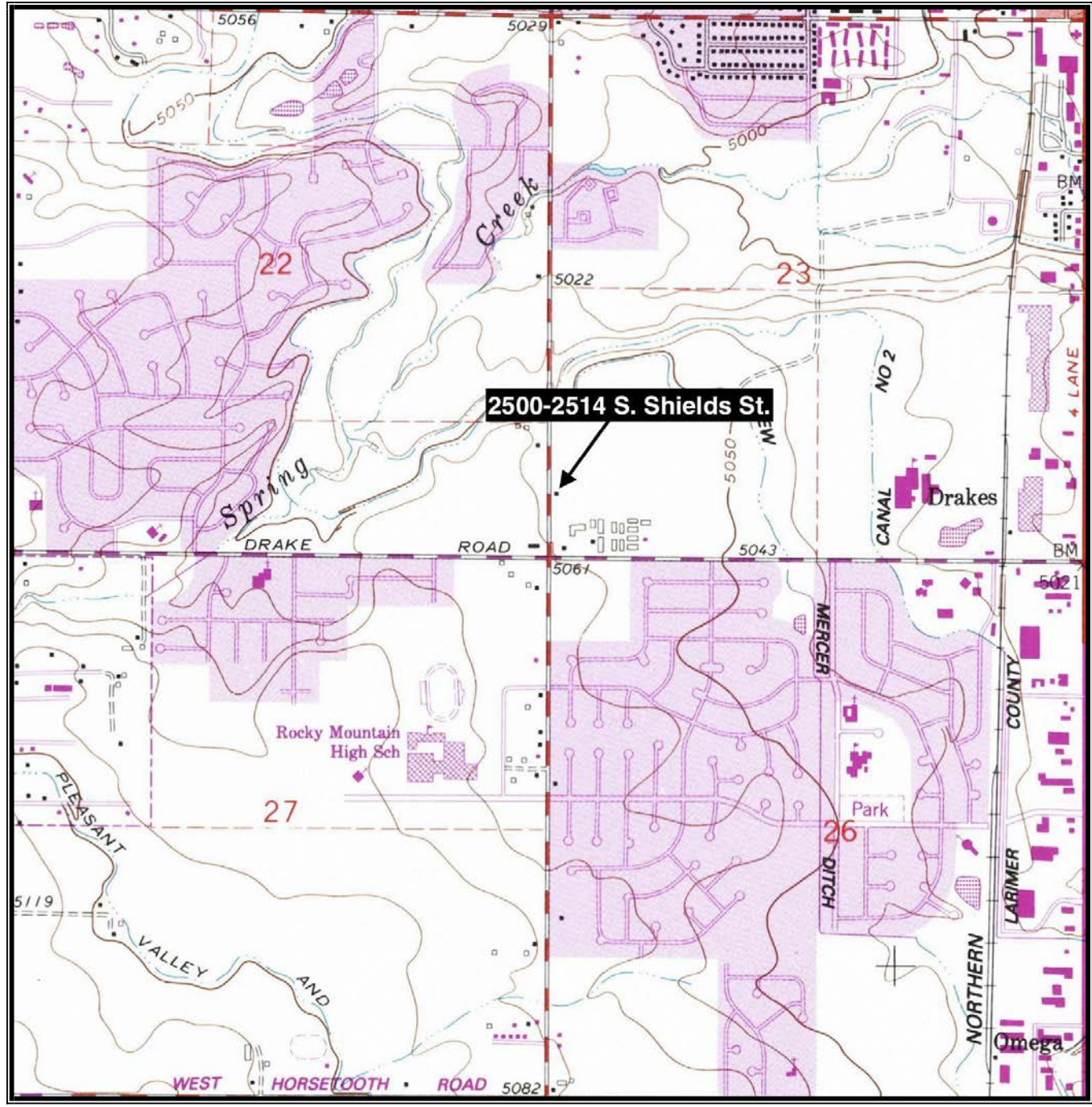
Architectural Inventory Form

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51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970 / 221-1095**

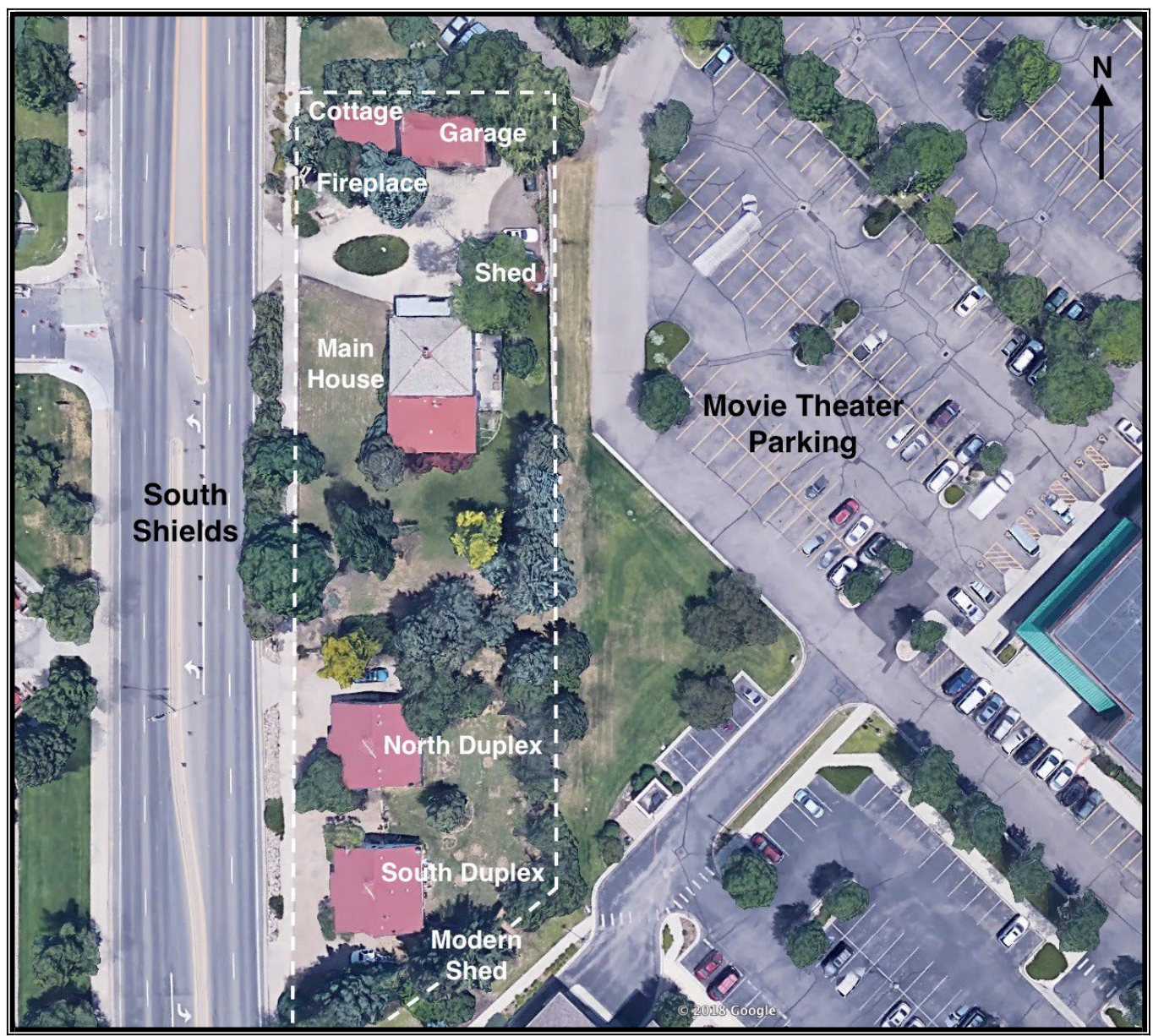
Architectural Inventory Form (Page 19 of 24)

Site Location Map



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Aerial Site Diagram



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Site Photographs



Main House, View to the Southeast



Main House, View to the Northwest

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Site Photographs



Cottage, View to the East



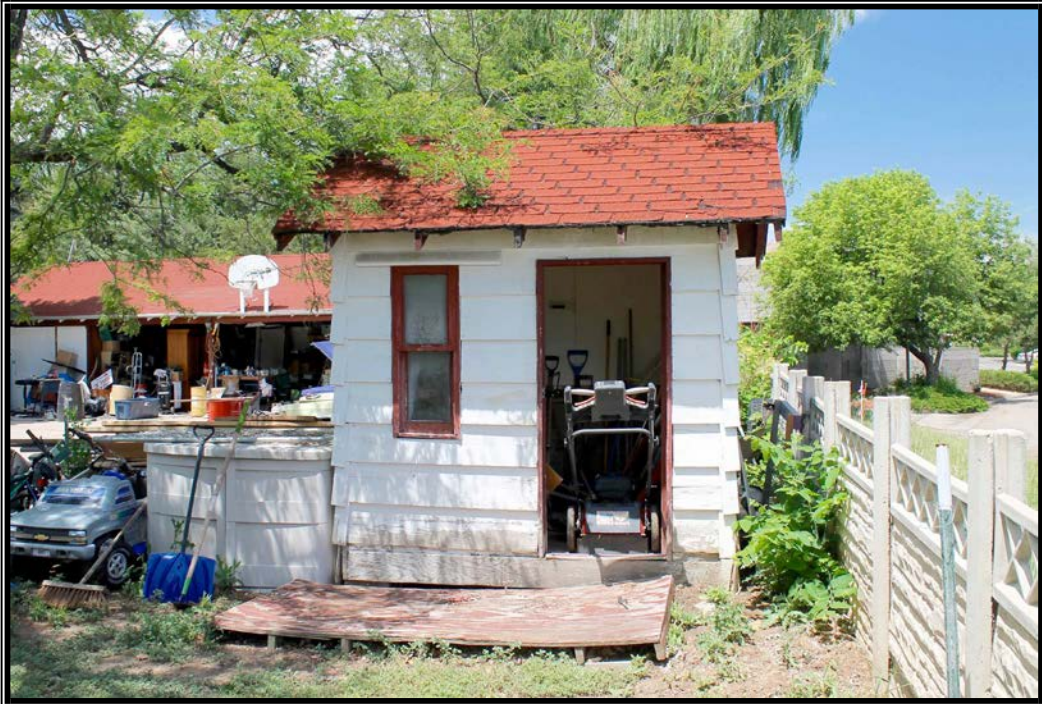
Garage, View to the Northwest

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Site Photographs



Fireplace and Terrace, View to the Northwest



Old Shed, View to the North

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Site Photographs



North Duplex, 2508-2510 S. Shields St., View to the Southeast



South Duplex, 2512-2514 S. Shields St., View to the Southeast

From: Cassandra Bumgarner
To: ["Rein,Dorothy"](#)
Subject: RE: 1038 W Vine Drive - Historic Review Needed
Date: Thursday, March 15, 2018 4:54:00 PM

Hello Dorothy,

The Landmark Preservation Commission (LPC) Chair and the Director of Community Development and Neighborhood Services (CDNS) completed their review of the property at 1038 W Vine today and have determined that: 1) the work proposed would be considered major, and 2) that the property IS NOT individually eligible for Fort Collins Landmark designation.

So, what does this mean? The next steps are:

- 1) The property will need to be posted for a period of up to two weeks, to inform every one of the review, and to provide anyone who wishes to the opportunity to appeal either or both of these decisions. Any appeal must be filed with the Director within 14 days of the decision. A notice will also be placed in the newspaper and on the fcgov.com/historic preservation web page under "Demolition/Alteration Review". The sign should be installed by Monday.
- 2) If there are no appeals, the Historic Preservation Division will not need to review the demolition permit any further.

Please let me know if you have any questions we may answer!

Best,
Cassandra

.....
CASSANDRA BUMGARNER
Historic Preservation Planner
970-416-4250
[City of Fort Collins](#)

From: Rein,Dorothy [mailto:Dorothy.Rein@ColoState.EDU]
Sent: Thursday, March 15, 2018 9:46 AM
To: Cassandra Bumgarner <cbumgarner@fcgov.com>
Subject: Re: 1038 W Vine Drive - Historic Review Needed

Have you received the photos and the request form for the meeting today?

Dorothy Rein

Sent from my iPhone

On Mar 12, 2018, at 11:22 AM, Cassandra Bumgarner <cbumgarner@fcgov.com> wrote:

Hello Dorothy,

Thanks for calling me about the historic review process for this property! The review, which is conducted by the Director of Community Development and Neighborhood Services and the Chair of the Landmark Preservation Commission, takes no longer than two weeks, and often less. I can get you on this week's review if I receive your materials by end of business on Wednesday. I have attached a document explaining the full process, with all possible outcomes of the review. During the review process, few properties go beyond Step 2 (see attached Demo-Alt Process).

To complete this review, our office will need to receive the following information:

Submit a Request for Historic Review form, signed by either the property owner or authorized owner's agent.

Provide photographs (see photo requirements)

Your property - the exterior of all sides of all buildings and structures - take as many as needed to really show the condition and character of the building(s), and please label each with a caption (e.g. "north side of garage").

Adjacent properties - only the fronts of the buildings - for context, with labeled to identify their location (e.g. "100 Main St").

Demolition/Alteration Results:

The Director of Community Development and Neighborhood Services and the Chair of the Landmark Preservation Commission evaluate whether the work is Minor or Major

The Director of Community Development and Neighborhood Services and the Chair of the Landmark Preservation Commission determine if building is individually eligible or not individually eligible as a Fort Collins Landmark.

Proposals deemed "major work" are evaluated for their eligibility as a Fort Collins Landmark. Afterward, a sign will be posted in front of the building to indicate the 14-day appeal period to the decisions. During the 14-day period anyone from the public including the applicant can appeal either or both decision.

Please let me know if you have any questions!

Best,
Cassandra

.....
CASSANDRA BUMGARNER
Historic Preservation Planner
[City of Fort Collins](#)
281 North College Avenue
970-416-4250
cbumgarner@fcgov.com

Item 18.

<REVISED_Cover Sheet_Request for Historic Review Owner Form_2017.pdf>

<1 # Demo-Alt Review.pdf>

(For Office Use Only)

Request for Historic Review:

- I. **Effect of Proposed Demolition or Alteration and/or**
- II. **Fort Collins Landmark Eligibility**

Property Address: 1108 W Vine

Specific building(s) under review: _____

Summary of proposed work: Demolition

I. Effect of Proposed Demolition or Alteration

For a property to maintain historic character when alterations are made to the structure(s) or site, it must retain the essential physical features that enable it to convey that character through seven aspects of physical integrity that are used to evaluate historic properties throughout the United States. Unless requested by the owner, a determination of eligibility (Section 2) is not required for proposed work that is determined to be minor in Section 1. **A checkmark signifies retention of that aspect of integrity.**

Aspects of Integrity Criteria:

CDNS LPC

- Materials: The proposed work would retain a significant portion of historic exterior materials (cladding, roof, windows, other: _____)
- Design: The proposed work would retain a significant portion of historic exterior features without obscuring them (configuration, proportions, roofline, window pattern, historic addition(s), other: _____).
- Workmanship: The proposed work would not destroy or significantly obscure evidence of historic construction techniques (joinery, carving, turning, _____) that exemplify local, regional, or national applications of historic practices and aesthetics.
- Location: The proposed work keeps the historic structure(s) on the original site or a site the structure has occupied for more than 50 years.
- Setting: The proposed work would not significantly alter the physical character of the site that is similar to the historic period of construction and the site's relationship to surrounding features.
- Feeling: The proposed work would not significantly alter the majority of intact, historic physical features (design, materials, workmanship, setting) that together convey historic character. (Because this relies on perception, it must be combined with other aspects of integrity to support a determination that eligibility would be lost.)
- Association: The proposed work would not remove historic structure(s) from the place where an associated historic event/activity occurred and affect the ability of the site to convey that history. (Because this relies on perception, it must be combined with other aspects of integrity to support a determination that eligibility would be lost.)

Comments regarding differentiation and reversibility of proposed work: _____

Yes No Director of CDNS

- More than one aspect of integrity is being affected? (If yes, it is a **major alteration**; if no, **minor**)

CDNS Director's Signature: [Signature] Date: 3/15/18

Yes No LPC Chair

- More than one aspect of integrity is being affected? (If yes, it is a **major alteration**; if no, **minor**)

Comments: _____

Chair's Signature: [Signature] Date: 3/15/18



(For Office Use Only)

Property Address: _____

Specific building(s) under review: _____

II. Fort Collins Landmark Eligibility

A property must meet at least one of four criteria for significance to be eligible for Fort Collins landmark designation: association with significant historical events (A), with a significant person (B), for architectural design/significance (C), and/or for potential to yield important archeological data (D). The property must also retain enough exterior integrity to convey its significance. The National Register of Historic Places provides guidance for the criteria, aspects of integrity, and process that federal, state, and local entities use to identify and designate historic resources.¹ **A checkmark signifies significance in that area.**

HISTORIC SIGNIFICANCE

A: Property is associated with events that have made a significant contribution to the broad patterns of our local, state or national history; and/or **B: Property is associated with the lives of persons significant in our past.**

Comments: *does not appear to have significance under criteria A or B for any association with dairy district (association or feeling) and does not rise to significance for dairy character; no association with a significant individual*

Relevant Aspects of Exterior Integrity for Standards A and B:

A basic integrity test for a property associated with an important event (Standard A) or person (Standard B) is whether a historical contemporary would recognize the property as it exists today. Such a property ideally might retain *some* features of all seven aspects of integrity, but the four aspects in **bold** are particularly important for a property in this category. **A checkmark signifies the property retains that aspect of integrity.**

CDNS LPC

Location: The building is on its original site or was moved to the current site more than 50 years ago.
 Setting: The physical character of the property site and its relationship to surrounding features is similar to the historic period _____

Materials: The property retains most of its historic exterior materials and they are visible (cladding, roof, windows, other: _____)

Design: Most of the basic features (configuration, proportions, roofline, window pattern, historic addition(s), other: _____)

_____) are intact.
 Workmanship: There is evidence of historic construction techniques, such as joinery, carving, turning, _____ that exemplify local, regional, or national applications of historic practices and aesthetics.

Feeling: The majority of physical features (design, materials, workmanship, setting) that together convey historic character are intact. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)

Association: The property is the place where the historic event or activity occurs and still conveys that relationship to an observer. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)

¹ U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15, 1990, revised for Internet, 2002); Fort Collins Municipal Code Section 14-5, "Standards for determining the eligibility of sites, structures, objects, and districts for designation as Fort Collins landmarks or landmark districts," (Code 1972, § 69-6; Ord. No. 186, 2002, § 4, 1-7-03; Ord. 057, 2014, § 1, 4-15-14).



(For Office Use Only)

D: A property that has yielded, or may be likely to yield, information important in prehistory or history.

Comment: _____

Relevant Aspects of Exterior Integrity for Standard D:

For properties eligible due to their potential to provide data that addresses important research questions, which includes archeological sites and standing structures studied for their information potential, the aspects below are most relevant. Two of the seven aspects, setting and feeling, typically do not have direct bearing for this standard of eligibility. **A checkmark signifies the property retains that aspect of integrity.**

CDNS LPC

- Location: The prehistoric and historic archeological remains on the property are in their original, relatively undisturbed location.
- Materials: The property contains probable or known prehistoric floral or faunal remains or prehistoric and/or historic cultural material that is important for research study.
- Design: The property contains prehistoric and historic cultural material that may yield important data on design technology.
- Workmanship: The property contains prehistoric and historic cultural material that may yield important data on techniques that exemplify prehistoric or historic practices and aesthetics.
- Association: The material remains on the property are relatively undisturbed and retain their association with other material that yields datable information.
- Setting: The physical character of the property site and its relationship to surrounding features is similar to the prehistoric or historic period
- Feeling: The majority of physical features (design, materials, workmanship, setting) that together convey historic character are intact. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)

Yes No Director of CDNS

Property has significance and is eligible for individual Fort Collins landmark designation?

Justification: _____

Proposed plans would uphold the property's significance, integrity and eligibility?

Justification: _____

CDNS Director's Signature: *acting [Signature]* Date: 3/15/18

Yes No LPC Chair

Property has significance and is eligible for individual Fort Collins landmark designation?

Justification: _____

Proposed plans would uphold the property's significance, integrity and eligibility?

Justification: _____

LPC Chair's Signature: [Signature] Date: 3/15/18



Architectural Inventory Form



Property Information

Street Address: **2318 Laporte Avenue
Fort Collins, CO 80521**

Historic Name: **None Known**

Current Name: **None Known**

Current Owner: **Forrest W. Schrupp
2318 Laporte Avenue
Fort Collins, CO 80521**

OAHP Site Number:
(if already assigned) **None Located**

Historic Property Use: **Residential**

Current Property Use: **Residential**

Architectural Inventory Form

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Description of the House:

Facing toward the south onto a front yard and Laporte Avenue, this 1½-story wood frame residence rests upon a concrete foundation and has a square footprint of approximately 45' x 45'. Its exterior walls are clad in narrow clapboard siding. While this siding would have originally been wood, it is unclear whether it is still wood or has been changed to vinyl or metal. In any case, from the road the walls retain the appearance of early narrow-profile wood siding.

The building's roof is side-gabled and finished with asphalt shingles. Its expansive north and south slopes extend well beyond the walls below, resulting in deep open eaves with exposed rafter ends. To the south, the roof slope extends well beyond the front wall to cover the porch. Large wooden brackets are present along the east and west eaves. These appear to be decorative rather than functional. Four metal flues with ventilator caps project from the roof.

South (front) Elevation: The front of the house is dominated by a full-width open porch constructed with a concrete floor and the overhanging main roof above. Along the porch's outer edge, the roof is supported by four wrought iron posts. The main entrance is centered on the wall and holds what appears to be a primary multi-light wood door along with an early wood screen door. Flanking the doors are tall glass block sidelights, each holding forty-two opaque glass blocks. The entire entryway, including the sidelights, is set in wood framing. On either side of the entrance are two matching sets of windows. Each of these consists of a central fixed eight-over-one window flanked by four-over-one double-hung sash windows. All of the windows are set in wood frames and surrounds.

West (side) Elevation: This side of the house holds no entries. On the main floor are several windows. Two of them are twelve-light fixed windows. To the north of these are two pairs of six-over-one double-hung sash windows. The house's upper attic level holds an eight-over-one double-hung sash window.

North (rear) Elevation: The rear of the property was not accessible, so the back of the house could not be documented.

Architectural Inventory Form

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East (side) Elevation: This side of the building holds two entrances. At the northeast corner is an entry set low in the wall that may provide basement access. Hidden behind a privacy fence, it could not be seen well enough to be recorded. Toward the front of the house is a bay window with another entrance behind it. This holds an inner door and a storm door. Outside of these is a small stoop and the hood above extends over the adjacent bay window. The squared bay holds two six-light casement windows. North of the bay and entrance along the main floor wall is a nine-over-one double-hung sash window flanked by two small high six-light fixed windows. Just north of these is a diamond pattern window flanked by two narrow fixed two-light windows. The upper attic level holds an eight-over-one double-hung sash window. All of the windows have wood frames and surrounds.

Description of Associated Buildings and Structures:

Detached Garage: Located just northeast of the house is a detached garage that sits at the north end of an unpaved driveway. This wood frame building faces toward the south and has a rectangular footprint of approximately 18' x 22'. A pedestrian entry is located at its southwest corner. Due to the presence of privacy fencing, the details of this door could not be recorded. East of that along the south wall is the garage's vehicular entrance. This has been modified from the original with the installation of an exterior pair of swinging doors clad in narrow clapboard siding. Whether these are operable could not be determined. The building's exterior walls are clad in wide profile board siding. The front-gabled roof is finished with asphalt shingles.

Description of Setting and Grounds:

This property is located on the north side of Laporte Avenue, west of Impala Drive and directly across the street from the Poudre School District's administrative and shop complex. Historically a rural farming district, today the area holds scattered historic properties, a diminished number of open fields, rural homes of various ages, and a number of non-historic buildings. To the east is a modern church and to the west is the historic Mountain View School. The residence is surrounded by landscaped grounds planted with grass and mature trees run along the Laporte frontage. The rear yard is bordered by wood privacy fencing and contains mature trees and what appears to be a stone patio. The rest of the property to the north and west is occupied by an open field.

Architectural Inventory Form

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Age of Primary Building: **circa 1913**

Source of Information: **Larimer County Assessor's Records**

Age of Secondary Building: **circa 1970-1975**

Source of Information: **Photos and Larimer County Assessor's Records**

Architectural Style: **Bungalow**

Original Location: **No**

If Not Original Location, Provide Details: **The house on this property was originally located at 330 W. Oak St. in Fort Collins. Much of that block was cleared of homes in 1968 to make room for construction of the Home Federal Savings tower and parking lot. At that time, the house was moved to its current location on Laporte Ave. The detached garage was added sometime after that, most likely around 1970-1975. This information was confirmed through the assessor's records along with topographic maps that show no house on the site prior to the late 1960s. A 1968 photograph of the house from the assessor's card shows it surrounded by construction debris and looking like it was just moved onto the property. The garage was not there at the time.**

EVALUATION OF ARCHITECTURAL INTEGRITY

Location: **The house on this property was moved there from its original location in downtown Fort Collins during the late 1960s. Consequently, it does not retain a good degree of the aspect of location.**

Setting: **The setting for the property has changed over the past fifty years as the area has become increasingly developed. Some elements of the historic agricultural district remain, including a small number of former crop fields and pasture, the Mountain View School, and irrigation ditches. Non-historic development has also surrounded the property with the Poudre School District complex to the south, a modern church to the east, and non-historic residences (both individual homes and subdivisions) in all directions. Due to these changes, the property does not retain a good degree of the aspect of setting.**

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Design: The house appears to exhibit many aspects of its original or early design prior to fifty years ago. However, a photo of the building prior to its move to this site would assist in determining if any substantial changes were made at that time. Without seeing what it looked like prior to 1968 in its original location, it is difficult to say whether its design has been altered or not.

Materials: While some of the materials on the building appear to be early and even original, others may date from when the house was moved to this site. For example, although the clapboard siding seems to be wood from a distance, it may in fact be vinyl or metal. The wrought iron posts along the front porch are unlikely to date from when the house was originally constructed around 1913 and were added by the time of the 1968 move. At the present time, the aspect of materials appears somewhat mixed.

Workmanship: Evidence of period workmanship on the house is apparent and this aspect of integrity seems to be reasonably good.

Feeling: The feeling of the house at the present time is of a historic home and this aspect of integrity seems intact. It continues to convey information about its age and use. However, throughout its historic period the building sat in an urban environment, making its current rural feeling confused. For this reason, the aspect of feeling may be viewed as diminished.

Association: Due to the house's move and its removal from its original setting, the house is no longer closely associated with its previous occupants and any significance they may have brought to the property. It is unlikely to retain adequate integrity of association in its current location.

Comments on Integrity: In light of the analysis above, the integrity of this house has been damaged by its move to its current location. This negatively impacted the aspects of location, feeling and association, and architectural changes that may have been made at that time could have negatively impacted the aspects of design, materials and workmanship. In addition, the setting has declined due to non-historic development in its surroundings. In sum, the diminished integrity of the house fails to support possible significance under any of the criteria.

Architectural Inventory Form

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EVALUATION OF LANDMARK ELIGIBILITY

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

X Does not meet any of the above Fort Collins designation criteria

Analysis of Fort Collins Significance: In Fort Collins, a property may be eligible for local designation despite alterations that could make it ineligible under the guidelines of the more stringent State Register and National Register of Historic Places. In this case, the property at 2318 Laporte Ave. is ineligible for designation as a City of Fort Collins landmark due to the fact that the house was moved to this property in 1968 from its original location in downtown. That was approximately fifty-five years after it was originally constructed. The garage and landscaping surrounding the house were developed over the following years. This property is not known to be significant in relation to its current location, certainly not at a level that might overcome the damage to its integrity caused by the move. Consequently, the resource is not eligible for designation under any of the Fort Collins criteria.

Architectural Inventory Form

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Recording Information

Recorder: **Ron Sladek**

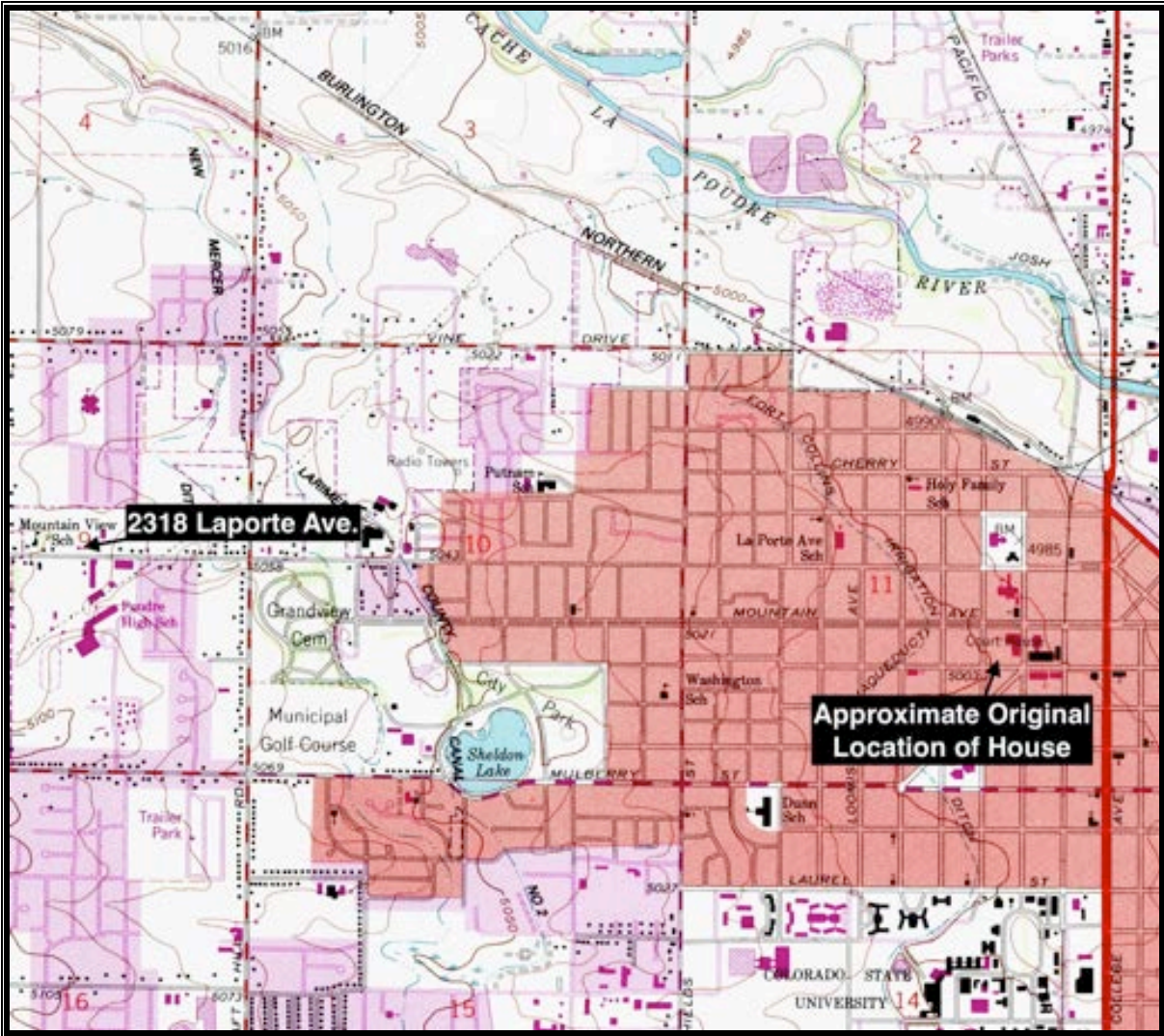
Organization: **Tatanka Historical Associates, Inc.
P.O. Box 1909
Fort Collins, CO 80522
970/221-1095**

Date of Recording: **30 January 2019**

Architectural Inventory Form

(Page 8)

Site Location Map



USGS Fort Collins 7.5' Topographic Quadrangle Map
1960 (photorevised 1984)

Architectural Inventory Form

(Page 9)

Aerial Image



Architectural Inventory Form

(Page 10)

Historic Photographs Larimer County Assessor Records



**View of the House from Laporte Avenue - 1968
View to the North**



**View of the House from Laporte Avenue – circa 1978
View to the Northwest**

Architectural Inventory Form

(Page 11)

Current Photographs



**View of the Property at 2318 Laporte Ave.
View to the Northwest**



**View of the House
View to the Northeast**

Architectural Inventory Form

(Page 12)

Current Photographs



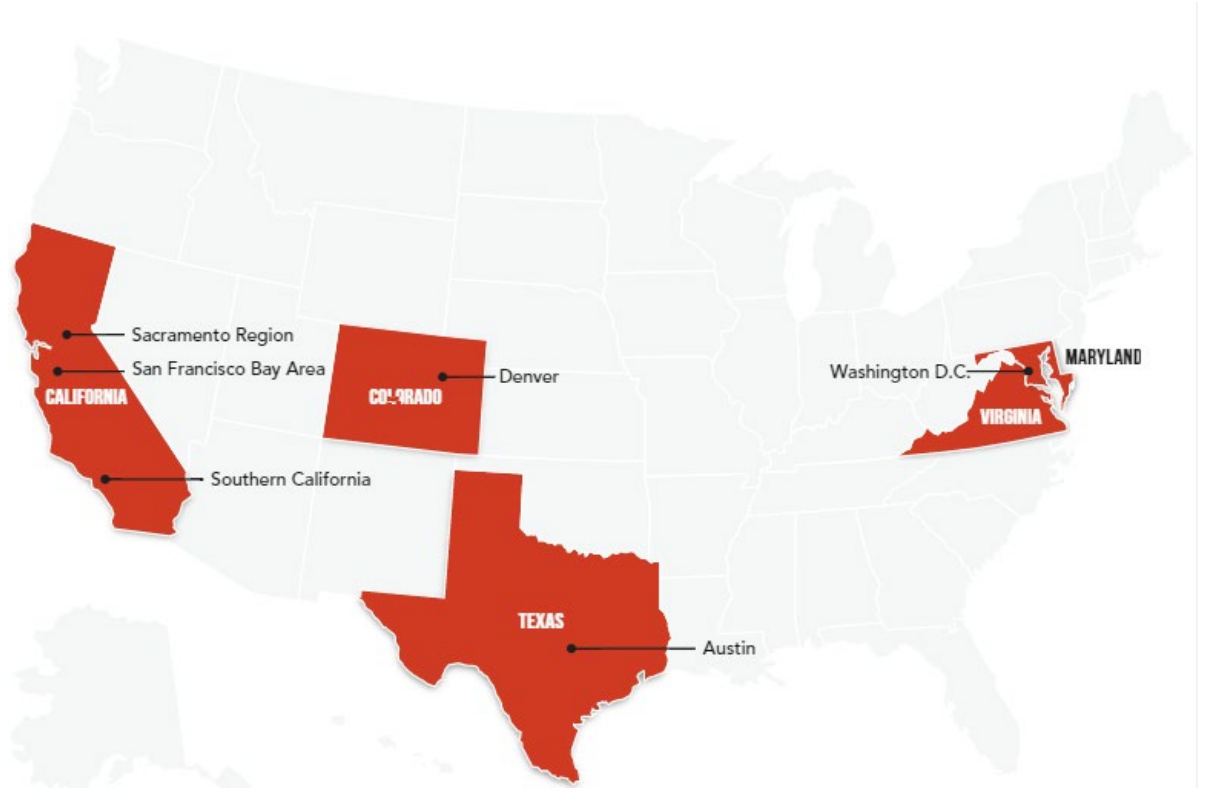
**View of the Garage
View to the Northwest**

**Appellant's Presentation to
the Historic Preservation
Commission
December 14, 2022**

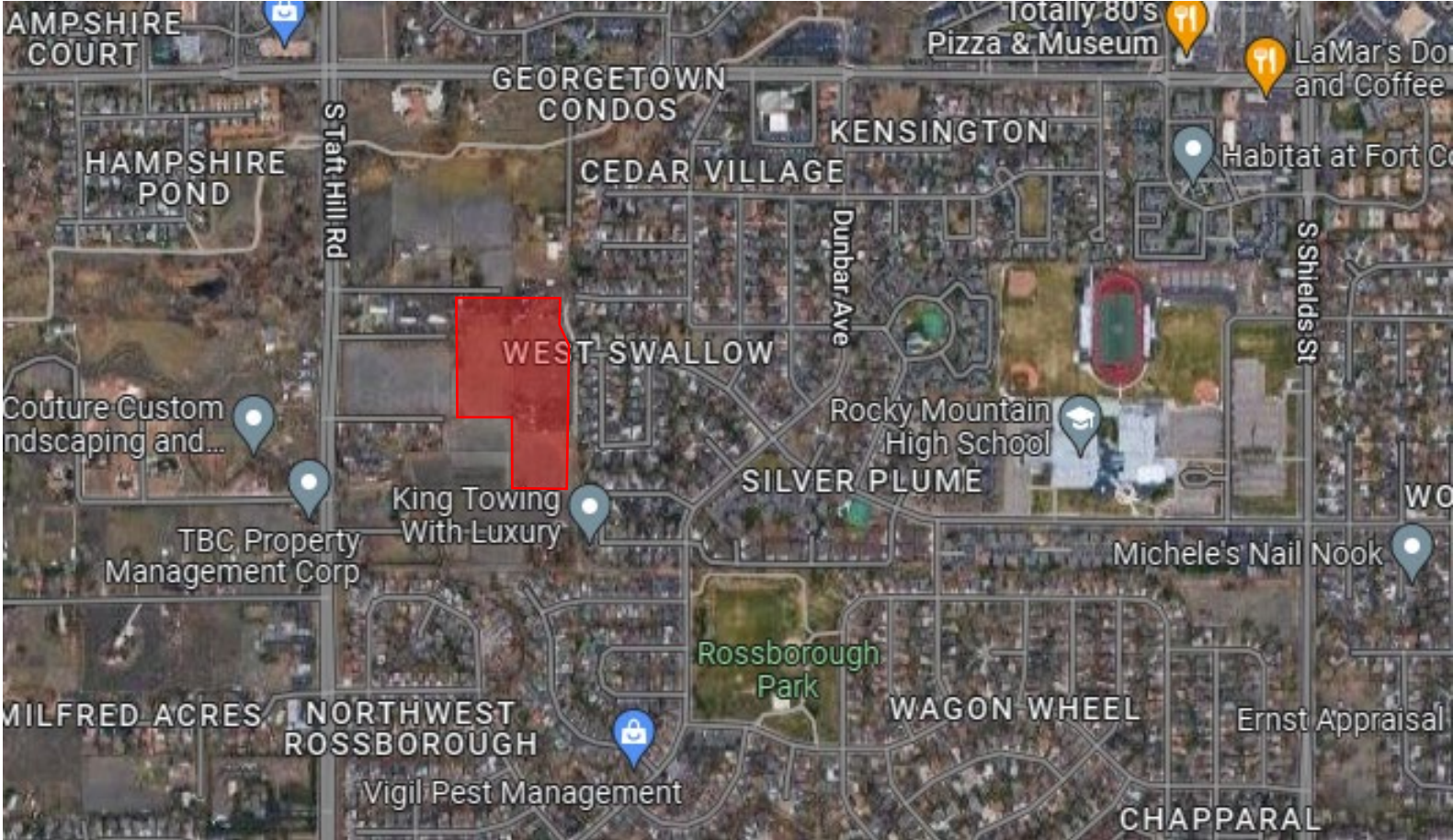
Appeal of Eligibility Determination

1901 and 1925 Hull Street – Fort Collins, Colorado

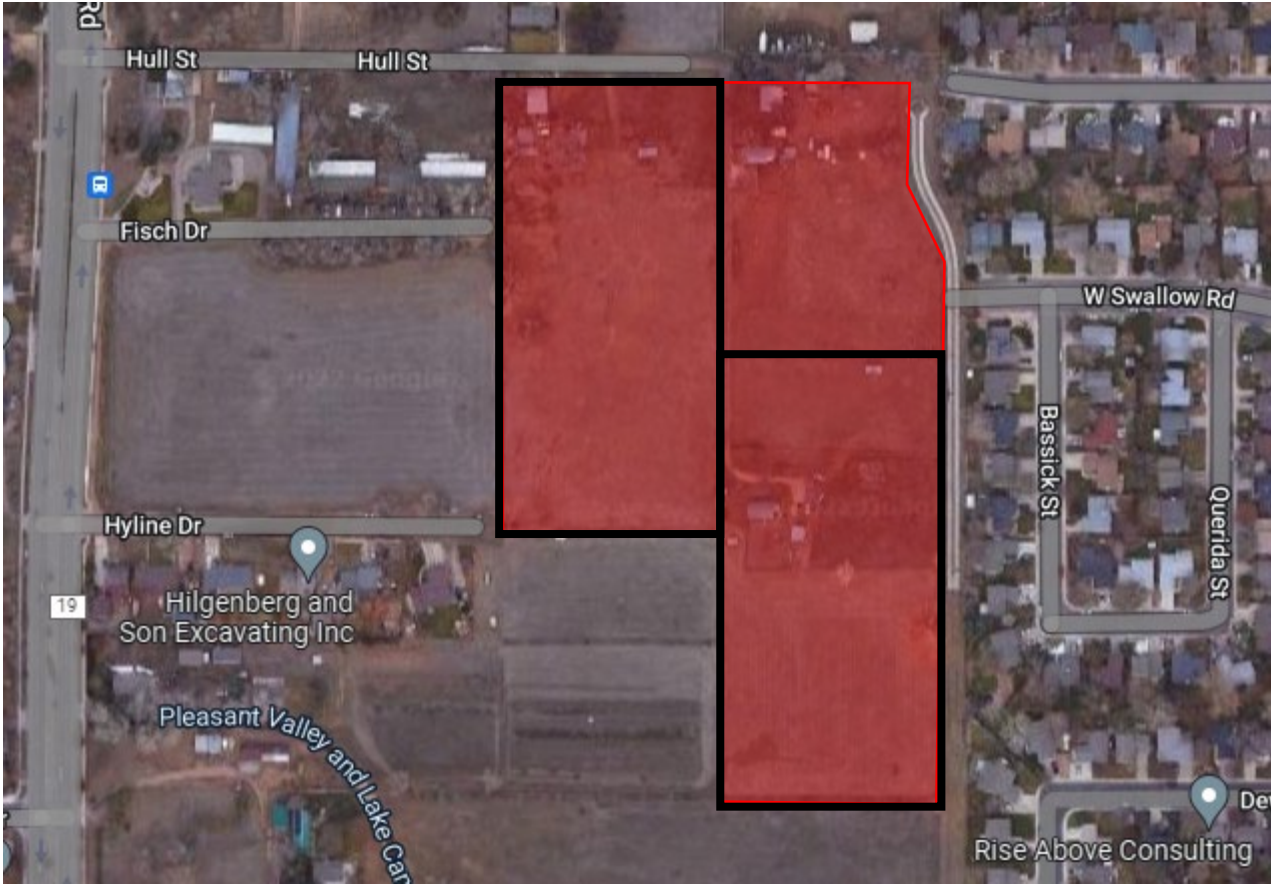
The True Life Companies



Aerial Map Image



Aerial Map Image



1901 Hull Street



1901 Hull Street



Item 18.

1925 Hull Street



Item 18.

1925 Hull Street



Item 18.

2318 LaPorte

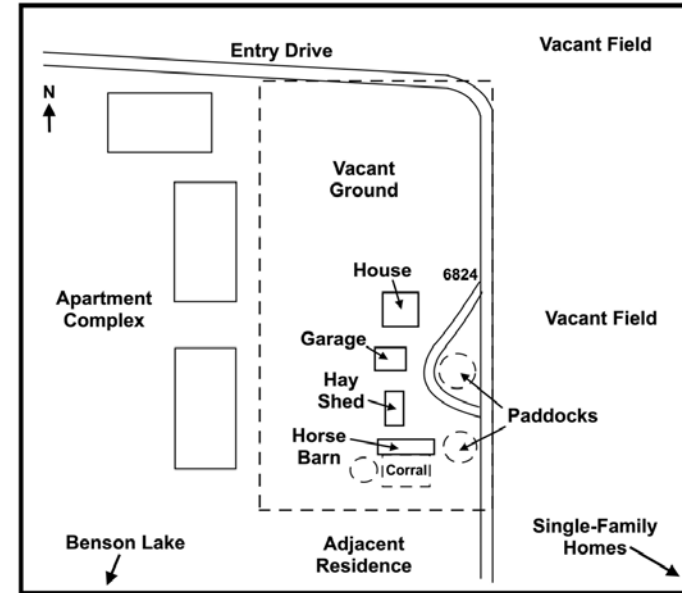


Item 18.

6824 S. College – Humar Farm



6824 S. College – Humar Farm



2825-2917 S. Taft Hill Road

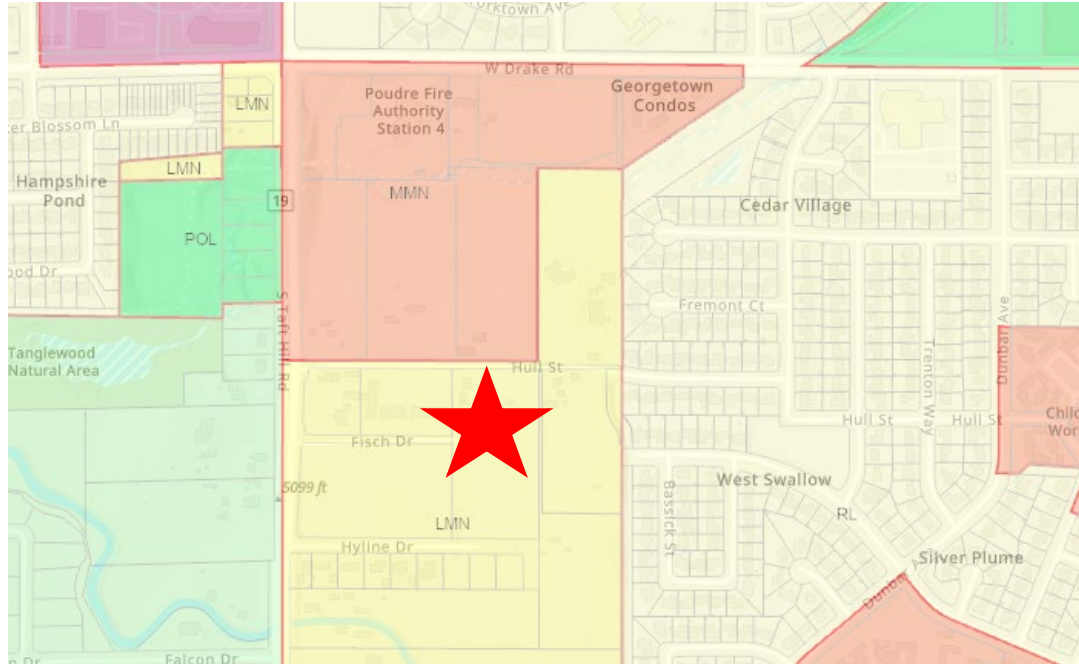


Item 18.

3226 S. Shields



Existing Zoning



- Low Density Mixed-Use Neighborhood (LMN)
- Maximum 9 DU/Acre
- Multi-Family Dwellings up to 8 DUs
- Medium Density Mixed-Use Neighborhood (MMM)
- Minimum Average 12 DU/Acre
- Multi-Family Dwellings up to 50 DUs

Fort Collins City Plan



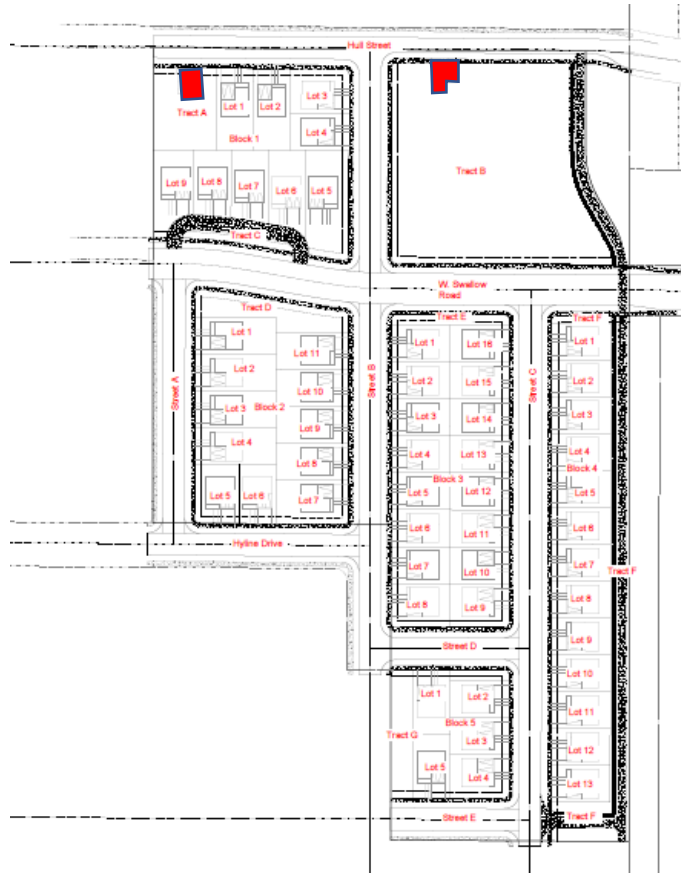
- Mixed Neighborhood
- Opportunity to provide alternative housing in effort to increase density
- Adaptation or replacement of older housing stock to reinvigorate neighborhoods.

Transportation Master Plan



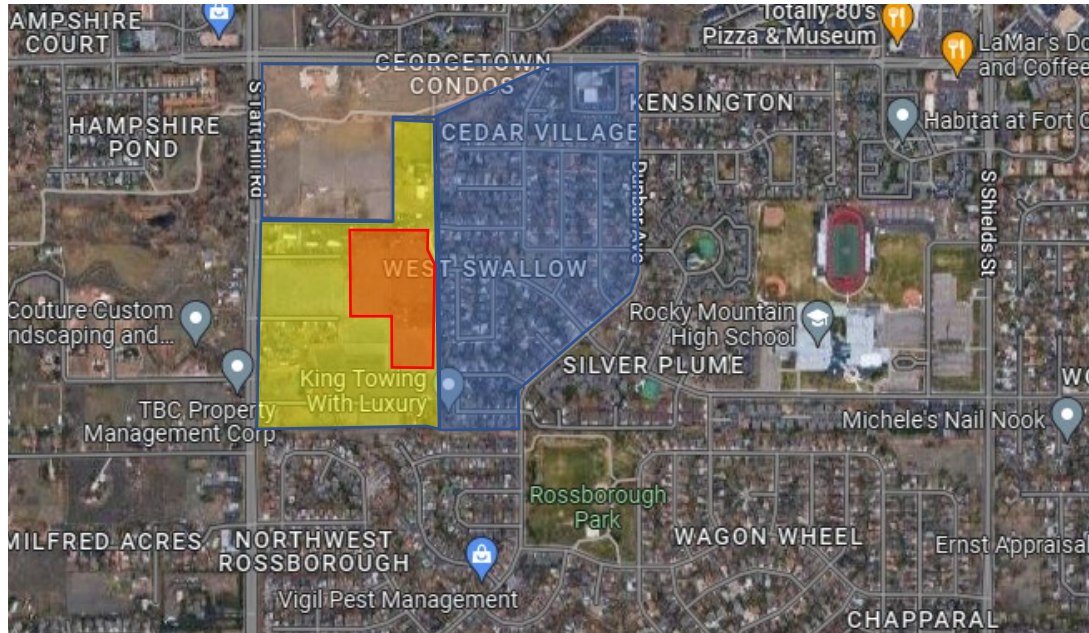
- Swallow as designated Collector
- Extension through property from East to West
- Future Connection to Taft Hill

Transportation and Planning



- Swallow as designated Collector to be extended through property from East to West
- Future Connection to Taft Hill
- Completion of Hull Avenue
- Addition of North-South Streets to create a grid system as directed by planning staff.

Future Context



- Encroachment of existing neighborhood to the East
- Existing MMM Zoning to the North
- Existing LMN Zoning to the West and South.
- Extension of Swallow to Taft
- Completion of Hull Street
- North-South Street Grid

Appeal of Eligibility Determination

1901 and 1925 Hull Street – Fort Collins, Colorado