

*2013 Annual Report
Greeley Historic Preservation Commission*

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January 2014

Members of City Council and Citizens of Greeley:

The Greeley Historic Preservation Commission presents this Annual Report for 2013 describing the work and accomplishments of the Commission in 2013. We hope to highlight the rich historical context of Greeley and the vibrancy of preservation efforts by its citizens.

During 2013, the Commission reviewed one application for designation on the Greeley Historic Register and 19 applications for repairs or modifications to previously designated properties. The Commission also assisted property owners with incentives, including the historic preservation state income tax credit program, the City's Historic Preservation Low Interest Loan program, as well as the Downtown Development Authority façade grant program, to further preservation of our historic properties.

The Commission continued public outreach efforts with the informational table at the Farmers' Market and Arts Picnic, selling coffee mugs and printed and distributed Historic Preservation Month posters for the first time since 2013. Walking tours, the History Brown Bag series and a Historic Building Resource Fair were highlights of 2013. The Commission collaborated with various groups and continued educational efforts for the community.

History Colorado, the State Historical Society, awarded the City of Greeley a grant for two bronze plaques and ten energy audits of Greeley Historic Register properties, and the Commission selected an energy audit company. The City also worked with a local artist toward the goal of completing eleven bronze plaques for Greeley Historic Register properties.

By detailing accomplishments of 2013, 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 84 individually designated properties as of the last day of 2013 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 2013, the Commission designated the Cross/Perchlik House, 1721 13th Avenue, on the Register for historical, architectural, and geographical significance.



Cross/Perchlik House, 1721 13th Avenue, 29 May 2013

Certificates of Approval

The Historic Preservation Commission reviewed 18 requests for repairs or modifications of listed properties during 2013. Approved projects included eight signs, a detached garage wall repair, ADA access ramp, roof replacement, fences, storefront kickplates, a revision to a previously approved balcony, awning, patio rail, gooseneck lights, and façade rehabilitation with window restoration and masonry repointing.

Incentives

- Total Number of 2013 Applications
 - Tax Credit Reviews: 2
 - Building Permit Fee Refund applications: 0
 - Historic Preservation Loans: 1
- Historic Preservation Loan Program: The Commission has approved five loans for Historic Preservation projects since the program was first established in 1998, with the most recent application approved in 2013. The loan provided assistance to construct an accessibility ramp at the Greeley Historic Register designated Old Park Church, now St. Patrick Presbyterian Church.

Commission Projects

During 2013, Commissioner Sanchez documented and presented a survey of the Alles Acres neighborhood and identified significant features of the neighborhoods including large lots, a wide variety of architectural styles and irrigation features and many trees. The information will be used for documentation and planning purposes in the neighborhood. Commissioner Scott worked on documenting the original Union Colony area for presentation to the Commission in early 2014.



Alles Acres Photo by Dana Foreman, Dec 2012

Events

The Historic Preservation Commission hosted 17 events in 2013 with a total attendance of 749 people.

The Historic Preservation Commission and Staff continued the History Brown Bag series, usually held at the Greeley History Museum on the 4th Thursday of each month from February through October 2013. Speakers and topics at the Brown Bag series included:

February 28th – Kent Smith, Smith Sign Company, Historic Signs

March 28th – Gail Beaton, Author and Historian, History of Colorado Women

April 25th – Becky Safarik, Assistant City Manager, Meeker Home Redevelopment Project



Lydia Ruyle sharing the story of the Alles Acres Neighborhood.

May 23rd – Lydia Ruyle, Rammed Earth Construction and the Story of Alles Acres



Sally McBeth explaining the Bear Dance.

June 27th – Sally McBeth, Bear Dance: Ute Spring Social Dance



Young Chautauquans: Hayden Hein as Joshua Chamberlain, Kathryn Broderius as Kittie Wilkins, Thelma Bear (coordinator), and Amy Haining as Dr. Ella Mead

July 25th – Young Chautauquans Perform

August 22nd – Dr. Bob Brunswig, New Research about Early 20th Century Dearfield Colony and the twin African-American towns of Dearfield and Chapelton.



Dr. Bob Brunswig telling about the twin African-American towns of Dearfield and Chapelton.

September 26th – Windows of Time: No. 3 Ditch and J.M.B. Petrikin and the Masonic Temple

October 24th – Scott Chartier, World War II and the Army Air Corps



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 2013.

In March 2013, the Commission again collaborated with the Downtown Development Authority on loft and basement tours in Downtown Greeley, starting at Kress Cinema and Lounge. The attendance at the loft tours was approximately 45 people, on three guided tours of 15 people each.

In May, the Commission celebrated Historic Preservation Month with “Dust to Dazzle: Historic Building Resource Fair” and Historic Preservation Month reception at the Downtown Greeley Recreation Center. Approximately 68 people attended the event, including speakers, vendors, Historic Preservation Commissioners and the public.



Attendees and vendors at Dust to Dazzle: Historic Building Resource Fair, May 2013



Linde Thompson presenting a storm window case study of the Regent Apartments Building.



Attendees and vendors at Dust to Dazzle: Historic Building Resource Fair, May 2013

2013 Historic Preservation Month Award winners included:

ABC Child Development Centers, for rehabilitation and reuse of the East Ward School Building. (Organization Award)

Gordon Jantz, Choice Builders, for outstanding contracting work on Greeley's historic buildings. (Contractor Award)

Jim Emmett, for extensive contributions to preservation in Greeley and work on building rehabilitations. (Individual Award)

Walking Tours

Staff conducted six walking tours during the year in several Greeley neighborhoods and presented historical and architectural highlights of these neighborhoods to 310 people. Featured areas and topics included five of the six University District Neighborhoods, including the Arlington Neighborhood between 17th and 18th Streets and 6th and 8th Avenues, Homes and Gardens in Cranford, Glenmere Neighborhood and Park, the Hillside/Farr Neighborhood, Alles Acres Neighborhood, and a University of Northern Colorado (UNC) Tree Tour led by Patrick McDonald, UNC Manager for Landscaping and Grounds.



This piano was a feature of the Glenmere tour. Curious about it? Call the Historic Preservation Office, 970.350.9222.

Commission Outreach

The Commission hosted an informational table at the Farmers' Market on several Saturdays during the summer and for two full days at Arts Picnic in July. Commission Chair Marshall Clough also published several guest columns in the Greeley Tribune. The Commissioners helped City Staff distribute Historic Preservation Month posters to Greeley businesses and residents. 2013 was the first year since 2005 that Historic Preservation Month posters were printed and distributed, and the posters featured properties designated in 2005.



The Commission continued 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.

Historic Preservation Commissioners and Staff presented about historic preservation in Greeley to various groups, Kiwanis and Lions Clubs and at senior living facilities, including a PowerPoint of a walking tour and several Windows of Time presentations. The approximate attendance at these 13 presentations was 204.

During 2013, the Commission spent approximately 500 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.

Windows of Time

J.M.B. Petrikin and the Greeley Masonic Lodge, City of Greeley - GTV8, © 2005

P.O.W. Camp 202, City of Greeley - GTV8, © 2005

The History of Greeley's No. 3 Ditch, City of Greeley - GTV8, © 2006

From the Volga to the Platte: Germans from Russia, City of Greeley - GTV8, © 2008

Brochures

2013 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>

2013 Accomplishments and Activities

Grants

- Certified Local Government (CLG) mini grant, \$200; no match required to help send Commission members to the 2013 Colorado Preservation Inc. Saving Places conference in Denver in February.
- Certified Local Government grant for \$4,250 from History Colorado for plaques for 2 properties that lack them and for energy audits for 10 Greeley Historic Register properties.

Historic Preservation Commission Training

- Commission members to CPI "Saving Places" conference, Denver, February – Becky Brunswig, Marshall Clough
- Historic Preservation Commission Regional Forum, Windsor, August 2013 – Sandra Scott, Jerry Vielma
- Historic Preservation 101 training presentation to Commission, November 18, 2013. – Sue Anshutz, Tannis Bator, Rich Borys, Derek Boulton, Joan Clinefelter, Marshall Clough, Sandra Scott, Jerry Vielma

Interns/Volunteers

The City of Greeley Historic Preservation Office utilizes interns and volunteers from area universities. In the past, interns have assisted with historic resource surveys, property documentation, historic preservation event planning, walking tour planning, a window resource guide project, an online mapping 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 94.25 hours in 2013 at \$10 per hour, estimated value of their work for the City for 2013 would be \$942.50.

2013 Interns/Volunteers

Deisy Galicia, University of Northern Colorado

Angelica Rivas, University of Northern Colorado

Julie Fehringer (volunteer), Aims Community College

- 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.
- Julie Fehringer worked on a GIS mapping project to link historical and architectural information about individually designated Greeley Historic Register properties and photos to ORIGIN, the mapping program on the City's website, similar to the sign inventory links on ORIGIN.

2014 Goals

- The Commission will continue the Neighborhood Survey Project.
- The Commission will continue public outreach, including promoting and attending historic preservation events; hosting a table at Farmers' Market, Potato Day, Arts Picnic and other events; selling coffee mugs; distributing Historic Preservation Month posters; collaborating with Historic Greeley, Inc., the City of Greeley Museums and the Downtown Development Authority; and other outreach and education efforts.
- The Commission will investigate doing a project to identify and interpret downtown historic sites.
- The Commission will celebrate Historic Preservation Month in May with Greeley Historic Register plaque presentations, a reception, awards, and other events.