

2014 Annual Report

Greeley Historic Preservation Commission

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

Derek Boulton, Chair
Sandra Scott, Vice-Chair
Sue Anschutz
Tannis Bator
Richard Borys, Realtor
Joan Clinefelter, Historian
Mark Markley, 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 2015

Members of City Council and Citizens of Greeley:

The Greeley Historic Preservation Commission presents this Annual Report describing the work and accomplishments of the Commission in 2014. We hope to highlight the rich historical context of Greeley and the vibrancy of preservation efforts by its citizens.

2014 was a landmark year for the Historic Preservation Commission, being recognized by History Colorado and the National Alliance of Preservation Commissions for outreach and education programs and efforts.

During 2014, the Commission reviewed two applications for designation on the Greeley Historic Register and 22 applications for repairs or modifications to previously designated properties. The Commission and Staff also assisted property owners with incentives, including the historic preservation state income tax credit program, building permit fee refund 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 distributing Historic Preservation Month posters. Highlights of 2014 include walking tours, the History Brown Bag series and Historic Preservation Month events. The Commission collaborated with various groups and continued educational efforts for the community. Over 800 people participated in these in 2014.

In 2014, the State Historical Fund of History Colorado, the State Historical Society, awarded the City of Greeley a grant to conduct a historic resources survey along 8th Avenue between 10th and 16th Streets. After a contract with History Colorado is finalized in early 2015, the City will move forward with hiring a consultant and starting the project.

By detailing accomplishments of 2014, 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 86 individually designated properties as of the last day of 2014 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 2014, the Commission designated the Atkinson House at 1129 Cranford Place and the Sterling House at 818 12th Street on the Register for historical, architectural, and geographical significance.



Atkinson House, 1129 Cranford Place, 6 June 2014



Sterling House, 818 12th Street, 6 June 2014

Certificates of Approval

The Historic Preservation Commission reviewed 22 requests for repairs or modifications of listed properties during 2014. Approved projects included signs, new construction, garage door windows, roof replacements, fences, an ADA ramp, lighting, cornice replacement, awnings, wood kickplates and others.

Incentives

Total Number of 2014 Applications

Tax Credit Reviews: 4

Building Permit Fee Refund applications: 1

Historic Preservation Loans: 0

Commission Projects

During 2014, Commissioner Scott presented a survey of the Union Colony Area and identified significant features of the area including sidewalks, tree lawns, fences, commercial buildings, industrial sites, the railroad and No. 3 Ditch, residential neighborhoods, porches, and a wide variety of architectural styles. The information will be used for documentation and planning purposes in the neighborhood.

Events

The Historic Preservation Commission hosted 20 events in 2014 with a total attendance of 820 people.

The Historic Preservation Commission and Staff continued the History Brown Bag series held at the Greeley History Museum on the 4th Thursday of each

month from January through October 2014. Speakers and topics at the Brown Bag series included:

January 23rd - Gabe and Jody Lopez, Spanish Colony



Gabe and Jody Lopez share stories and history of the Spanish Colony and the Greeley Grays baseball team.

February 27th - Chuck Solano, Migrant farming in NE Colorado



Chuck Solano demonstrates use of a real beet knife.

March 27th – Dr. Michael Welsh, Environmental History of Rocky Mountain National Park and the Greeley Connection



Dr. Michael Welsh regales the audience with history and stories of Rocky Mountain National Park

April 24th – Paul Richard, Colorado's North Park: History, Wildlife and Ranching



Paul Richard talks about North Park to a large crowd at the museum.

May 22nd – Dan Corson, On Your Mark, Get Set, Go: Non-Preservationists Make the Preservation Argument



Dan Corson from History Colorado explains why preservation is important even to non-preservationists.

June 26th – Tannis Bator, Emily Griffith and the Opportunity School



Tannis Bator portrays Emily Griffith, who established the Opportunity School in Denver, in this Chautauqua-style presentation.

July 24th – Young Chautauquans Perform



Brenna Cron portrays a Confederate spy during the Civil War in this Chautauqua-style presentation.

August 28th – Peggy Ford Waldo, Preserving Weld County People and Places



Peggy Ford Waldo regales the audience about significant people and places in Weld County.

September 25th - Drs. Janet Ore and Sarah Payne: Ranch House Redux - Appreciating Your Baby Boomer House



Dr. Janet Ore talks about post-WWII development and architecture, specifically ranch style.

October 24th - Kent Smith, A Real Cowboy



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

Historic Preservation Month

The Commission hosted a Historic Preservation Month Reception in May, including a presentation about Greeley's water history by Jon Monson, Greeley's retired Water and Sewer Director. The Commission also presented plaques to

Greeley Historic Register property owners and Historic Preservation Month Awards.

2014 Historic Preservation Month Award winners included:

St. Patrick Presbyterian Church, for a sensitive and appropriate ADA ramp addition



Waypoints Faith Community, for work in bringing back to life the Armory Building



Historic Property Research Workshop

The Commission also hosted a historic property workshop at the Greeley History Museum, collaborating with the Museum and with History Colorado. Greeley Museums Curator Caroline Blackburn and History Colorado National Register Historian Heather Peterson spoke about various resources and aspects of historic property research and State and National Register designation. Greeley Historic Preservation Specialist Betsy Kellums talked about the nomination process for the Greeley Historic Register. Attendees then had a short hands-on portion of the workshop in the Hazel E. Johnson Research Center (archives) in the garden level of the Greeley History Museum.

Walking Tours

The Commission sponsored 9 walking tours during the year in several Greeley neighborhoods and presented historical and architectural highlights of these neighborhoods to 325 people. Featured areas and topics included University of Northern Colorado (UNC) Old Campus and New Campus, Sunrise Park Neighborhood, the Spanish Colony, Josephine B. Jones House and Tree Tour, Civil War Veterans and 19th Century Greeley, and Downtown Greeley.



A large crowd hears about the history of the Boomer House on the Civil War Veterans tour in August 2014.

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. Former Historic Preservation Commissioner Marshall Clough also published a guest column in the *Greeley Tribune* about Historic Preservation Month. The

Commissioners helped City Staff distribute Historic Preservation Month posters to Greeley businesses and residents.

The Commission continued to raise money by selling mugs featuring Greeley Historic Register properties in order to purchase bronze plaques for 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, 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 Rotary, several senior living facilities, the Aspen Club, a Sertoma group, a PEO group, including a PowerPoint of a walking tour and several Windows of Time presentations and a bus tour for several UNC classes. The approximate attendance at these 17 presentations was 350 people. Staff also assisted with the G-Town History Bus Tour in August, with approximately 37 attendees.

During 2014, the Commission spent approximately 473.5 hours on Commission meetings, 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 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

2014 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://greeleygov.com/docs/default-source/community-development/education/historic-preservation-101.pdf?sfvrsn=3>

- “List of Inventoried Properties” online list with historical and architectural information about inventoried properties
<http://greeleygov.com/services/historic-preservation/inventoried-properties>

2014 Accomplishments and Activities

Awards

- History Colorado awarded the Greeley Historic Preservation Commission and Historic Greeley, Inc, the non-profit historic preservation organization, the Stephen H. Hart Award for Greeley’s Comprehensive Outreach and Educational Preservation Initiatives at the February 2014 Colorado Preservation, Inc. Saving Places Conference.



Historic Greeley, Inc., the Historic Preservation Commission and Greeley City Staff accept the Hart Award at the Saving Places Conference in Denver in February 2014.

- In July 2014, Historic Preservation Commissioner Jerry Vielma accepted an Honorable Mention award on behalf of the Commission from the National Alliance of Preservation Commissions for Best Practices: Public Outreach/Advocacy.

Grants

- Completed a 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.
- Notified of award of a State Historical Fund grant from History Colorado for a historic resources survey along 8th Avenue between 10th and 16th Streets.

Historic Preservation Commission Training

- Joseph Saldibar presented to the Commission about the Secretary of the Interior's Standards in January 2014 and about State Tax Credits in October 2014.
- National Alliance of Preservation Commissions Forum, July 2014 - Jerry Vielma
- Historic Preservation Commission Regional Forum, Loveland, August 2014 - Jerry Vielma
- Staff presentation to Commission about historic architecture in Greeley
- History Colorado HPC Training in Denver on July 11, 2014 - Derek Boulton, Sandra Scott, and Tannis Bator

Interns/Volunteers

The City of Greeley Historic Preservation Office appreciates and utilizes volunteers and interns from area universities and is open to high school interns. 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 150.25 hours in 2014 at \$10 per hour, estimated value of their work for the City for 2014 would be \$1,502.50.

2014 Interns/Volunteers

Joanne Best, University of Northern Colorado (research for Civil War Veterans walking tour)

Lindsey Weaver (volunteer) (assistance with COA application reviews and meetings related to the Camfield Court Building, grant writing, preservation plan review, photography for the State Register nomination for the Borgens House, and research)

Kate Doak-Keszler (volunteer) (assistance with reviewing the Preservation Plan for update)

Ashleigh Schwallier, University of Northern Colorado (planning and developing social media campaign for historic preservation for 2015)

2015 Goals

- The Commission will continue the Neighborhood Survey Project.
- The Commission will continue public outreach, including promoting and attending historic preservation events, including walking tours and the History Brown Bag series; hosting a table at events potentially including the Farmers' Market, Potato Day and Arts Picnic; 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 celebrate Historic Preservation Month in May with Dust to Dazzle: Historic Building Resource Fair with a reception and awards.