



Neighborhood Building Blocks
Neighborhood Resource Office

Cranford Neighborhood Profile

A Neighborhood Building Blocks Service January 2007

Profile Intent

This neighborhood profile is provided as part of the City's neighborhood support program to help residents understand and identify infrastructure, organizational safety and other issues in their neighborhood. A color copy of this profile and additional supporting material can be found at www.greeleygov.com (go to the Community Development section, then Neighborhood Building Blocks).

General Description

The Cranford Neighborhood lies north west of the University of Northern Colorado campus. Its borders extend north from 20th Street to 16th Street and east from 14th Ave. to the alley between 12th and 11th Avenues. There are 212 primary structures and 214 parcels within the 12 block, 77 acre neighborhood boundary. There were 760 residents living in the Cranford Neighborhood in the year 2000 according to the U.S. Census.



Neighborhood Amenity	Max Distance	Capacity
Greeley Central High School:	.5 mi	90%
Heath Middle School:	1.5 mi	93%
Cameron Elementary :	.75 mi	89%
Glenmere Park:	.5 mi	-
UNC:	.5 mi	-
Downtown:	1.5 mi	-



S E R V I N G O U R C O M M U N I T Y • I T ' S A T R A D I T I O N

We promise to preserve and improve the quality of life for Greeley through timely, courteous and cost effective service.

Background and History

History:

The history and development of Cranford is a microcosm of the whole city. The first part of the neighborhood was platted in 1887 and by 1890, development began and the State Normal School opened. A few homes were built before 1900, but construction increased significantly after that. The largest growth in the area was from 1900-1940. Craftsman style and Tudor Revival style were the most prominent architectural styles built during that time.

The neighborhood is identified with people of historical significance who contributed to the development of the community. Owners and residents worked in a variety of occupations, including faculty at the State Teachers College, farming, dry goods, builders, physicians, government, insurance, real estate, banking, pastors, railroad, nursing, retail, engineering, and other occupations.

Some of the significant people associated with the neighborhood include J.P. Cranford, who donated the land for the development of the neighborhood but never lived there; Fred Noffsinger, who founded Noffsinger Manufacturing, a world renowned agricultural implements manufacturer; and then notably, Bessie Smith, Greeley's first female architect.

Historic Designations:

There are 16 structures with historical designations in the Cranford Neighborhood.

Hereford House: 1203 19TH ST

Prominent local architect Sidney Frazier designed this house in 1936 for Alma Hereford, who owned the Toggery Shop, a ladies' ready-to-wear shop on 8th Avenue.

Shattuck House: 1127 18TH ST

The house was built in 1908-1909 for Orville F. Shattuck, the Greeley city engineer.

Peddycord House: 1720 12TH AV

Frank B. Rosier built the house for his family at a cost of \$5,000 in 1909.

Carlson House: 1729 12TH AV

Carl J. Carlson was a Swedish immigrant who built this house in 1910.

Baldwin House: 1221 18TH ST

The first owner of the house, Caroline P. Baldwin, purchased the property in 1910 and had the house built by 1913.

Baird House: 1914 13TH AV

The house was built in 1936 or 1937 for Arthur C. and Rachel Baird, who were the original owners and who lived in the house until approximately 1944.

Bliss-Thompson House: 1616 12TH AV

The original owners of the house were Walter E. and Artie Bliss. They came to Greeley from Ohio in 1910.

Carlson-Loftis House: 1815 13TH AV

The property's original occupant was Charles T. Ahlstrand who lived here in 1920 and 1921. The property's next owner, from 1922 to 1932, was Frederick Wilson Clark, a noted Greeley attorney.

Borg House: 1854 13TH AV

Charles B. Larmon and his wife Mae were the original owners of this house, constructed in 1926.

Varvel-Klein House: 1129 17TH ST

Built in 1922-23, this Colonial Revival style house has been home to only four families since it was constructed.

Rogers-Benton House: 1128 16TH ST

According to the Weld County Assessor, the house was constructed in 1910.

R.V. Smith House: 1857 13TH AV

The first residents listed for this address were William and August Bostrom in 1920.

McKee House: 1215 19TH ST

This distinctive home was built in 1940 for the family of Greeley residents Joseph M. and Irene E. Mooney.

Lim House: 1862 13TH AV

The house was built in approximately 1928 and was first occupied by John W. Read, Jr. and his wife Julia, who lived in the house until 1939.

Noffsinger House, 1861 12th AV

(Tudor Revival style)

Spear/Dixon/Fox House, 1219 Cranford Place
(Craftsman style)

Infrastructure Summary

The present physical conditions of the neighborhood infrastructure are evaluated based on current industry standards.

Potable Water:

The potable water lines partially meet standards in the Cranford Neighborhood. The water lines are currently 6" pipes. The industry standard pipe size is 8" for this area. There are no immediate plans for replacing the lines.

Stormwater Drainage:

The stormwater drainage system will undergo a major improvement project over the next 10-20 years. New stormwater outfall lines which run east to west will be installed just north of Greeley Central High School.

Sidewalks:

Sidewalks in the Cranford neighborhood are generally in fair condition. There are 13% of sidewalks in good condition, 76% in fair condition, 9% in poor condition and the remaining 2% are missing. The City offers the Shared Concrete program to assist residents in repairing and replacing sidewalks with a 50% match of funds (call 350-9881 for more information).

Curb and Gutter:

Curb and gutter conditions in the neighborhood are generally good, with 84% in good condition, 11% in fair condition, 2.3% in poor condition and 1.9% missing. The City provides the Shared Concrete program to assist residents in repairing and replacing curb and gutters.

Streets:

In general, Cranford area streets have been evaluated in good condition. Exceptions are 16th, 18th and 20th streets, which have been identified to be in poor condition. Pot holes can be reported online at www.greeleygov.com or by calling 350-9336.

Street Lights:

Street lighting within the study area is generally in good condition. There are no recommended street light installations based on this analysis.

Access Ramps:

There are three missing access ramps in the neighborhood boundary which will cost \$6,000 to install. The City will be installing these ramps as funds become available.

Fire Hydrants:

Overall, the fire coverage in the Cranford neighborhood is good, with 62.2% of the area labeled as good, 27.7% as fair and 10.1% is in limited coverage. The UCFRA is able to provide a high level of service since three fire trucks respond to a fire and each truck carries adequate water to put out a typical house fire.

Other Information

Owner/Renter Occupancy:

Owner occupied homes make up 70% of the Cranford neighborhood. Conversely, 30% of the homes are renter occupied in the neighborhood.

Code Enforcement:

In response to resident concerns the City's code enforcement staff conducted a sweep of the area, inspecting properties for nuisance conditions such as weeds, trash, inoperable vehicles, etc. Of the 212 properties inspected 30 received citations. To report a specific concern call 350-9833 or 350-9780.

Parks:

Glenmere Park is adjacent to the study area. It is 12.5 acres in size and includes amenities such as a lake, gazebo, art on loan sculpture, playground equipment, picnic areas, BBQ grills and fishing.

Schools:

The schools that service the Cranford neighborhood include Cameron Elementary, Heath Middle and Greeley Central High School. The maximum distance to these schools from the Cranford neighborhood is typically less than one mile. The UNC campus is in close proximity to the Cranford Neighborhood.

The Neighborhood Building Blocks Program (NB2)

The City of Greeley coordinates health, safety and aesthetic issues in Greeley neighborhoods through the Neighborhood Building Blocks Program (NB2). The mission of the NB2 program is to improve the overall quality of Greeley by fostering the development and maintenance of neighborhoods that are safe, enjoyable and beneficial areas in which to live, work, play and shop. To accomplish this, the City has dedicated staff from each of its departments to function as a “NB2 Team” whose purpose is to: 1) Facilitate the development of a shared vision from which to formulate a strategy to achieve each neighborhood's potential; 2) Empower neighbors to work together to address issues pro-actively; and, 3) Support neighborhood well-being using a coordinated response from City resources to address areas of concern.

For questions about the program look online for the Neighborhood Resource Office on the City of Greeley web site or call the Community Development Department at 350-9780.

Any neighborhood can receive any of the wide range of NB2 services. NB2 support may include police and/or code enforcement, physical improvements, traffic calming and/or customized neighborhood profiles such as this one, and then follow-up action plans. NB2 also offers the following resources and programs:

Neighborhood Watch: *This involves organizing the neighborhood to support crime prevention activities with assistance from the NB2 team.*

Improvement Grants: *Eligible activities include landscaping, walking paths, park benches, playground equipment, security lighting, signage, traffic calming, entryway improvements and public art, to name a few.*

Block Party Kits: *A great way to get to know your neighbors is by throwing a block party. To help get you started, NB2 offers complimentary “Block Party Kits” that come in re-usable buckets with such things as bug spray, sunscreen, food coupons and toys for kids.*

Clean-Up Kits: *Keeping your neighborhood clean contributes to its overall health and stability. To promote neighborhood clean up parties, NB2 offers complimentary “Clean-Up Kits” that come in re-usable buckets with gloves, trash bags and more.*

Neighbor-Labor Bank: *Every neighborhood has caring residents and some neighbors who could use some help with special needs. Volunteer to help with projects at one time or another. Sign up to offer some “neighbor-labor” to make the entire community a caring and supportive place to live.*

Neighborhood Coordinator: *Are you able to be a liaison between the City and part of your neighborhood?*

Network News: *Neighborhood leaders are most effective when they stay informed on issues that affect their communities. The NB2 helps you stay informed by publishing this quarterly newsletter highlighting relevant events, programs and projects.*

Land-use Notifications: *If there were plans to change the zoning near your neighborhood to allow a new superstore to be built, you would probably want to know about it. Neighborhood Coordinators are notified of such proposals.*

Community Mediation: *Sometimes neighbors just can't get along. The City of Greeley knows this and is putting together a program that will help neighbors work through their disputes with the help of professional mediators. The mediation services are targeted to be available starting in spring 2007.*

Council of Neighborhoods: *Represent your neighborhood in a city-wide forum! This annual event is a great opportunity for neighbors from different parts of the city to meet and share information and solutions to common problems.*



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