

2012 Annual Report
Greeley Historic Preservation Commission

Greeley Historic Preservation Commission
1100 10th Street, Ste. 201, Greeley, CO 80631 970.350.9222
[*www.greeleygov.com/historicpreservation*](http://www.greeleygov.com/historicpreservation)

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

Staff

Brad Mueller, Director of Community Development
Betsy Kellums, Historic Preservation Specialist
Val Scheffer, Senior Administrative Specialist
Joseph Bodine, Assistant City Attorney



January 2013

Members of City Council and Citizens of Greeley:

The Greeley Historic Preservation Commission presents this Annual Report for 2012 describing the work and accomplishments of the Commission in 2012. We hope to highlight the rich historical context of Greeley and the vibrancy of preservation efforts by its citizens.

During 2012, the Commission reviewed 24 applications for repairs or modifications to previously designated properties. The Commission also assisted property owners with incentives, such as the historic preservation state income tax credit program as well as the Downtown Development Authority façade grant program, to further preservation of our historic properties.

Public outreach, to acquaint the citizens of Greeley with the City's heritage and the work of the Commission, was a major focus for 2012. The completion of the Sunrise Neighborhood Historical and Architectural Context report was celebrated with a neighborhood ice cream social event co-hosted by the City and Commission. In a continuing effort to survey and catalogue the architectural and other characteristics of Greeley's historic neighborhoods, commissioners documented and presented surveys of the Maplewood, Hillside-Farr and Glenmere neighborhoods.

The Commission is also committed to renewing the award of bronze plaques to identify and describe every structure individually designated on the Greeley Historic Register. To date, ten properties do not have plaques. The Commission initiated fundraising from corporate and individual donors and obtained a \$200.00 donation to start a mug project. Designated buildings are featured and the mugs are available for sale at several stores, City Hall, the City Historic Preservation Office, as well as at Commission displays at the Farmer's Market, Winter Market, Potato Day, Arts Picnic and other events. Commission members have participated in these events to provide information about Greeley's history and the work of the Commission. In addition, the Commission applied for and received a grant of \$1000 plus matching funds up to \$2,500 from the Greeley Museums Heritage Foundation, which, combined with City funds, should provide eight plaques in the coming year. Additional public outreach efforts included Brown Bag lunches, walking tours, a celebration of the "Saving" of Downtown Greeley from the Endangered Places List and the 10th Anniversary of the historic district, and other events.

By detailing accomplishments of 2012, 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

Our Mission

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 (Register) is comprised of 83 individually designated properties as of the last day of 2012 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, geography, history or association with persons instrumental to the growth of the city.

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

During 2012, the Commission did not review any nominations or designate any properties on the Register.

Certificates of Approval

The Historic Preservation Commission reviewed 24 requests for repairs or modifications of listed properties during 2012. Approved projects included several signs, lighting, a balcony addition, murals, roof replacements, storm windows, a fence and others. Properties of approved projects included downtown buildings and designated houses.

Incentives

- Total Number of 2012 Applications
 - Tax Credit Reviews: 2
 - Building Permit Fee Refund applications: 0
 - Historic Preservation Loans: 0
- 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

During 2012, several Commissioners documented and presented surveys of the Maplewood, Hillside and Glenmere neighborhoods and identified significant features of the neighborhoods, including wide streets, one-story modest ranch houses in the Hillside area, and a wide variety of architectural styles and eras in the Maplewood and Glenmere areas. The information will be used for documentation and planning purposes in each neighborhood.

Events

The Historic Preservation Commission hosted 22 events in 2012 with a total attendance of 878 people.

The Historic Preservation Commission and Staff continued the History Lunch 'n Learn Series, renamed as the History Brown Bag series, usually held at the Greeley History Museum on the 4th Thursday of each month from February through October 2012. Speakers and topics at the Brown Bag series included:

February 23rd – Hanna Eckroth, Historic Preservation Intern, Swedes of Greeley

March 22nd – Jean Messinger, Author and Historian, Why a Courthouse Looks Like a Courthouse and a Church Looks Like a Church

April 26th – Duane McDonald, Greeley Fire Chief, Firefighting History and the Greeley Fire Department



Fire Chief McDonald sharing about Greeley Fire Department History



Barbara Webb presenting about ghost signs in Greeley

May 24th – Michael and Barbara Webb, Ghost Signs

June 28th – Tannis Bator, Rattlesnake Kate



Tannis Bator portraying Rattlesnake Kate



Tannis Bator talking about Rattlesnake Kate

July 26th – Dr. Michael Welsh, University of Northern Colorado, History Department, What the Colorado Plains Meant to James Michener

August 23rd – Jerry Vielma, Classic Cars Enthusiast, Classic Cars

September 27th – Susan Herold, Local Artist, Artist Studio in a Historic Building, at her studio in the D&D Bean Building on 7th Street



Susan Herold sharing her artistic talents in her studio in the D&D Bean Building

October 25th – Ron Edgerton, Historian and Author, Greeley Philharmonic Orchestra



Greeley History Museum, Historic Greeley Tribune Building, 714 8th Street. Site of History Brown Bag series

The Commission and staff hosted several more events in 2012.

In March 2012, the Commission again collaborated with the Downtown Development Authority on loft tours in Downtown Greeley, starting at Margie's Java Joint at the Greeley Historic Register designated Campus Pharmacy Building. The attendance at the loft tours was approximately 56 people. Due to the interest in these tours, another round of similar loft tours has been scheduled for March 2013, to be combined with basement tours.

In May, the Commission celebrated Historic Preservation Month with a reception at Centennial Village Museum with 40 people in attendance. History of Building Codes and the 100th Anniversary of Building Permits and Inspection in Greeley was the theme of this year's Historic Preservation Month celebration. Greeley's Chief Building Official Tim Swanson shared about Greeley's building inspection and permit history. Greeley's Building Department was established in February 1912 by Ordinance #234, which established the need for permits, inspectors, and inspections (Source: 100 years Bldg Permit Ofc by Tim Swanson).



Historic Preservation Month Award winners:
L-R: Linde Thompson
Dick Spitler
Historic Greeley, Inc. (Julia Richard)



Greeley Chief Building Official Tim Swanson shares about the history of building codes in Greeley

The Commission also celebrated Historic Preservation Month wrapping up the Sunrise Neighborhood Historic Context study with an Ice Cream Social and Neighborhood Stories event on May 10th at Sunrise Park. We gave away all 96 of the ice cream sandwiches donated by Meadow Gold Dairy and enjoyed many interesting neighborhood stories!

A downtown scavenger hunt helped round out the Historic Preservation Month celebrations!



Scavenger Hunt Participants setting out from Lincoln Park to find some of Greeley's architectural gems. May 20, 2012.



A few architectural details found on the scavenger hunt.

Spanish Colony Presentation



Local authors Gabe and Jody Lopez presented on the Spanish Colony and Greeley Grays at the Rodarte Center on June 14th. While it was a small group in attendance, attendees enjoyed it and expressed much interest in the extensive knowledge of the Lopezes.



Walking Tours

Staff conducted six walking tours during the year in several Greeley neighborhoods and presented historical and architectural highlights of these neighborhoods to 236 people. Featured areas and topics included the Monroe Avenue Historic District, Pre-World War II Development of the Arlington Neighborhood, North Downtown Late 19th Century Houses, Highlights of Designated Properties in Cranford, Early Planning in the Meeker Home Area, and the 10th Street Corridor.

The Greenest Building

The Kress Cinema and Lounge graciously hosted the Historic Preservation Commission-sponsored showing of recently produced *The Greenest Building* by Wagging Tale Productions on Monday, October 29th. Approximately 80 people attended the showing of this movie about historic preservation and sustainability.

Downtown Celebration

The Kress Cinema and Lounge again graciously hosted the Commission and Downtown Development Authority (DDA) for the Downtown Celebration on November 5th. The Commission and DDA co-sponsored a celebration of the "Save" of Downtown Greeley from the Colorado Preservation, Inc. Endangered Places List and the 10th Anniversary of the Greeley Historic Register designated Downtown Greeley Historic District. Approximately 80 people attended the pre-event basement and loft tours and guided walking tours and the main celebration. Young Chautauquan Amy Haining portrayed Dr. Ella Mead, Greeley's first female physician. Many downtown businesses donated door prizes. Commission Chair Marshall Clough and DDA Director Pam Bricker co-hosted the event, and DDA Chairman Bob Tointon shared stories about Downtown Greeley's revitalization.

Commission Outreach

The Commission hosted an informational table at the Farmers' Market on several Saturdays during the summer, for two full days at Arts Picnic in July, at Potato Day at Centennial Village Museum in September and at the Winter Market. Commission Chair Marshall Clough also published several guest columns in the *Greeley Tribune*. The Commission began to raise money for bronze plaques for Greeley Historic Register properties that do not have them by selling mugs featuring Greeley Historic Register properties. Properties featured on the mugs include the Armory, the Apple House, the Greeley Tribune Building and the Neill House. The mugs are available for sale at Café Panache, Woody's Newsstand, the Greeley Museum store (open seasonally), Your Place Coffee, the Greeley Historic Preservation Office and City Hall.

During 2012, the Commission spent approximately 663 hours on Commission meetings and Commission projects and events.

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

2012 Historic Preservation Event Calendar brochure

“Historic Properties: Additions, Remodeling and Maintenance Tips” brochure

Online – 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>

2012 Accomplishments and Activities

Grants

- Certified Local Government (CLG) mini grant, \$200; no match required to help send Commission members to the 2012 Colorado Preservation Inc. Saving Places conference in Denver in February.
- Certified Local Government grant, \$9,371 to send 7 people, including Greeley Historic Preservation Commissioners and Staff, to the National Alliance of Preservation Commissions 2012 Forum in Norfolk, Virginia in July.
- Mini-grant for \$1,000 and matching funds up to \$2,500 for bronze plaques from the Greeley Museums Heritage Foundation.
- Application for Certified Local Government grant for \$7,850 from History Colorado for plaques for the 10 properties that lack them and for energy audits for 10 Greeley Historic Register properties.

Training for Commission members

- Commission members to CPI “Saving Places” conference, Denver, February – Sandra Scott, Becky Brunswig
- Historic Preservation Commission Regional Forum, Fort Collins, August 24, 2012 – Sandra Scott, Jerry Vielma
- Presentation by Dr. Robert Brunswig, University of Northern Colorado: Historic Archaeology – Dearfield, August 27th Commission meeting
- Architecture Terminology and Styles Lecture, November 26th Commission worksession

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, a window resource guide project, 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 745.25 hours in 2012 at \$10 per hour, estimated value of their work for the City for 2012 would be \$7,453.

2012 Interns

Melissa Blanckaert, American Public University

Brooke Schierkolk, Colorado State University

John Vsetecka, University of Northern Colorado

Harry Brennan, University of Montana

Joshua Johnson, University of New Mexico

Deisy Galicia, University of Northern Colorado

Angelica Rivas, University of Northern Colorado

- Melissa Blanckaert returned in the summer and assisted with reviews of properties for Section 106, completed a survey of all Greeley Historic Register properties to see which had bronze plaques mounted and which did not have them displayed, completed research and development for two walking tours, attended meetings and assisted with other preservation projects and tasks as needed.
- Brooke Schierkolk started a survey of ghost signs in Greeley as well as worked extensively on the University District Oral History Project.
- John Vsetecka worked extensively on the University District Oral History Project and assisted with other projects as needed.
- Harry Brennan developed a walking tour of a portion of the 10th Street corridor, including research of properties in the area, development of the tour route and conducted a practice tour with Historic Preservation Staff. Harry also assisted with the University District Oral History Project.
- Joshua Johnson created the Historic Preservation Month scavenger hunt, including taking photos and writing questions and putting together the worksheets. Joshua also continued the ghost sign survey and completed research on a historic property.

- Deisy Galicia and Angelica Rivas worked in December and early January 2013 to develop a historic window resource guide and informational brochure for use by the Historic Preservation Commission, Staff, and general public.

2013 Goals

- The Commission will continue the Neighborhood Survey Project.
- 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.
- The Commission will host a Historic Building Resource Fair, a resource fair for owners of historic properties.
- The Commission will start a Windows of Time about the Swedes of Greeley, based on the existing research and script outline on file in the Historic Preservation Office.