

*2011 Annual Report*  
*Greeley Historic Preservation Commission*

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[\*www.greeleygov.com/historicpreservation\*](http://www.greeleygov.com/historicpreservation)

*Marshall Clough, Chair, Historian*  
*Becky Brunswig, Vice-Chair, Ward II*  
*Dana Foreman, Ward III*  
*Mike Ramstack, Realtor*  
*Maria Sanchez, Ward IV*  
*Sandra Scott, Ward I*  
*Jerry Vielma, Design Professional*

*Staff*

*Rebecca L. Safarik, Director of Community Development*  
*Brad Mueller, Planning Manager*  
*Betsy Kellums, Historic Preservation Specialist*  
*Greta Steinmetz, Senior Administrative Specialist*  
*Bob Choate, Assistant City Attorney*



*January 2012*

*Members of City Council and Citizens of Greeley:*

The Greeley Historic Preservation Commission presents this Annual Report for 2011, describing the work and accomplishments of the Commission in 2011. We hope to highlight the rich historical context of Greeley and the vibrancy of preservation efforts by its citizens.

During 2011, the Commission added one property to the Greeley Historic Register and reviewed and approved 12 applications for repairs or modifications to previously designated properties. The Commission also assisted property owners with incentives, such as the low interest loan program and the state income tax credit program, to further preservation of our historic properties.

The City substantially completed the Sunrise Neighborhood Historical and Architectural Context report, with the final report coming in January 2012. The project was a part of larger City initiative in the area and will provide basis for planning efforts in the neighborhood. The City also completed a grant project to design, manufacture and install interpretive panels at the POW Camp 202 Stone Gateposts and celebrated this as the highlighted program for Historic Preservation Month and with a ribbon-cutting ceremony in July 2011.

Commissioners traveled to Windsor and Loveland to establish contact with neighboring commissions and to study preservation efforts in these cities and engaged in greater public outreach than in the past to acquaint the citizens of Greeley with the benefits of historic preservation. Commissioners supported and participated in the six Lunch 'n Learns, the six walking tours and the various other seminars and events.

By detailing accomplishments of 2011, the Greeley Historic Preservation Commission aspires to increase community awareness of past success and future promise of historic preservation in Greeley.

*Greeley Historic Preservation Commission*

## *Historic Preservation Commission Mission Statement*

The mission of the Greeley Historic Preservation Commission is to identify, preserve and enhance Greeley's historic resources. Through research, educational programs and economic incentives, the Commission will build upon public enthusiasm for the protection of the unique character of the community's past and present for the future. (Adopted February 1996)

### *Greeley Historic Register*

The Greeley Historic Register is comprised of 83 individually designated properties as of the last day of 2011 and includes residences, commercial buildings, parks, an irrigation ditch, an artesian well, a sign, schools, churches, and a depot. These properties are designated through nomination to the Commission and approval is based on significance of architecture, history or association with persons instrumental to the growth of the city.

The City of Greeley boasts two Historic Districts, the Monroe Avenue Historic District and the Downtown Greeley Historic District, on the Register.

During 2011 the Commission reviewed and designated one property on the Greeley Historic Register, the Neill House at 1863 13<sup>th</sup> Avenue.

Neill House.



(Photo credit: Christy Dickinson, Greeley Historic Preservation Intern, November 2010)

### Certificates of Approval

The Historic Preservation Commission reviewed and approved 13 requests for repairs or modifications of listed properties during 2011. Approved projects included several signs, lighting, exterior tile replacement, a house restoration (including siding restoration and chimney reconstruction), murals on the Greeley History Museum, reproduction of an original entry system, roof replacements, a storefront alteration and others. Properties of approved projects included downtown buildings and designated houses.

### Incentives

- Total Number of 2011 Applications
  - Tax Credit Reviews: 3
  - Building Permit Fee Refund applications: 0
  - Historic Preservation Loans: 1
- Historic Preservation Loan Program: The Commission has approved four loans for Historic Preservation projects since the program was first established in 1998, with the most recent application approved in 2011. The loan provided assistance for a building rehabilitation project to include a new storefront and canopy on a downtown building.

### Commission Projects

The Commission formed a committee to develop a historic preservation and local history resource guide for School District 6. It will be working with the District to understand its needs in teaching students about local history and architecture.

The Commission formed another committee that completed review of the Culture and Redevelopment Chapters of the Comprehensive Plan, to identify items related to historic preservation and potential projects. The Committee completed the review and recommended several action points for the Commission, including the Neighborhood Survey Project that was recently begun by having Commissions observe neighborhood characteristics.

To date, several Commissioners have walked the Sunrise and Maplewood neighborhoods and identified significant features of the neighborhoods, including wide streets, one-story modest houses, varied levels of property maintenance (in Sunrise) and a wide variety of architectural styles and eras (in the Maplewood area). The information will be used for documentation and planning purposes in each neighborhood.

### Events

The Historic Preservation Commission hosted 17 events in 2011 with a total attendance of 801 people.

The Historic Preservation Commission and Staff started a new History Lunch 'n Learn Series, usually held at the Greeley History Museum on the 4<sup>th</sup> Thursday of each month from March through August 2011. Speakers and topics at the Lunch 'n Learn series included:

March 24<sup>th</sup> – Deborah K. Dalton, Greeley Monument Works & Jim Bertolini, Historic Preservation Intern – Historic Ornamental Concrete and Stonework

April 28<sup>th</sup> – Christy Dickinson, Historic Preservation Intern/Volunteer – Architecture in the Sunrise Neighborhood

May 26<sup>th</sup> – Dave Trussell, Greeley Freight Station Museum Directing Manager – the Sinking of the Edmund Fitzgerald (held at the Greeley Freight Station Museum)

June 23<sup>rd</sup> – Betsy Kellums, Historic Preservation Specialist – What is Special About Downtown?

July 28<sup>th</sup> – Gail Rowe, Historian & Author – Baseball History

August 25<sup>th</sup> – Mike Peters, Newspaperman – History of Newspapers

The Commission and staff hosted several more new events in 2011. The Historic Preservation Staff worked with Museum Staff to host a workshop on Researching Your Historic Property in February 2011, which eleven people attended and which included a hands-on research component.



Greeley History Museum, Historic Greeley Tribune Building, 714 8<sup>th</sup> Street. Site of Lunch 'n Learn series and Researching Historic Property Workshop (Photo credit: Betsy Kellums, 2007)

In March 2011, the Commission collaborated with the Downtown Development Authority on loft tours in Downtown Greeley. The approximate attendance of the loft tours was 130 people and many people expressed interest in future tours, prompting the planning of another round of loft tours in March 2012.



Participants in the loft tours, March 2011. (Photos credit: Brandon Gossard)

In May, the Commission celebrated Historic Preservation Month with a reception at the National Board of Chiropractic Examiners Building with 68 people in attendance. World War II and the POW Camp 202 were the theme for the reception, with presentations to property owners and award winners, and presentations about the POW Camp and about World War II.



World War II Veterans being honored at Historic Preservation Month Reception



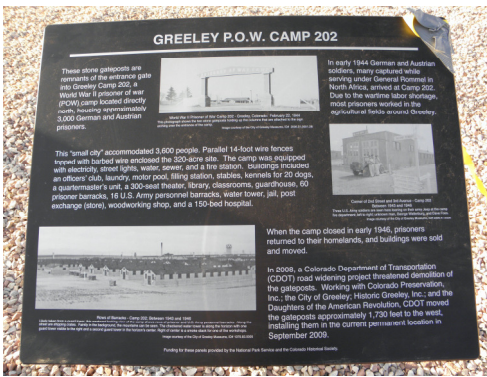
Greeley Fire Chief Duane McDonald presenting World War II perspectives at Historic Preservation Month Reception (photos credit: Bob Autobee, CDOT)

In July, the City celebrated the saving of the POW Camp 202 Stone Gateposts/Pillars and the installation of two interpretive panels, funded by a

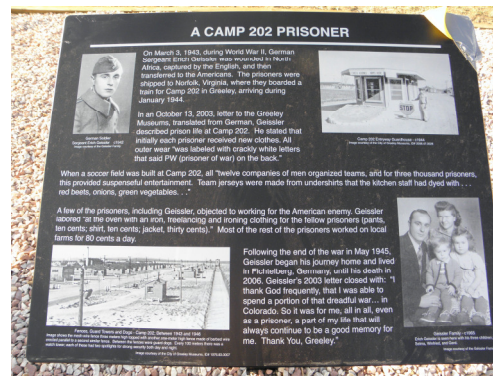
History Colorado Certified Local Government grant. Approximately 50 people attended the ribbon cutting ceremony, and Colorado Preservation, Inc. awarded participating organizations with certificates indicating the pillars were a "SAVE" on the Endangered Places List, including to the Colorado Department of Transportation, the City of Greeley, Historic Greeley, Inc., Boy Scouts of America, and the Daughters of the American Revolution.



Ribbon cutting, July 25, 2011.



POW Camp 202 Interpretive Panel  
(Photos credit: Becky Safarik)



Camp 202 Prisoner Interpretive Panel

Staff conducted six walking tours during the year in several Greeley neighborhoods and presented historical and architectural highlights of these neighborhoods to 225 people. Featured areas included lofts in Downtown Greeley, Downtown, the Reservoirs on Reservoir Road, the Monfort Concert Hall, Glenmere, and Sunrise.

The Commission also sponsored several evening events, including an architecture lecture by Peggy Ford Waldo entitled, "From the Dilapidated to the Divine: Peggy's Favorite Structures in Weld County," at the Two Rivers Lounge in the Union Colony Civic Center. The Commission and Downtown



1. Downtown Tour: Armory, 614 8<sup>th</sup> Avenue  
(photos credit: Greeley Historic Preservation Office)



2. Sunrise Tour: 608 9<sup>th</sup> Street

Development Authority also co-sponsored an event presentation about the downtown revitalization efforts and the future plans for Downtown Greeley. Approximately 49 people attended the presentation by DDA Director Pam Bricker and DDA Chairman Bob Tointon.

#### Commission Outreach

The Commission hosted an informational table at the Farmers' Market on two Saturdays during the summer, at Potato Day at Centennial Village Museum in September and at the Realizing Our Community event at the Greeley Recreation Center in November. Commission Chair Marshall Clough also published two guest columns in the *Greeley Tribune* about the economic benefits of historic preservation and the Sunrise neighborhood project.

#### Historic Preservation Resources about Greeley

Several resources about Greeley history and historic preservation are available to the public, including a guidebook, *GREELEY, COLORADO: History and Architecture of its Downtown Buildings*, and four editions of *Windows of Time*, a Historic Preservation documentary. They are available for check out or for purchase of \$10 plus sales tax from the Historic Preservation Office.

#### Brochures

2011 Historic Preservation Event Calendar brochure

"Historic Properties: Additions, Remodeling and Maintenance Tips" brochure

#### Online – [www.greeleygov.com/historicpreservation](http://www.greeleygov.com/historicpreservation)

- "Historic Preservation 101" online PowerPoint presentation  
<http://www.greeleygov.com/CommunityDevelopment/Documents/Hist%20Preservation/HistoricPreservation101inGreeleyandaroundColorado-opt.pdf>
- "List of Inventoried Properties" online list with historical and architectural information about inventoried properties  
<http://greeleygov.com/HistoricPreservation/InventoriedProperties.aspx>



## 2011 Accomplishments and Activities

### Grants

- Certified Local Government (CLG) mini grant, \$230; no match required to send HPC members to February 2011 Colorado Preservation Inc. Saving Places conference in Denver
- POW Camp 202 Interpretive Panels, CLG grant: \$4,206; no match required; project completed with a ribbon cutting ceremony July 25, 2011
- Sunrise Neighborhood Historic Context, State Historical Fund grant: \$17,836 (total project - \$23,782) – secured contextual grant for 2011 project in Sunrise; conducted the project and had two neighborhood meetings; final meeting to be held in 2012.

### Training for HPC members

- HPC members to CPI “Saving Places” conference –Marshall Clough, Becky Brunswig, Marsha Davis
- Historic Preservation Commission Regional Forum, Greeley History Museum, April 5, 2011
- HPC attended Windsor and Loveland HPC meetings
- Sunrise Architecture Lecture, May 9<sup>th</sup> HPC meeting
- Bob Brunswig presentation: Historic Archaeology – Dearfield & the Meeker Home, June 13<sup>th</sup> HPC meeting
- Becky Brunswig presentation: Church Reconstruction in Normandy after D-Day, June 27<sup>th</sup> HPC meeting
- Written in Water video, September 26<sup>th</sup> HPC meeting
- Brad Mueller, informational University District presentation, October 24<sup>th</sup> HPC meeting
- Chris Kennedy, informational Poudre Heritage Alliance and Management Plan presentation, October 24<sup>th</sup> HPC meeting
- Bob Choate, Commission legal training, November 14<sup>th</sup> HPC meeting

### Interns

The City of Greeley Historic Preservation Office utilizes interns from area universities. The interns assist with historic resource surveys, property documentation, historic preservation event planning, walking tour planning, assisting with records management, attending meetings and other tasks. They provide a valuable service to the City in performing tasks, creating high quality products while getting a variety of preservation-related experiences. With an estimated 651.75 hours in 2011, estimated value of their work for the City for 2011 would be \$6,596.

### 2011 Interns & Volunteers

Jim Bertolini, (intern) Colorado State University

Christy Dickinson, (volunteer) graduate of Colorado State University

Melissa Blanckaert, (intern) American Public University

Hanna Eckroth, (volunteer) graduate of University of Mary Washington

- Jim Bertolini assisted with reviews of properties for Section 106, managed historic preservation records of Historic Register properties and other files, attended meetings and assisted with other preservation projects and tasks as needed. He also prepared and gave a presentation about Historic Ornamental Concrete at our first History Lunch 'n Learn.
- Christy Dickinson assisted with the Sunrise project survey, attended meetings and assisted with other preservation projects and tasks as needed. She also prepared and gave a presentation about Diversity of Architecture in the Sunrise Neighborhood at our second History Lunch 'n Learn.
- Melissa Blanckaert assisted with research for the Sunrise historic context, completed an Architectural Inventory Form on a property in Greeley, assisted with property research and other tasks as needed.
- Hanna Eckroth conducted significant research about Swedes of Greeley for a future Windows of Time DVD, completed an Architectural Inventory Form on a property in Greeley, assisted with property reviews, reviewed design review staff reports and assisted with other tasks as needed. She will be presenting the first History Brown Bag talk about the Swedes of Greeley in February 2012.

### 2012 Goals

- The Commission will continue the Neighborhood Survey Project.
- The Historic Preservation Commission will develop guidelines for the Historic Preservation Month Awards program.
- The Commission will continue investigating opportunities for raising funds for purchasing Greeley Historic Register plaques for those designated properties which have not received them.
- The Commission will continue public outreach at events such as the Farmers' Market, Potato Day and Arts Picnic.