

2015 Annual Report
Greeley Historic Preservation Commission

Greeley Historic Preservation Commission
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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 2015. We hope to highlight the rich historical context of Greeley and the vibrancy of preservation efforts by its citizens.

During 2015, we celebrated the 20th anniversary of Historic Preservation in Greeley, as in 1995, City Council adopted Chapter 16.60 Historic Preservation into the Greeley Municipal Code.

The Commission reviewed 2 applications for designation on the Greeley Historic Register and 11 applications for repairs or modifications to previously designated properties. The Commission and Staff also assisted property owners with incentives, primarily the 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 Arts Picnic and Potato Day, selling coffee mugs, Windows of Time DVDs and guidebooks and distributing Historic Preservation Month posters. Highlights of 2015 include walking tours, the History Brown Bag series and Historic Preservation Month events, historic preservation workshops by national preservation expert Bob Yapp and the 20th Anniversary celebration. The Commission collaborated with Historic Greeley, Inc., Greeley's non-profit historic preservation organization, and continued educational efforts for the community. Over 889 people participated in these in 2015. Staff also presented about historic preservation and showed Windows of Time documentaries to various groups throughout the year, with a total approximate attendance of 212 people.

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. The City hired Cultural Resource Historians, a Colorado historic preservation consulting firm, to conduct the 8th Avenue survey during 2015. The project is underway and will be completed in 2016.

The City also received a grant to hire a consultant to come to Greeley to conduct a day of preservation workshops. On October 24, 2015, Bob Yapp of Preservation Resources, Inc. presented a day of workshops in historic Downtown Greeley.

On Monday, November 2nd, the Commission celebrated the 20 years of preservation with a night of fun and games, with preservation bingo and a presentation about the 20 years of preservation in Greeley!

By detailing accomplishments of 2015, 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 88 individually designated properties as of the last day of 2015 and includes residences, commercial buildings, parks, an irrigation ditch, an artesian well, signs, 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 2015, the Commission designated the Hillside Center Sign at 2525 11th Avenue and the Southard Gillespie House at 1103 9th Avenue on the Register for historical, architectural, and geographical significance.



Hillside Center Sign, 2525 11th Avenue



Southard-Gillespie House, 1103 9th Avenue

Certificates of Approval

The Historic Preservation Commission reviewed 11 requests for repairs or modifications of listed properties during 2015. Approved projects included signs, new construction, garage door windows, roof replacements, a fire escape and others.

Incentives

Total Number of 2015 Applications

Tax Credit Reviews: 0

Building Permit Fee Refund applications: 0

Historic Preservation Loans: 1

Commission Projects

During 2015, Commissioner Scott presented a survey of the Billie Martinez Neighborhood and identified significant features of the area including fences, curbs, tree lawns, Luther Park, the railroad and No. 3 Ditch, residential neighborhoods, commercial properties, porches, and a wide variety of architectural styles. The information will be used for documentation and planning purposes in the neighborhood.

Commissioner Anschutz and Staff presented a survey of a small portion of the Arlington neighborhood, indentifying those same features and designated

properties, including the No. 3 Ditch and the Regent Apartments at 1632 9th Avenue.

Events

The Historic Preservation Commission hosted 22 events in 2015 with a total attendance of 889 people.

The Historic Preservation Commission and Staff continued the History Brown Bag series held at the Senior Center and at the Greeley History Museum on the 4th Thursday of each month from January through October 2015. Speakers and topics at the Brown Bag series included:

January 22nd – Voices: Memoirs from World War II in Northern Colorado, by Jean Messinger



Jean Messinger shares stories about World War II in Northern Colorado at the Senior Center.

February 26th – History of Dearfield, by George Junne



Professor George Junne shares about Dearfield History.

March 26th – Returning to Our Roots: Greeley Tree History, by Shiloh Hatcher



Shiloh Hatcher, Greeley Forestry Manager, presents about the history of Greeley's trees

April 16th – Forging for Survival, by Naomi Johnson



Naomi Johnson talks about her mother's experiences in hiding during World War II in Nazi Europe.

April 23rd – History of the Greeley Tribune, by Mike Peters



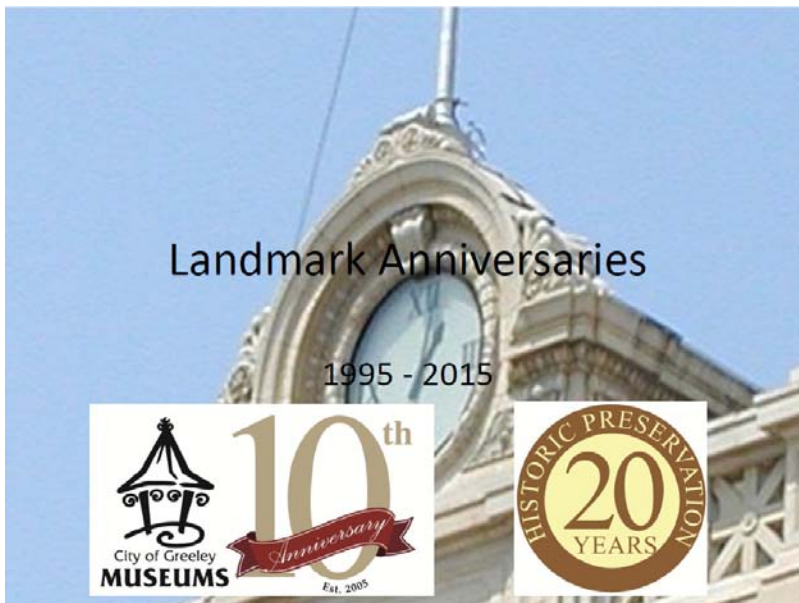
Mike Peters shares stories about the Greeley Tribune with historic headlines and excerpts.

May 28th – Why a Courthouse Looks Like a Courthouse, by Jean Messinger



Historian and author Jean Messinger explains why governmental architecture is monumental in scale and religious architecture sometimes uses the same principles, but governmental architecture is never designed to look like a church.

June 25th – Landmark Anniversaries, by Betsy Kellums



Greeley Historic Preservation Staff presented about the 10th Anniversary of the Greeley History Museum and the 20th Anniversary of the Historic Preservation Program.

July 23rd – Young Chautauquans Perform



Kathryn Broderius as Caroline Churchill, Martin Lahman as John Wesley Powell, and William Broderius as Theodore Roosevelt with Thelma Bear Edgerton.

August 27th – West Side Story, by Dave Lively



Rocky Mountain National Park Historian and Interpreter Dave Lively shares the story of the west side of Rocky Mountain National Park.

September 25th – Colorado Fuel and Iron Company History, by Jay Trask



Historian and Archivist Jay Trask discussed the growth and development of the Colorado Fuel and Iron Company, one of the most influential corporations in the history of Colorado.

October 22nd – The Borgens Family, Germans from Russia, by Sandra Scott



Conrad Borgens, German from Russia, who designed and built the house at 415 13th Street and contributed significantly to the Sunrise Neighborhood and Greeley.

Historic Preservation Month

The Commission hosted several events to celebrate Historic Preservation Month in May. They kicked off the celebration with Dust to Dazzle: A Historic Building Resource Fair, on Saturday, May 16th. The Commission worked with event co-sponsor Historic Greeley, Inc. to provide this unique educational opportunity. Several preservation professionals gave brief presentations on topics of interest. Historic property owner and contractor Ron Thompson spoke about the rehabilitation of the Kress Building plaster ceiling. History Colorado Preservation Planner Patrick Eidman spoke about preservation tax credits. Historic building contractor and carpenter Kevin Murray presented about residential architectural styles and tips for owners of historic homes. Dust to Dazzle also included vendor informational tables for interior storm windows, wood door restoration, building inspection, historic preservation, historic property research, woodworking, water conservation, forestry, and historic designation.



Kevin Murray presents about historic building styles and tips.



Ron Thompson shares the story of the Kress Building plaster ceiling rehabilitation.



Attendees and vendors at Dust to Dazzle, May 16, 2015 at the Greeley Recreation Center in Downtown Greeley.

The Commission also presented plaques to Greeley Historic Register property owners and Historic Preservation Month Awards.

2015 Historic Preservation Month Award winners included:

Joe Molina, for rehabilitation of the building at 930 8th Avenue



Norm Noe, for contributions to Greeley in historic preservation and promoting Greeley's history.



The Commission continued the Historic Preservation Month celebrations with a walking tour in the archives at the Greeley History Museum (inside due to inclement weather), led by Peggy Ford Waldo, and a History Brown Bag about Why a Courthouse Looks Like a Courthouse and Why a Church Looks Like a Church, by Jean Messinger.

Walking Tours

The Commission sponsored 8 walking tours during the year in several Greeley neighborhoods and presented historical and architectural highlights of these neighborhoods to 368 people. Featured areas and topics included the John Evans Middle School (razed in October 2015), the Greeley History Museum archives, Downtown Greeley, a Glenmere Park Tree tour, University of Northern Colorado Residential Historic District, Sherwood Neighborhood, the 7 Founding Principles in the Meeker Home neighborhood, and the Weld County Court House.



A large group came to take a tour of one of Greeley's round schools, the John Evans Middle School, in April 2015.



The school was torn down in October 2015.

Special Events

Bob Yapp Workshops

The City obtained a Certified Local Government grant to hire a preservation expert to come to Greeley to put on a day of preservation workshops that would be free and open to the public. We brought Bob Yapp, Preservation Resources, Inc. and he gave several informative presentations on Saturday, October 24th at the historic St. Patrick Presbyterian Church. He talked about Creating a Preservation Ethic in Your Community, Windows Aren't a Pane - They're a Goldmine! and How to Hire and Work With a Contractor.





20th Anniversary Party

On Monday, November 2nd, the Commission celebrated the 20th anniversary of historic preservation in Greeley – the 20th anniversary of the adoption of Chapter 16.60 Historic Preservation into the Greeley Municipal Code – with an evening of fun and games! Games were set up in the lobby and Community Room of the Greeley History Museum and after refreshments and games, attendees played a rousing game of preservation bingo while Staff gave a presentation about the 20 years of historic preservation in Greeley! Many people won prizes and seemed to have a good time!



Commission Outreach

The Commission hosted an informational table for two full days at Arts Picnic in July and Potato Day at Centennial Village Museum in September. Historic Greeley, Inc. Board Member and former Historic Preservation Commissioner Marshall Clough also published a guest column in the Greeley Tribune about Historic Preservation Month and the Dust to Dazzle event. The Commissioners helped City Staff distribute Historic Preservation Month posters to Greeley businesses and residents.

Historic Preservation Staff presented about historic preservation in Greeley to a bus tour, several presentations at senior living facilities and a GRASP group at the Senior Center. Approximate attendance at those presentations was 212 people.

During 2015, the Commission spent approximately 472.75 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

2015 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>

2015 Accomplishments and Activities

Grants

- Completed a Certified Local Government grant for \$5,041 from History Colorado for preservation educational workshops. The City hired Bob Yapp, who gave workshops on October 24, 2015.
- The City hired Cultural Resource Historians (CRH) to conduct a historic resource survey along the 8th Avenue corridor between 10th and 16th Streets. CRH began the project in the fall of 2015.

Historic Preservation Commission Training

- Derek Boulton, Sandra Scott, and Betsy Kellums to National Alliance of Preservation Commissions CAMP at the Colorado Preservation, Inc conference in Denver, Feb. 6, 2015.
- Staff presentation to Commission about researching building history.
- Sue Anschutz and Tannis Bator to History Colorado CLG training in Loveland, June 29, 2015.
- Derek Boulton, Mark Markley, Sandra Scott, Sue Anschutz, Tannis Bator, Joan Clinefelter, Brad Mueller and Betsy Kellums to Bob Yapp Workshops, October 24, 2015.

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 266 hours in 2015 at \$10 per hour, estimated value of their work for the City for 2015 would be \$2,660.

2015 Interns/Volunteers

Ashleigh Schwallier, University of Northern Colorado (social media promotion of historic preservation and researched and led walking tour of Sherwood Neighborhood)

Acacia Chacon, Colorado State University (oral history project)

2016 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, and Potato Day; 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 compile information for a resource guide, including categories and contact information for contractors, information about property maintenance, and information about designation and incentives.