GREELEY

HISTORIC RESOURCES SURVEY PLAN

Weld County, Colorado

LOGANSIMPSON

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Weld County, Colorado

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The HC-SHF was formed and funded using revenue provided by Colorado's state gaming tax which has been in force since 1990. The fund is administered by its own staff who are located under History Colorado, a 501(c)(3) charitable organization and an agency of the State of Colorado within the Department of Higher Education. The contents and opinions herein do not necessarily reflect the views or policies of the State Historical Fund, History Colorado, or the State of Colorado's Department of Higher Education, nor does the mention of trade names constitute an endorsement or recommendation by any of these departments or agencies.

The completion of this report would not have been possible without the assistance of numerous individuals. Assistance in archival research was provided by Katalyn Lutkin and Katie Ross at the Hazel E. Johnson Research Center housed within the Greeley History Museum. Scott McLean provided abundant information on early commercial and residential architecture in Greeley and particularly local examples of architect William Bowman's work. Finally, the City of Greeley Historic Preservation Planner, Elizabeth Kellums, was an invaluable resource with a deep knowledge of the City's history and its ongoing preservation efforts.

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INTRODUCTION

The City of Greeley (City) is one of the most successful colony experiments undertaken in the American West (Noel 1997:239). Founded under utopian ideals, the City's deep agricultural roots encouraged both the growth of the City and a rich architectural legacy. Today, Greeley's historic resources exhibit many of the trends and patterns found within Colorado's wider architectural traditions, as well as unique developments specific to Greeley and its own distinctive history.

The success of Greeley's historic commercial core began to ebb in second half of the 20th century. Like many cities across the United States (U.S.), Greeley's downtown and pre-war neighborhoods were neglected in favor of suburban and mall-type developments near the City's outer fringes. Continued suburban development resulted in the demolition of many prominent early commercial blocks and lead to the placement of Greeley's central business district on Colorado Preservation, Inc.'s list of the "Most Endangered Places" in 2000 (Associated Press 1999:3; Colorado Preservation, Inc. n.d.). In spite of this designation, the City was not without an existing preservation program having previously established a local register in 1995 and achieving Certified Local Government (CLG) status in 1999 (National Park Service n.d.).

Colorado Preservation Inc.'s designation helped to highlight and galvanize a developing preservation ethos among the City staff and residents that has led to a robust local historic preservation program. Through these efforts, in 2012, Downtown Greeley's status went from "endangered" to "saved" and the City's historic preservation program has helped designate over 100 resources in local, state, and national registers. A substantial body of surveys, contexts, and other documents have been developed to support this work leaving the City with a strong foundation of data to continue the preservation of its historic places.

In order to help direct the future of Greeley's historic preservation program, the History Colorado State Historical Fund (HC-SHF) awarded the City a grant to prepare a city-wide historic resources survey plan. The intent of this plan is to provide "recommendations and priorities for future survey projects" with "a framework for historic surveys in the future." To this end, it includes a variety of resources for establishing a threshold for future work, including an evaluation of existing surveys, a record of already designated resources, the results of a limited reconnaissance survey, a context statement summarizing historical developments, an overview of historic property types, preservation goals and objectives, as well as recommendations for the City hereafter. To support these endeavors, archival research, field surveys, and public outreach have been conducted to provide a comprehensive and inclusive document.

The results and proposals described herein are ultimately united by two primary objectives in their support of the City's long-term planning and preservation efforts:

- To serve as a policy document that provides direction for the Historic Preservation Commission over the next 10 years, and;
- To provide a strategy to prioritize future historic resources surveys.

With these objectives, this document will help Greeley build upon its already documented historic resources to establish specific policies and plans to continue identifying, maintaining, and celebrating the City's unique history and architectural heritage.

PARTICIPANTS

This document was commissioned by the City using funds awarded from the HC-SHF. History Colorado was first established as the State Historical Society of Colorado in 1879 and today operates as a 501(c)(3) charitable organization and an agency of the State of Colorado located under the Department of Higher Education. The organization "fosters cultural understanding, preserves and protects the physical, cultural, and emotional places that are important to [Colorado's] communities, and encourages appreciation of what makes Colorado Colorado" (History Colorado n.d.).

In 1990, an amendment to the state constitution allowed for the establishment and funding of the HC-SHF using a portion of the revenue generated by a gaming tax on legalized gambling in select municipalities (History Colorado 2018:5). The fund was intended "[t]o foster heritage preservation through tangible and highly visible projects for direct and demonstrable public benefit" and its administration was granted to History Colorado (History Colorado 2018:5). Any project funded by the HC-SHF must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) as interpreted by the Colorado State Historic Preservation Office (SHPO). Through its partnership with the state, History Colorado houses the SHPO which is responsible for managing the state's historic preservation program through—among other tasks—the administration of statewide historic properties inventories, the nomination of properties to the National Register of Historic Places (NRHP), and the distribution of financial assistance (United States 2016:11).

Greeley's historic preservation program, founded along with its local register in 1996, has become an instrumental force in local preservation efforts. As a CLG, the City has access to grant funds for survey, planning, nomination, and education projects, and is eligible for state and federal tax credits, as well as technical preservation support (History Colorado 2019b). Through these available funding sources Greeley has commissioned historic context statements and historic resource surveys, as well as supported nominations of buildings to the local, state, and national registers. In addition to its formal function guiding the official designation of resources, the City's preservation program engages in public outreach efforts including walking tours, a brown bag lunch series, and a wide variety of online resources provided for general usage.

Utilizing the City's HC-SHF grant, this document was created by Logan Simpson, an Arizona corporation specializing in cultural resources services throughout the West. Key personnel for this project include Project Manager, Jennifer Levstik; Contract Manager, Erick Laurila; Field Surveyors, Jennifer Levstik and Langston Guettinger; Public Outreach Specialist, Jennifer Gardener; and historians Langston Guettinger and Kathryn McKinney.

FUNDING

This survey was funded by a $15,000 grant from HC-SHF and $5,976 cash match from the City. Between 1990 and 2019, the HC-SHF has awarded more than $307 million in grants across Colorado including 114 projects totaling $6 million in Weld County alone (History Colorado 2019a:4). The grant was provided specifically to commission a historic resources survey plan to help prioritize and guide future resource surveys within Greeley east of 35th Avenue.

PROJECT AREA

The total area of this survey is centered upon Greeley's historic commercial core and covers approximately 22.5 square miles including all incorporated portions of the city east of 35th Avenue and north of 32nd Street (Figure 1). Owing to the City's fragmentary annexation of land, the northern and eastern boundary of the survey is less regular but has been defined through the placement of lines connecting its furthest extremities to create a rough "U" shape. The area within this boundary includes all or portions of 34 sections of land within four townships based off the Sixth Principal Meridian of the Public Land Survey System (PLSS). Within Township 5N, Range 65W, portions of the survey are located in Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 16, 17, 18, 19, 20, 21, and 22. In Township 6N, 65W, portions are located in Sections 26, 27, 29, 30, 31, 32, 34, 35, and 36. In Township 5N, Range 66W, portions are located in Sections 1, 12, 13, and 24. Finally, in Township 6N, Range 66W, portions are located in Sections 25 and 36. According to United States Geological Survey (USGS) map boundaries, these townships are spread between the 7.5-minute Greeley Quadrangle and Kersey Quadrangle. Within this area, particular focus was given to districts and neighborhoods where a large number of buildings constructed prior to 1975 were found to be present. Focus was also given to areas with little prior documentation, as well as rural landscapes, streetscapes, and other areas with heritage resources.

METHODOLOGY

Evaluation of Existing Surveys and Documentation

Logan Simpson began by consulting previous relevant contexts, inventories, and nominations prepared for the City, County, and State and made accessible through the City of Greeley or online research. These included:

Contexts:

- *The New Empire of the Rockies: A History of Northeast Colorado* (Mehls 1984);
- *Works Renders Life Sweet: Germans from Russia in Fort Collins, 1900-2000* (Thomas 2003a);
- *Sunrise Neighborhood Historical & Architectural Context Report (*Humphries Poli Architects 2011).

Historic Resource Inventories:

- *Downtown Greeley, Colorado: Historic Building Survey, 2001* (Simmons and Simmons 2002);
- *Cranford Neighborhood: Historic Context and Survey Report* (McWilliams 2002);

- *Suburban Development: Greeley's Arlington Neighborhood* (Thomas 2004);
- *City of Greeley 7th Avenue Survey, 2008* (Courkamp 2009);
- *Greeley 8th Avenue: Comprehensive Historic Resource Survey* (McWilliams 2016).

Multiple Property Documentation Forms:

- *Historic Farms and Ranches of Weld County* (Whitacre and Simmons 1990);
- *Railroads in Colorado 1858-1948* (Fraser and Strand 1997);
- *New Deal Resources on Colorado's Eastern Plains* (Wolfenbarger 2005);
- *Colorado's Mid-Century Schools, 1945-1970* (Christman 2016).

Selected National and State Register Nomination Forms:

- *Greeley Downtown Historic District* (Kellums 2007);
- *University of Northern Colorado Central Campus Historic District* (Schaffer 1998).

In addition to these documents, the databases of the NRHP and Colorado OAHP (Compass) were reviewed for previously evaluated and/or NRHP-listed properties and those listed in the City's historic property register. Archival research was also conducted at local repositories, including the Hazel E. Johnson Research Center within the Greeley History Museum, the High Plains Library District digital collections, the Denver Public Library digital collections, and the Weld County Property Portal. Historic maps and records housed at these repositories provided information on the architects, builders, and developers responsible for neighborhood platting, building design and construction, and historic data on the land usage and development of Greeley. Primary document research about residents and events transpiring in Greeley and surrounding areas was supplemented by conducting research using online sources such as *ancestry.com* and *newspapers.com*.

Reconnaissance Level Historic Resources Survey and Inventory

After completion of the archival research and literature review, Logan Simpson completed a field inventory in compliance with History Colorado and Colorado Survey Manual procedures. Utilizing City maps and information gleaned from the literature review, Logan Simpson's architectural historians conducted a comprehensive "windshield survey" (i.e., driving survey) of multiple areas within the City where buildings constructed prior to 1975 are present (see Figure 1). This survey was completed over several days between October 12th and October 15th, 2020. Owing to discrepancies in the City's existing GIS data, this survey used a visual inspection to identify concentrations of historic resources rather than attempt to survey based upon the annexation dates of existing plats. Survey efforts were focused on those areas that could encompass a district of thematically-related buildings, and those areas that were found to be the least-documented and/or the most threatened.

The windshield survey also included rural landscapes within the project area, as well as local heritage destinations. Historical residential and commercial properties located within these areas were visually inspected, and information regarding the general distribution and types of resources; architectural styles and building forms; and retention or lack of architectural integrity within was recorded. Observations made during the windshield survey were used to develop lists of property types and architectural styles present within the City, as well as to guide the development of survey priorities for future inventory.

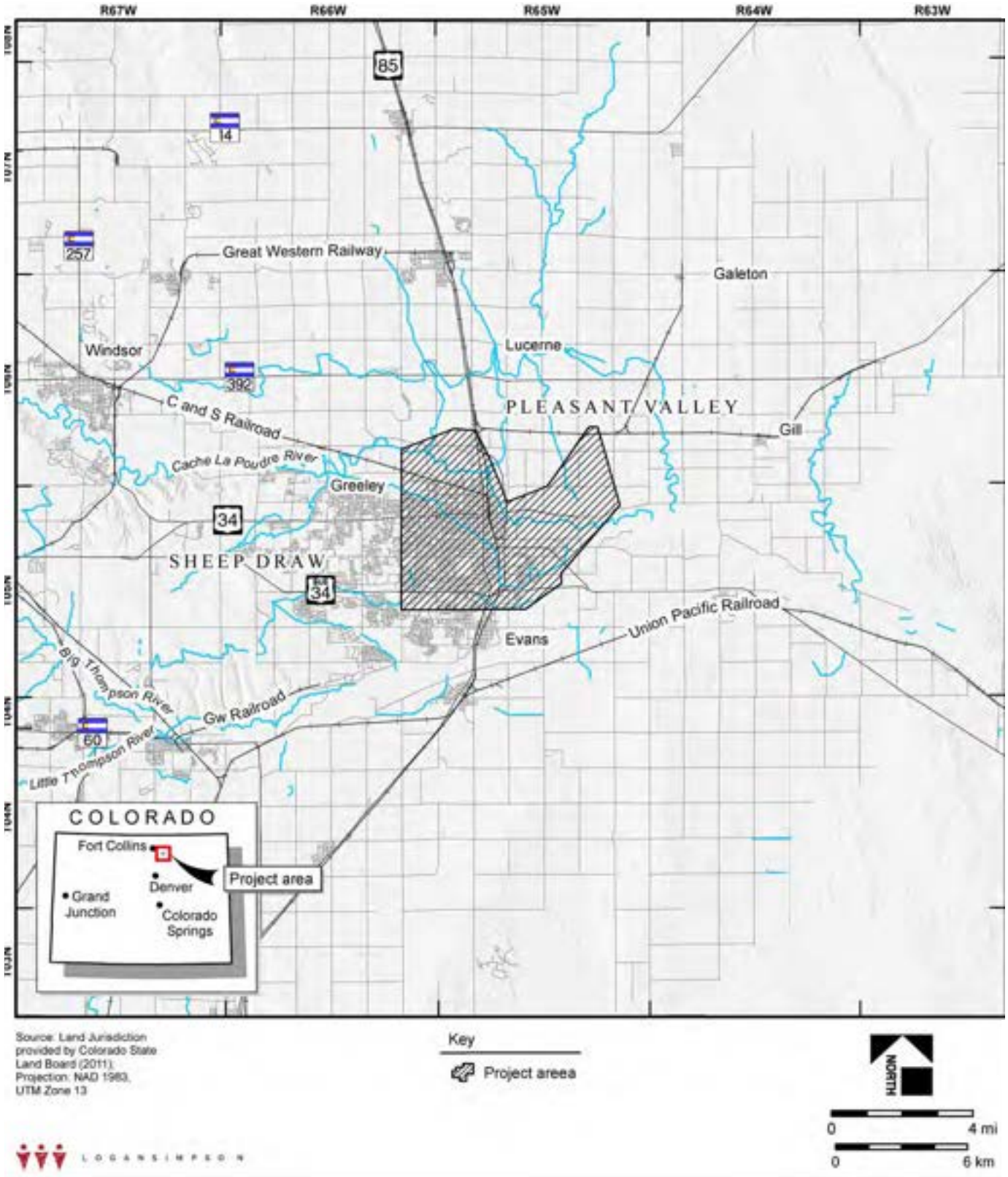


Figure 1. Project area.

Representative digital photographs of buildings and structures identified during the survey were also taken to illustrate the built environment, streetscapes, typical property types, and architectural styles found in each area (Figure 2). The subject and direction of each photograph, the photograph's date, and the name of the photographer were recorded on a project photo log. The inventory team also conducted a visual inspection of historic streetscapes and viewsheds located within the project area. Streetscape documentation took special note of building setback, landscaping and vegetation, sidewalks, lighting, street furniture, curb and gutter treatment, and roadway width and condition.

Figure 2. This photograph illustrates designated resources (the State Armory at left currently on the Greeley Historic Register), surveyed resources (the State Armory and Self-Storage Building at right), and unsurveyed industrial resources (the warehouse in center) all located adjacent to each other and visible from 8th Avenue.

Public Outreach

Logan Simpson led two public meetings for this project. One meeting was held at the beginning of the project, in November 2020; the other was held near the end of the project, in May 2021. The first meeting consisted of a public presentation given via Zoom owing to restrictions on public gatherings due to the COVID-19 pandemic. The meeting introduced the project to Greeley's Historic Preservation Commission and sought to gather additional information about other properties of local importance that were not captured during the initial survey. Logan Simpson's project manager and architectural historian gave a brief multimedia presentation to show the results of the initial reconnaissance survey work and archival research, as well as the types of properties and districts that the survey plan would include. The second meeting was held to present the results of the project. During each meeting, public comments were memorialized in notes taken at the meeting. The meetings included time for the public to pose questions and to express their concerns and recommendations through facilitated general question and answer sessions.

SURVEY BASICS

A Historic Resources Survey is a systematic method of documenting historic resources through archival research and fieldwork. Each resource—building, district, structure, object, site, and landscape—is documented with written descriptions, photographs, and maps. These resources are significant in American history, architecture, archaeology, engineering, and culture. By undertaking such surveys to identify historic resources, the public acknowledges that these resources have value, provide character, continuity, and a sense of place to their respective communities. Further, survey work is essential to historic preservation because it results in not only the identification of historic resources, but it helps determine which of those resources should be preserved and can help shape local ordinances, guidelines, and/or master plans utilized to protect these resources.

Ultimately, the purpose of completing a local historic resources survey is to gather the information needed to plan for the wise use of a community's resources into the foreseeable future (National Park Service 1985).

A reconnaissance-level survey is a preliminary field survey within a geographic boundary used to identify the location, distribution, and character of potential historic resources. Each possible resource within the boundary is recorded using form #1417 from the Colorado SHPO. Instructions detailing how to complete the survey and form can be found within the Colorado Cultural Resource Survey Manual and in a standalone document. Both are available online through History Colorado at https://www.historycolorado.org/survey-inventory-forms. Because reconnaissance-level surveys are often preliminary, they are often utilized to establish recommendations for more selective boundaries for a subsequent intensive-level field survey.

An intensive-level survey is intended to fully document each resource within its boundary by assessing and gathering detailed information on its architecture and history. This information may be used later to help determine the historical significance of a resource and its eligibility for inclusion on the national, state, or local historic registers. Here, each resource is recorded using the SHPO's Architectural Inventory Form #1403. Like the reconnaissance-level survey form #1417, instructions on the proper completion of an intensive-level survey and form may be found in the Colorado Cultural Resource Survey Manual and in a standalone document available online through History Colorado at https://www.historycolorado.org/ survey-inventory-forms. Additional guidance on planning and executing local surveys can be found in the National Park Service's National Register Bulletin 24; "Guidelines for Local Surveys: A Basis for Preservation Planning" available online at https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1.pdf.

Many local, state, and federal governmental agencies have or are in the process of undertaking such surveys. The inventories generated during these projects are used in local preservation programs, and contribute to our knowledge of historical resources statewide. When determining a community's survey needs, it is important to first consider how much is currently known about the existing resources in that location, whether or not there are specific property types or neighborhoods being threatened by development or other changes occurring that would impact historic resources. Moreover, areas that contain a concentration of contiguous historic resources or an area with individual historic resources can be documented in greater detail and evaluated at a later time in a follow-up survey phase. The follow-up work would entail an intensive-level survey of areas deemed significant during the initial reconnaissance survey phase which are documented in greater detail on standardized forms. Additional survey types include thematic surveys that focus on specific resource types that may be linked by a shared history, architect, style, or other significant pattern.

Surveys are also a planning tool, which should not only enlarge our understanding of local resources, but build upon existing survey data. Ideally, survey data is current and ought to be reviewed and updated every five to ten years. In particular, surveys should consider the presence of potential historic districts, local landmarks, and individual buildings eligible for local, state, or national designation (a description of each type of historic designation and register is described in the "Designated Resources" section of this report). For the City, as a designated CLG with an established preservation commission, this project will establish baseline data by which to evaluate historic resources, and set future planning priorities and goals.

RESULTS

Evaluation of Existing Survey Data

A combination of Greeley's relative size, its unique history, and long-established concerns over its built heritage have left a rich—if uneven—legacy of preservation documentation. As early as 1981, History Colorado's Compass database shows that evaluative surveys of potential historic districts were conducted by the Greeley Municipal Museum in conjunction with the Department of Housing and Urban Development (HUD). Additional surveys were undertaken in 1985, and beginning in 1997, historic resources survey efforts within the City increase substantially. Limited documentation has been found, however, relating to the City's earliest surveys, but previous surveyors note that an additional fifth survey was completed during this period (Simmons and Simmons 2002:3). This fifth survey was not located and only limited documentation was found relating to other surveys produced before 1985. All documents from 1985 onwards, however, are on file with the City and History Colorado.

These reports show that the level of the surveys include both reconnaissance surveys, intensive surveys, and a combination of the two (Table 1; Figure 3; see Appendix A for more detailed maps). Many have been conducted by consultants while others have been undertaken by the Greeley Municipal Museum or the City's historic preservation program. Additional survey work has been conducted for individual resources by City interns and others on an as-needed basis.

The extent of Greeley's existing historic preservation survey work is concentrated in its oldest historic neighborhoods including large portions of the City's original plat and its early subdivisions to the south and west. These surveys include both reconnaissance-level and intensive-level surveys, some of which include multiple phases of the same project. These surveys have largely examined buildings constructed before World War II (WWII) and include residential, commercial, and institutional buildings. Current survey gaps are related to geographic, typological, and chronological distribution throughout the City and exclude much of the City's industrial and economic history, as well as the legacy of its working-class and non-white residents. Efforts to correct these gaps are already underway with a 2011 historic context statement documenting the history of the Sunrise Neighborhood located east of the Union Pacific trackage (Humphries Poli Architects 2011).

Table 1. List of existing historic preservation reports.

Year	Name	Survey Level	Surveyor	Identification Code
1981	Bolker [Bouker] Subdivison	Reconnaissance and Intensive	Greeley Municipal Museum (Peggy Ford), City of Greeley (Sam Sasaki)	Not found
1981	5th Street Neighborhood (Section A)	Reconnaissance and Intensive	Greeley Municipal Museum (Peggy Ford), City of Greeley (Sam Sasaki)	Not found
1985	14th Avenue Survey Neighborhood	Unknown	HUD	WL.H.R1 (History Colorado)
1985	Clayton Park Subdivision Survey	Reconnaissance and Intensive	City of Greeley (Robert Monaghan)	WL.LG.R23 (History Colorado)
1997	City of Greeley Historic Preservation Survey (SHF 96-01-112)	Reconnaissance Intensive	City of Greeley (Benjamin Fogelberg)	WL.SHF.R75 (History Colorado)
rev. 2002	Downtown Greeley, Colorado, Historic Buildings Survey, 2001	Reconnaissance and Intensive	Front Range Research Associates, Inc. (R. Laurie Simmons and Thomas H. Simmons)	2001-G1-010 (State Historical Fund)
2002	Cranford Neighborhood Historic Context and Survey Report	Reconnaissance and Intensive	Cultural Resource Historians (Carl McWilliams)	2001-01-070 (State Historical Fund)
2004	Suburban Development: Greeley's Arlington Neighborhood	Reconnaissance and Intensive	SWCA (Adam Thomas)	2003-M2-031 (State Historical Fund)
2006	Arlington Survey	Intensive	Cultural Resource Historians	2005-M2-001 (State Historical Fund)
2007	7th Avenue Historic Area Survey	Reconnaissance	City of Greeley (Betsy Kellums)	N/A
2008	City of Greeley 7th Avenue Survey, 2008	Intensive	Kelly Courkamp	CO-08-012 (CLG Grant)
2011	Sunrise Neighborhood Historical & Architectural Context Report	Historic Context	Humphries Poli Architects	2011-M1-019 (State Historical Fund)
2016	Greeley 8th Avenue	Reconnaissance and Intensive	Cultural Resource Historians (Carl McWilliams)	2015-M1-002 (State Historical Fund)

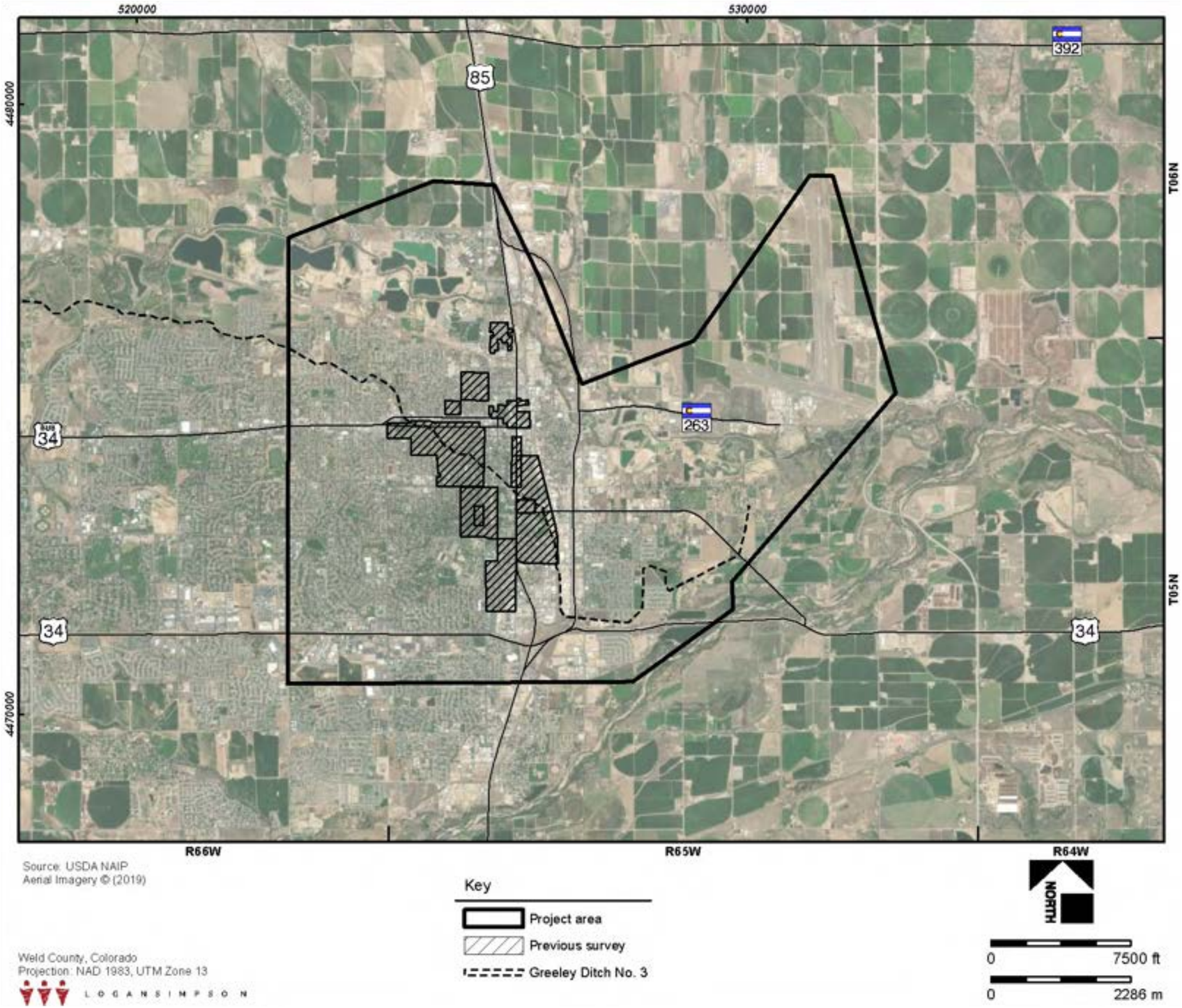


Figure 3. Location and distribution of existing surveys. See Appendix A for more detailed maps of existing surveys.

Designated Resources

A total of three separate registers maintain information on designated historic resources within the City of Greeley. These include the NRHP, the Colorado State Register of Historic Properties (CSRHP), and the Greeley Historic Register (GHR). Each of these three registers is managed by a different agency and maintains slight variations in the standards necessary for inclusion.

National Register of Historic Places

The NRHP is a living inventory of buildings, structures, objects, sites, and districts within the territory of the U.S. that are considered to be of national importance. The register's enabling legislation—the 1966 National Historic Preservation Act (NHPA)—allows the Secretary of the Interior to list properties that are "significant in American history, architecture, archaeology, engineering, and culture," and directs the development of criteria and regulations to establish a resource's eligibility.

Administered by the National Park Service (NPS), the NHPA requires a building to possess three elements in order to be eligible for listing: 1) integrity, meaning that the building retains its essential form and construction and continues to exist in the setting it was intended to occupy; 2) historic significance, meaning that the building meets one or more of the NRHP criteria; and 3) historic significance derived from a historic context organized by theme, place, or time. Integrity is assessed through a resource's retention of seven "aspects" which include location, design, setting, materials, workmanship, feeling, and association. Historic significance meanwhile is qualified by a resource's ability to adhere to one or more of the following criteria:

- (Criterion A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (Criterion B) That are associated with the lives of persons significant in our past; or
- (Criterion C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (Criterion D) That have yielded or may be likely to yield, information important in history or prehistory

Places included on the NRHP may be found significant at a national, state, or local level based upon the historic context within which the resource is found to be significant. Separate registries are maintained by states and other local governmental agencies that often employ broader criteria for listing and allow individual communities to recognize their own unique resources that may not qualify for inclusion on the NRHP.

Colorado State Register of Historic Properties

Within the State of Colorado, History Colorado and the OAHP maintain separate registers of historic resources including both those placed on the NRHP as well as others designated under a state-specific set of criteria. To qualify, a resource must meet at least one of the following criteria:

- (Criterion 1) The association of the property with events that have made a significant contribution to history;
- (Criterion 2) The connection of the property with persons significant in history;
- (Criterion 3) The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- (Criterion 4) The geographic importance of the property;
- (Criterion 5) The possibility of important discoveries related to prehistory or history.

Once a property's significance is established under at least one of the five criteria, it must likewise demonstrate that it retains sufficient historic physical integrity for listing on the CSRHP. To demonstrate its integrity, the property "will always possess several, and usually most" of the seven aspects of integrity used by the NRHP, including integrity of location, setting, design, materials, workmanship, feeling, and association (History Colorado 2015:9).

Greeley Historic Register

The City of Greeley maintains its own register (GHR) which lists "sites, structures, objects and districts which reflect outstanding elements of the City's cultural, artistic, social, ethnic, economic, political, architectural, historic, technological, institutional or other heritage" (City of Greeley n.d.b). Unlike the CSRHP, designation on the NRHP does not guarantee listing on the GHR which is careful to "draw a reasonable balance between the protection of private property rights and the public's interest in preserving the City's unique historic character" (City of Greeley n.d.b). Instead, Greeley's preservation ordinance establishes criteria based upon whether or not the nominator also owns the property:

- (a) Criteria for individual, owner-nominated properties. A property shall be eligible for designation for historic preservation and eligible for economic incentives if it meets one (1) or more criteria in (1) or more of the following categories:
  - (1) Historical significance. The site, building or property:
    - a. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.
    - b. Is associated with an important historical event.
    - c. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
  - (2) Architectural significance. The property:
    - a. Characterizes an architectural style or type associated with a particular era and/or ethnic group.
    - b. Is identified with a particular architect, master builder or craftsman.
    - c. Is architecturally unique or innovative.
    - d. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
    - e. Has visual symbolic meaning or appeal for the community.

    - (3) Geographical significance. The property:
        - a. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.
        - b. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.
- (b) Criteria for individual, non-owner-nominated properties. In addition to meeting criteria requirements in this section, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:
    - (1) Unusual or common significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or
    - (2) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this Section. The term superior shall mean excellence of its kind, and the term outstanding shall mean marked by eminence and distinction.
- (c) Criteria for district designation. A District shall be designated if the City Council determines that the proposed district meets the definition of a historic district pursuant to this section and meets one (1) or more of the following criteria:
    - (1) Is an area which exemplifies or reflects the particular cultural, political, economic or social history of the community.
    - (2) Is an area identified with historical personages or groups or which represents important events in national, state or local history.
    - (3) Is an area which embodies distinguishing characteristics of an architectural type or style inherently valuable for the study of a period, method of construction or indigenous materials of craftsmanship.
    - (4) Is an area which is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized.
    - (5) Is an area which, due to its unique location or singular characteristics, represents established and familiar visual features of the neighborhood, community or City.

In addition to satisfying one of these criteria, a property must also possess sufficient historic integrity to convey its significance to the viewer. Notably, Greeley does not require a property to be over 50 years of age to be eligible for listing nor does listing on the NRHP or CSRHP automatically qualify a property for entry onto the GHR.

Designated Resources in the Survey Area

The City contains properties that are listed on each of the registries maintained by the three separate governmental agencies described above (Figure 4, Table 2).

NRHP

A total of 16 properties within city limits are included in the NRHP. An additional three resources that are representative of local rural properties but located outside the City's corporate limits were also included. These are the SLW Ranch, the Von-Gohren-Thompson Homestead—Gerry Farm Rural Historic Landscape, and the Von Trotha—Firestein Farm at Bracewell.

CSRHP

All 16 of the resources listed in the NRHP are also listed in the CSRHP. In addition to these, five resources are listed in the CSRHP including four buildings and the University of Northern Colorado (UNC) Central Campus Residential District (5WL.2883). In total, 21 resources within the city are listed in the CSRHP

GHR

By far the largest number of resources designated within Greeley are listed in the GHR which includes a total of 94 individually designated resources and 2 designated historic districts. Three of these resources are also listed on the CSRHP while 12 are listed on all three registers, the GHR, CSRHP, and NRHP.

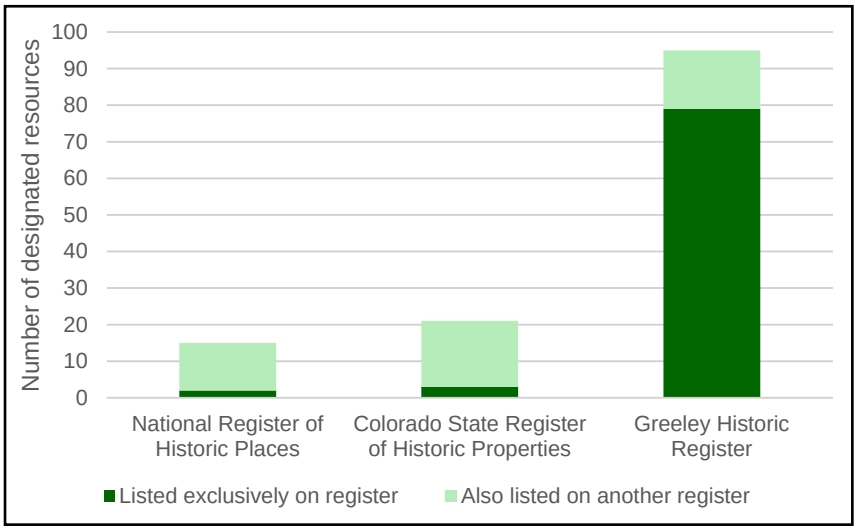


Figure 4. Graph showing the number of resources designated on the national, state, and local historic registers. Note that historic districts have been included here as a single resource. As shown by this graph, the City's local preservation ordinance has been its most effective tool to preserve its historic resources.

Like its historic resources surveys, the 100 resources designated within the City are clustered near its downtown commercial core and earliest subdivisions (Figure 5; see Appendix B for detailed maps). All of the resources date from between 1870 and 1958, however, only two were constructed after the end of WWII (the Weld County Garage sign and Hillside Center sign). The majority of designated resources on all three registers date from between 1900 and 1939 (Figure 6). These are more evenly distributed on the NRHP and CSRHP, whereas the GHR has designated substantially more resources from the 1900s and 1920s than any other decade. While this can be partially accounted for by periods of growth and stagnation in the construction industry (there was generally little new private construction undertaken during the Great Depression or WWII), these frequencies reveal gaps in designated resources particularly in the post-war period.

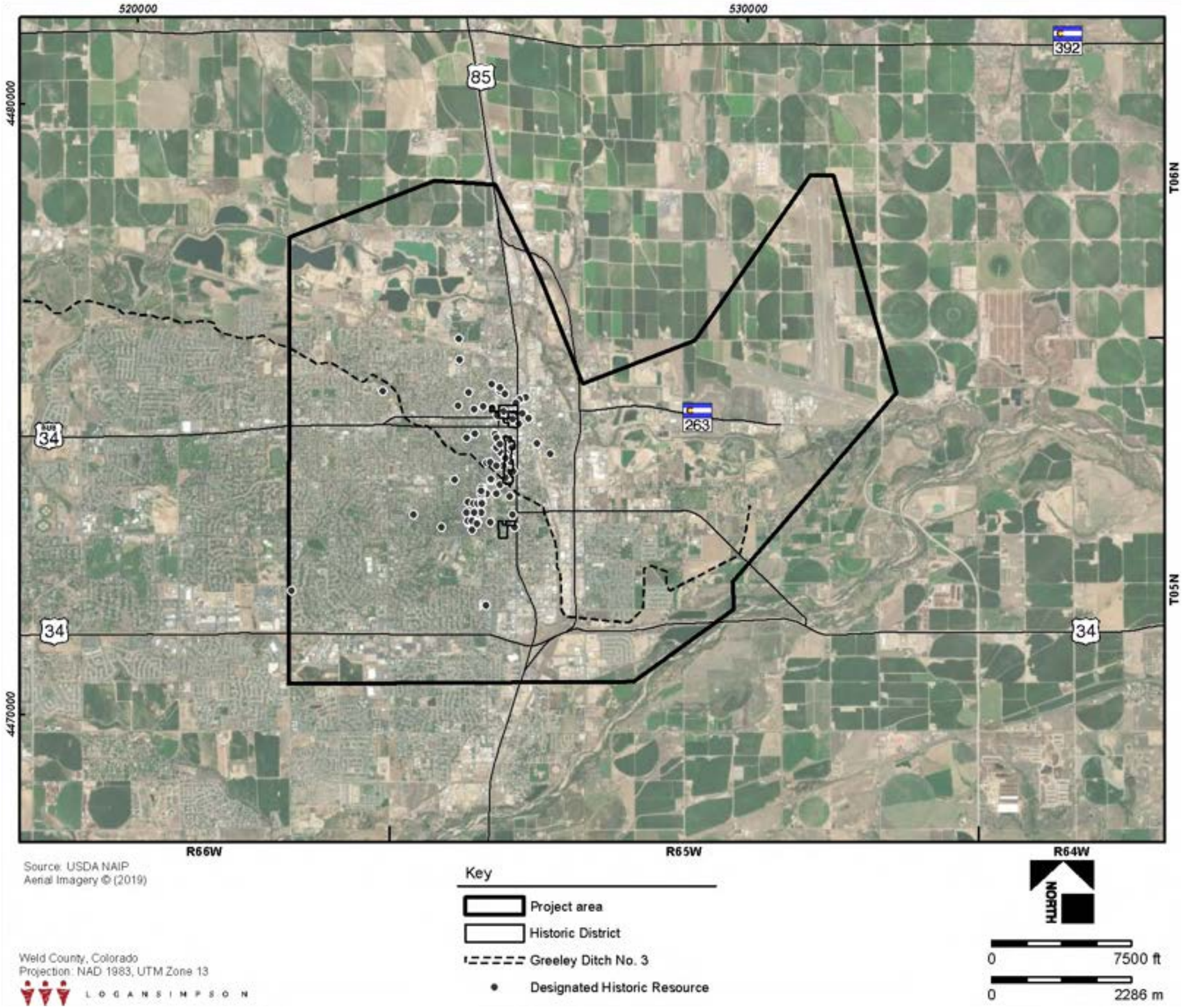


Figure 5. Distribution of designated resources within the survey area. Resources highlighted in red in Table 1 (those located outside the survey area) are now shown. See Appendix B for more detailed maps of all designated resources found in Table 1.

Table 2. List of designated resources in and around the City of Greeley.

Name of Historic Building/Landmark/ Site	Date (built/ established)	Location/Address	Designating Register
Adelaide Curtis House	1878-1882	1205 10th Avenue	GHR
Albert F. Eaton House	1904-1905	1029 14th Street	GHR
Andrews House (5WL.3431)	1921	1860 11th Avenue	GHR
Apple House	1929	1315 Cranford Place	GHR
Artesian Well #5	1886	East side of 10th Avenue along alley between 5th & 6th Streets, Block 25	GHR
Atkinson House (5WL.3684)	1920	1129 Cranford Place	GHR
Baker-Duff House (5WL.2263)	1879	923 6th Street [removed from the GHR and razed in 2008]	GHR
Baird House	1936-1937	1914 13th Avenue	GHR
Baldwin House	1913	1221 18th Street	GHR
Bessie Smith Historical House	1907	2410 35th Avenue	GHR
Bliss House, The	1916-1917	921 13th Street	GHR
Bliss-Thompson House	1926-1927	1616 12th Avenue	GHR
Borg House	1926	1854 13th Avenue	GHR
Borgens House, Conrad Borgens House (5WL.6512)	1920	415 13th Street	CSRHP (5WL.6512), GHR
Boyd House (5WL.765)	1879	1312 11th Street	GHR
Bradfield House	1907	1514 11th Avenue	GHR
Brigham House	1936	1838 Montview Boulevard	GHR
Buckingham Gordon Building (5WL.4144)	1907	810-816 9th Street	GHR
Camfield Court Building (5WL.2571)	1909-1911	615-631 8th Avenue	GHR
Camfield House	1912	814 19th Street	GHR
Campus Pharmacy Building	1928	931 16th Street	GHR
Carlson House	1910	1729 12th Avenue	GHR
Charles Augustus Gale House (5WL.2265)	1888	911 6th Street	GHR
Carlson-Loftis House (5WL.3570)	1920	1815 13th Avenue	GHR

Name of Historic Building/Landmark/Site	Date (built/ established)	Location/Address	Designating Register
Clubhouse—Student Union (5WL.5840)	1916	Between 18th & 19th Streets and 8th & 10th Avenues, University of Northern Colorado	NRHP (#08001021), CSRHP (5WL.5840)
Color Portraits Sign	1943	915 - 921 16th Street	GHR
Coronado Building (5WL.2284)	1905-1906	900 9th Avenue	CSRHP (5WL.2284), GHR
Cross/Perchlik House	1919	1721 13th Avenue	GHR
Currier Carriage House	c. 1888	1221 9th Avenue	GHR
Davis House (Clark House)	1903	931 12th Street	GHR
Ernst/Reece/Noffsinger House	1923	1524 11th Avenue	GHR
Ewing House	1906	1309 9th Avenue	GHR
Fine House	1912	1120 16th Street	GHR
First Baptist Church (5WL.1251)	1910-1911	1091 10th Avenue	NRHP (#87001510) CSRHP (5WL.1251), GHR
Gables, The	1882	931 13th Street	GHR
George Evans House	1909	1531 9th Avenue	GHR
Glazier House (5WL.1768)	1903	1403 10th Avenue	NRHP (#91000002), CSRHP (5WL.1768), GHR
Glenmere Park (5WL.757)	c. 1930s	Bounded by 14th Avenue, Glenmere Boulevard, 17th Avenue, Lakeside Drive	GHR
Gordon-Mitchell House	Mid-1890s	1329 11th Avenue	GHR
Greeley Downtown Historic District (5WL.5652)	1880	7th to 10th Streets between 8th and 9th Avenue	NRHP (#08000707), CSRHP (5WL.5652), GHR†
Greeley Elevator Building	1904-1905; 1917-1920	700 6th Street	GHR
Greeley High School & Grade School Addition (5WL.315)	1895; 1902-1903	1015 8th Street	NRHP (#81000189), CSRHP (5WL.315), GHR
Greeley High School (Greeley Central) (5WL.2916)	1895; 1902-1903	1515 14th Avenue	NRHP (#99000444), CSRHP (5WL.2916)
Greeley Ice and Storage Building (5WL.7373)	1930-1939	1120 6th Avenue	CSRHP (5WL.7373)
Greeley Junior High School (5WL.2572)	1937-1938	811 15th Street	NRHP (#03001012), CSRHP (5WL.2572), GHR
Greeley Masonic Temple (5WL.4159)	1927	829 10th Avenue	NRHP (#04000663), CSRHP (5WL.4159), GHR
Greeley No. 3 Canal, No. 3 Ditch (5WL.843)	c. 1870	Entirety of the Ditch within the City limits from the point of diversion running SE through town	GHR
Greeley Tribune Building (5WL.2573)	1929	714 8th Street	NRHP (#07000310), CSRHP (5WL.843), GHR

Name of Historic Building/Landmark/Site	Date (built/ established)	Location/Address	Designating Register
Hall House (5WL.613)	1909-1910	1410 7th Street	GHR
Harry Neil Haynes House, German House Bed & Breakfast (5WL.624)	1885	1305 6th Street	GHR
Harvey D. Parker House	1905-1906	1313 9th Avenue	GHR
Hawes Building	1903	810-812 8th Street	GHR
Hays House	1895	1515 9th Avenue	GHR
Hereford House	1936	1203 19th Street	GHR
Hillside Center Sign	1958	2525 11th Avenue	GHR
Houston Gardens	c. 1920s	515 23rd Avenue	GHR
Jacobs/Nixon House	1906	1631 11th Avenue	GHR
Knelly House, The	1916-1917	917 13th Street	GHR
Lim House	1928	1862 13th Avenue	GHR
Lincoln Park (5WL.756)	1870	Between 7th and 9th Streets, 9th and 10th Avenues	GHR
Macy/Jones Building (5WL.4120)	1908	922 8th Avenue	GHR
McCutcheon House (5WL.6374)	1900	1215 11th Street	GHR
Meeker Home Museum (5WL.566)	1870	1324 9th Avenue	NRHP (#70000168), CSRHP (5WL.566), GHR
Monfort House	1907	1475 A Street, part of Centennial Village Museum	GHR
Monroe Avenue Historic District	1870 - 1926	Approximately 9th Avenue from 11th Street to 16th Street	GHR
Mooney House, McKee House, etc. (5WL.3710)	1940	1215 19th Street	GHR
Mosher House	1909	1312 9th Avenue	GHR
Neill House	1922	1863 13th Avenue	GHR
Nettleton-Mead House (5WL.2575)	1871	1303 9th Avenue	NRHP (#02000290), CSRHP (5WL.2575), GHR
New Cache La Poudre Irrigation Company Building (5WL.2576)	1902	708 8th Street	GHR
Noffsinger House (5WL.3510)	1939	1861 12th Avenue	CSRHP (5WL.3510), GHR
Norcross House (5WL.3227)	1883	1403 2nd Street	GHR
Oak & Adams House (5WL.2261)	1884	930 5th Street	GHR
Oberg/McAfee House	1895-1901	1521 9th Avenue	GHR
Old Park Church, Hope Foursquare Church (5WL.928)	1883/1906	803 10th Avenue	GHR

Name of Historic Building/Landmark/Site	Date (built/ established)	Location/Address	Designating Register
Peddycord House	1909	1720 12th Avenue	GHR
Pitts Smith House	1907-1908	1513 9th Avenue	GHR
POW Camp 202 Stone Gateposts	1943	Highway 34 Roadside Pull off, north side 10,300th Block West 10th Street	GHR
R.V. Smith House	1930	1857 13th Avenue	GHR
Regent Apartments	1923	1632 9th Avenue	GHR
Ringle/Gurtner House	1907	1625 10th Avenue	GHR
Robert Wasson House	1922	1225 8th Street	GHR
Rogers-Benton House	1910	1128 16th Street	GHR
Russell House	1909	1308 9th Avenue	GHR
Shattuck House	1908-1909	1127 18th Street	GHR
SLW Ranch (5WL.805)	1884	27401 Weld County Road 58 1/2	NRHP (#91000288), CSRHP (5WL.805)
Southard-Gillespie House (5WL.773)	1907-1908	1103 9th Avenue	GHR
Spear/Dixon/Fox House	1926	1219 Cranford Place	GHR
St. Peter's Catholic Church (5WL.2578)	1909	915 12th Street	GHR
St. Peter's Catholic School	1926	1112 9th Avenue	GHR
State Armory (5WL.4108)	1921	614 8th Avenue	GHR
Sterling House	1886-1887	818 12th Street	GHR
Thompson House	c. 1921	918 14th Street	GHR
Townsend House	1905	1103 10th Avenue	GHR
Union Pacific Depot (5WL.764)	1930	902 7th Avenue	NRHP (#93001180), CSRHP (5WL.764), GHR
University of Northern Colorado Central Campus Residential District (5WL.2883)	1921-1936	University of Northern Colorado	CSRHP (5WL.2883)
Varvel-Klein House	1922	1129 17th Street	GHR
Von Gohren—Thompson Homestead—Gerry Farm Rural Historic Landscape* (5WL.1242)	c. 1871	2781 AA Street	NRHP (#11000240), CSRHP (5WL.1242)
Von Trotha—Firestein Farm at Bracewell* (5WL.5983)	c. 1911	30951 County Road 27	NRHP (#09000291), CSRHP (5WL.5983)
Weld County Courthouse (5WL.567)	c. 1917	901 9th Avenue	NRHP (#78000886), CSRHP (5WL.567)
Weld County Garage Sign	1949	810 10th Street; moved to 2699 47th Avenue in August 2003	GHR

Name of Historic Building/Landmark/Site	Date (built/ established)	Location/Address	Designating Register
White-Plumb Farm (5WL.322)	1907	4001 W. 10th Street or 955 39th Avenue	NRHP (#05000729), CSRHP (5WL.322), GHR
Woodbury House (5WL.664)	1870	1124 7th Street	NRHP (#84000908), CSRHP (5WL.664), GHR
Woodruff House	1907	1027 5th Street	GHR

*Entries highlighted in red are located outside the city limits but are included as examples of important resource types. Although within the City of Greeley, the White-Plumb Farm and POW Gateposts are technically outside of the project area.
†Note that the Greeley Downtown Historic District has different boundaries defined on its NRHP nomination and GHR nomination. The GHR boundaries are larger and include Lincoln Park, as well as the Greeley High School building.

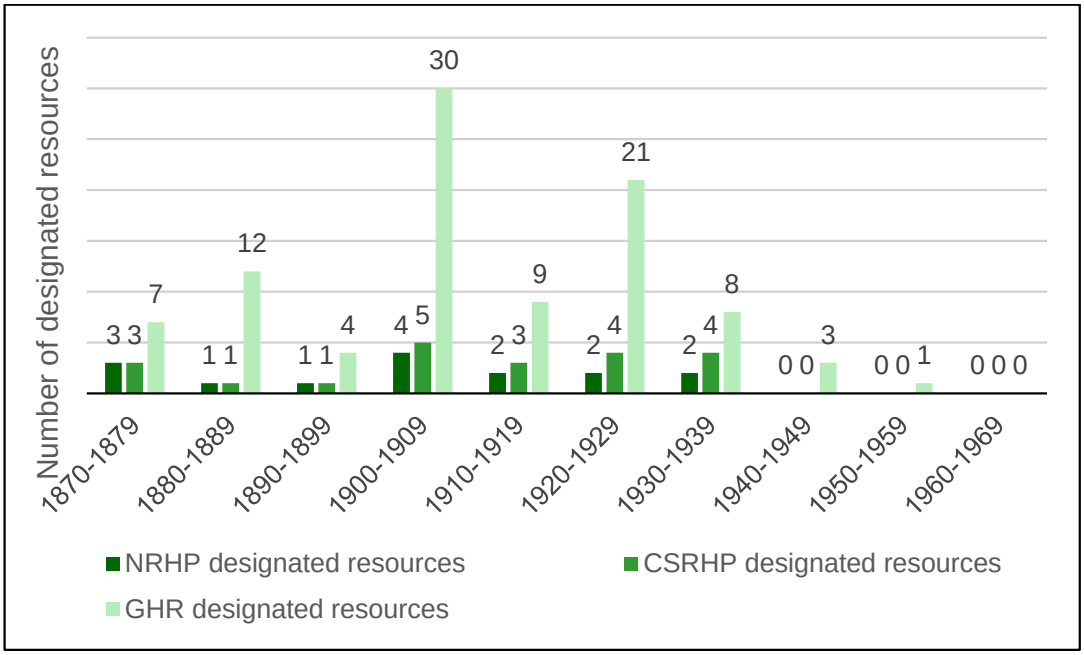


Figure 6. Graph showing the number of resources designated on the national, state, and local historic registers by their construction date. Note that historic districts have again been included here as a single resource and that many of the resources are designated on more than one or all three of the historic registers.

Eligible Resources in the City of Greeley

In addition to its designated resources, the project area also contain 72 properties previously determined eligible for the CRSHP or NRHP but were never nominated for listing. Many of these previous surveys were conducted over a decade ago, and although thorough, their efforts focused largely on residential and commercial areas near the central business core, the university, and the city's older neighborhoods. While these surveys lack a diversity of data related to architectural styles, locations, and population demographics, they did identify areas for future survey work, including the Bolker (Boulker) subdivision described elsewhere in this report.

Within these surveys, the preparers identified individual buildings, structures, and district for future designation. These resources are divisible into two categories—those that SHPO staff have determined eligible for the NRHP or CRSHP, and those that the surveyors found field eligible for the NRHP or CSRHP (Table 3; Figure 7).

Buildings that have been found **field** eligible are those resources that have been recommended as eligible by a preservation professional, but not officially determined eligible by SHPO. In order for an official determination, a "determination of eligibility" (DOE) from the SHPO is required to ascertain whether it would qualify for listing in the NRHP or CSRHP. Multiple avenues exist to obtain an official determination including submission of a Preliminary Property Evaluation Form (Publication #1419, often completed by a private property owner) or an "intensive" level cultural resource survey (History Colorado 2007:13–15). If appropriately planned, an intensive level survey will also assess resources for their eligibility for any other local registers such as the GHR as well as their eligibility as contributing resources to a potential historic district.

Buildings that have been determined **eligible** by the SHPO by way of a DOE may be listed on the NRHP or CSRHP with a completed nomination form. These properties may be similarly nominated to the GHR, however, this register does not require an official DOE from the SHPO prior to listing. In some circumstances, the DOE is outdated and it may be necessary to re-evaluate a property prior to any effort to nominate them to the NRHP or CSRHP.

Figure 7. Robert Hale House, 1421 8th Street (5WL.575). The Robert Hale House was determined both individually eligible and eligible as a contributing resource to a historic district for NRHP listing in 1981. The age of this determination is such that a new determination will likely have to be made before this property can be designated.

Table 3. NRHP and CSRHP Field Eligible and Determined Eligible resources in and around the City of Greeley.

Name of Historic Landmark/Site	Date (built/ established)	Location/Address	Designation Status
5th Street Neighborhood (Section A) Historic District (5WL.845)	No date	Bounded by 14th Avenue to the west, the alley between 6th Street and 7th Street to the south, 11th Avenue to the east, and the alley between 3rd Street and 4th Street to the north	Determined eligible for NRHP (1981)
A.L. Gibson House (5WL.577)	1880-1889	1824 5th Street	Determined eligible for NRHP (1981)
Ashmore Residence (5WL.6396)	1900	1230 12th Street	Determined eligible for NRHP (1985); Field eligible for NRHP (1997)
Baker-Duff House (5WL.2263)	1879	923 6th Street	Determined eligible for NRHP (1997)
B.D. Stanton Residence (5WL.4158)	1885	1019 9th Street	Field eligible for NRHP (2001)
Balcom House (5WL.6348)	1918	1201 10th Avenue	Determined eligible for NRHP (2010)
Belford Hall (5WL.2545, CSRHP district: 5WL.2883)†	1921	University of Northern Colorado	Field eligible for NRHP (1997)
Bishop House, Newman Residence (5WL.5864)	1906	1731 6th Avenue	Determined eligible for NRHP (2009)
Bolker [Bouker] Subdivision (5WL.846)	No date	Bounded by the rear of the street-facing parcels along 15th Avenue Court to the west, the alley between 8th Street and 9th Street to the south, 14th Avenue to the east, and the alley between 7th Street and the rear of the street-facing parcels along 7th Street to the north	Determined eligible for NRHP (1981)
Bowles House (5WL.6364)	1922	1014 14th Avenue	Determined eligible for NRHP (2010)
Brass House, Wilkinson House (5WL.4712)	1940	927 23rd Street	Field eligible for CSRHP (2003)
Carson House, etc. (5WL.3486)	1925-1926	1808-1810 12th Avenue	Field eligible for NRHP (2001)
Carter Hall (5WL.6179)	1907/1944	University of Northern Colorado	Determined eligible for NRHP (2007)
Charles Augustus Gale House (5WL.2265)	1888	911 6th Street	Field eligible for NRHP (1997)
Clark House, etc. (5WL.3570)	1920	1815 13th Avenue	Field eligible for NRHP (2001)
Craig Stanton House (5WL.636)	1899	1122 6th Street	Field eligible for NRHP (1997)
Decker Hall (5WL.2545, CSRHP district: 5WL.2883)†	1921	University of Northern Colorado	Field eligible for NRHP (1997)

Name of Historic Landmark/Site	Date (built/ established)	Location/Address	Designation Status
Dog 'n' Suds Drive-In, JB's Drive[-]In (5WL.4381)	1964-1965	2501 8th Avenue	Field eligible for NRHP (2003)
Edwards Chevrolet (5WL.4161)	1908	711-723 10th Street	Field eligible for NRHP (2001)
Faculty Apartments, Unit #2 (5WL.2555, CSRHP district: 5WL.2883)†	1936-1937	University of Northern Colorado	Field eligible for NRHP (1997)
Faculty Apartments, Unit #3 (5WL.2556, CSRHP district: 5WL.2883)†	1940	University of Northern Colorado	Field eligible for NRHP (1997)
Faculty Apartments, Unit #4 (5WL.2557, CSRHP district: 5WL.2883)†	1947	University of Northern Colorado	Field eligible for NRHP (1997)
Gordon Hall (5WL.2554, CSRHP district: 5WL.2883)†	1921	University of Northern Colorado	Field eligible for NRHP (1997)
Greeley No. 3 Canal, No. 3 Ditch (5WL.843, CSRHP district: 5WL.2883)†	1874	Entirety of the Ditch within the City limits from the point of diversion running SE through town	Determined eligible for NRHP (1984); Field eligible for NRHP (1997)
Green Residence (5WL.6398)	1914	1902 12th Street	Determined eligible for NRHP (1985)
Gurney Residence (5WL.602)	1908	1444 7th Street	Field eligible for NRHP (2010)
Haefeli Quadriplex (5WL.4661)	1941	813-819 21st Street	Field eligible for CSRHP and GHR (2003)
Harper Home, etc. (5WL.6394/5WL.762)	1883	1223 11th Street	Determined eligible for NRHP (1997)
Harry Neil Haynes House, German House Bed & Breakfast (5WL.624)	1885	1305 6th Street	Field eligible for NRHP (1997)
J. Max Clark House	1870	1111 5th Street	Field eligible for NRHP (1997)
J.W. Parker House (5WL.576)	1880-1889	1539 5th Street	Determined eligible for NRHP (1981)
Job H. Downer House (5WL.4359)	1900	2047 8th Avenue	Field eligible for NRHP (2003)
Karich House (5WL.4723)	1949	1041 23rd Street	Field eligible for CSRHP and GHR (2003)
Kiowa Creek to Weld Transmission Line (Segment) (5WL.3155.1)	1939-1940	Running east to west from 31st Street to the Union Pacific Track and thence north to substation at 20th Street and 4th Avenue	Field eligible for NRHP (2009)
Lelah Davis House (5WL.4506)	1909	2014 10th Avenue	Field eligible for NRHP (2003)*

Name of Historic Landmark/Site	Date (built/ established)	Location/Address	Designation Status
Lemmon House (5WL.772)	1886	1203 9th Avenue	Field eligible for NRHP (1997)
Lincoln Park, Promise of the Prairie Sculpture (5WL.756)	1870/1983	Bounded by 10th Avenue to the west, 6th Street to the south, 9th Avenue to the east, and 7th Street to the north.	Field eligible for NRHP (1997)
Lincoln School (5WL.663)	1915	1028 5th Avenue	Determined eligible for NRHP (1979); Field eligible for NRHP (1997)
McClenahan House, MacIntosh House (5WL.3377)	1905	1324 10th Avenue	Field eligible for NRHP (2001)
Mooney House, etc. (5WL.3710)	1940	1215 19th Street	Field eligible for NRHP (2002)
Nevins House, Kahn House (5WL.4507)	1907	2018 10th Avenue	Field eligible for NRHP (2003)*
New Cache la Poudre Irrigating Co. & Cache La Poudre Reservoir Co. (5WL.2576)	1902	708 8th Street	Field eligible for NRHP (1997)
Noffsinger House (5WL.3510)†	1939	1861 12th Avenue	Field eligible for NRHP (2006)
Oak and Adams House, etc. (5WL.2261)	1883	930 5th Street	Determined eligible for NRHP (1997)
Ogilvy Ditch (5WL.2944.3)	1881	Various	Determined eligible for NRHP (2007)
Old Park Church (Hope Foursquare Church) (5WL.928)	1880/1907	803 10th Avenue	Field eligible for NRHP (1997)
Our Lady of Peace Catholic Church (5WL.2577)	1947-1948	1311 3rd Street	Field eligible for NRHP (1997)
Powars House, Simon House (5WL.4400)	1926	2025 9th Avenue	Field eligible for NRHP (2003)*
President's Residence (5WL.2553, CSRHP district: 5WL.2883)†	1928	University of Northern Colorado	Field eligible for NRHP (1997)
Reichert House (5WL.6940)	1950	2119 11th Street	Determined eligible for NRHP (2012)
Robert Hale House (5WL.575)	1885	1421 8th Street	Determined eligible for NRHP (1981)
Rosentrater Residence (5WL.6399)	1930	1319 11th Street	Determined eligible for NRHP (1985); field eligible for NRHP (1997)
Rugh House (5WL.6411)	1880	705 13th Avenue	Determined eligible for NRHP (2010)

Name of Historic Landmark/Site	Date (built/ established)	Location/Address	Designation Status
Sabin Hall (5WL.2549, CSRHP district: 5WL.2883)†	1936	University of Northern Colorado	Field eligible for NRHP (1997)
Selberg House, Kohl House (5WL.4658)	1930	924 20th Street	Field eligible for CSRHP (2003)
Smith House, Jacobmeyer House (5WL.4657)	1928	912 21st Street	Field eligible for NRHP (2003)*
Snyder Hall (5WL.2548, CSRHP district: 5WL.2883)†	1936	University of Northern Colorado	Field eligible for NRHP (1997)
Southard-Gillespie House (5WL.773)	1908	1103 9th Avenue	Field eligible for NRHP (1997)
St. Paul's Congregational Church, Abundant Life Assembly Church (5WL.2579)	1915-1917	1201 4th Avenue	Field eligible for NRHP (1997)
St. Peter's Catholic Church (5WL.2578)	1909	915 12th Street	Field eligible for NRHP (1997)
Tobey-Kendel Hall (5WL.2550, CSRHP district: 5WL.2883)†	1936	University of Northern Colorado	Field eligible for NRHP (1997)
Trainer Residence (5WL.6397)	1925	1302 15th Avenue	Determined eligible for NRHP (1985)
Unnamed house (5WL.6413)	1904	1116 12th Avenue	Determined eligible for NRHP (2010)
Unnamed house (5WL.578)	1880-1889	605 14th Avenue	Determined eligible for NRHP (1981)
Unnamed house (5WL.579)	Before 1908	617 14th Avenue	Determined eligible for NRHP (1981)
Unnamed house (5WL.580)	1890-1889	1801 5th Street	Determined eligible for NRHP (1981)
Unnamed house (5WL.581)	1900-1909	1823 5th Street	Determined eligible for NRHP (1981)
Unnamed house (5WL.6321)	1890	1013 5th Avenue	Determined eligible for NRHP (2010)
Warnoco Skating Rink (5WL.5832)	1938	1407 2nd Street	Determined eligible for NRHP (2008)
Wiebking House (5WL.5892)	1902	1718 8th Avenue	Determined eligible for NRHP (2009)

***Note that these resources are listed in the original survey report as field eligible but listed on History Colorado's Compass database as field not eligible. The reason for these differences is unclear.

†Note that these resources are already listed on the CSRHP, however, they remain eligible for the NRHP.

LIMITED RECONNAISSANCE SURVEY RESULTS

The results of the current survey were based on a combination of reconnaissance survey, archival research, and personal communication with City staff, the Greeley Historic Preservation Commission, an online comment submission tool, and a public meeting held in conjunction with the regular Commission meeting. As a result of these methods, Logan Simpson was able to establish an overview of the types, quantity, and locations of buildings, districts, objects, streetscapes, and landscapes within the City that may be eligible for the NRHP, CSRHP, or GHR.

The historic development of the City means that most potentially eligible resources are located in three principle areas: around and within the downtown commercial core; around UNC; and in a variety of suburban plats located west of the City's commercial core. These areas represent a wide variety of urban development forms from traditional gridiron plats to post-war suburban neighborhoods planned for widespread automotive ownership. Building forms and styles are diverse but highlight many of the prominent architectural movements of the late-19th and 20th centuries. Although much of Greeley's traditional commercial core has been lost, many of its residential neighborhoods are largely intact and communicate a clear association with their period of development.

Historic Buildings and Structures

During the reconnaissance survey, previously-listed and/or register-eligible buildings were revisited and photographed, and are included in Tables 1 and 2 and mapped in Appendix B. An analysis of these resources found that, like many cities with comparatively recent pioneer histories, Greeley's designated historic properties are concentrated within its historic commercial core and original subdivisions. The majority of the resources comprise upper-middle and upper class residences, as well as early commercial blocks and public institutions that date to Greeley's early booms between 1880 and 1890, as well as 1900 to 1930 (Figures 4 and 6). Although this list includes many of the City's most architecturally distinctive buildings, it is far from a comprehensive sampling of Greeley's architecture and history.

Figure 8. 2618-2622 16th Avenue. View looking southeast showing examples of archetypal American ranch houses which exist in near original condition in the Hillside neighborhood.

Moving forward, the City should seek to designate additional agricultural and industrial buildings that may be increasingly architecturally distinctive or demonstrate a significant component of the City's history. Similarly, the City's designated resources, almost without exception, date from the City's pre-war building stock leaving its large midcentury legacy unexamined and unprotected. Intact examples

of post-WWII styles were found within the project area including Minimal Traditional, Ranch, and Contemporary style residences, as well as brutalist and functionalist commercial buildings. Some of these examples may possess the architectural distinction necessary for individual listing but others—particularly the residences—are more likely to be eligible as districts owing to the frequency of high-quality examples located in the same vicinity (Figure 8).

Potential Historic Districts

Several areas were identified during the windshield survey that may qualify as viable historic districts due to their integrity, a shared thematic relationship, and the concentration of historic resources located within them. The largest percentage of resources that are at least 50 years of age are residential in character. Those potential districts consist of the following:

5th Street (Section A) Neighborhood

The boundaries of the 5th Street (Section A) district are defined by Greeley's first residential subdivision to be platted outside its original townsite (Arthur C. Townsend to Sam Sasaki, RE: 5th Street Neighborhood Area, 13 July 1981, 5WL.846, Compass [online database], History Colorado, Denver, Colorado). It is bounded by the alley between 3rd and 4th Street to the north, 11th Avenue to the east, the alley between 6th and 7th Street to the south, and 14th Avenue to the west. Within this area are some of Greeley's oldest extant residential buildings showcasing architectural forms and styles from the late-19th century (Figure 9). The district was determined eligible for the NRHP in 1981 under Criteria A, B, and C, however, it was never formally designated. Although the district's historic integrity has continued to diminish with alterations to its historic resources, a visual inspection of it indicates that it continues to communicate its historic and architectural importance.

Figure 9. 1205-1215 5th Street. View showing a hipped roof box, an I-house, and a front-facing bungalow all located in "Section A," the City's first residential subdivision.

8th Street

Like the 5th Street district, Greeley's 8th Street showcases much of the city's early residential development with a range of architectural styles and building forms stretching from the late-19th century through the 1920s. This street and its buildings are representative of turn-of-the-century urban development with generally narrow lots, parking verges, similar setbacks, and a mix of small to large-scale residences (Figure 10). A potential district may exist bounded by the alley between 8th Street and 7th Street to the north, 11th Avenue to the east, the alley between 8th Street and 9th Street to the south, and 18th Avenue to the west. This district would encompass portions of Bouker's Subdivision (see below) which was determined eligible for the NRHP in 1981. Aside from individual building determinations and reports associated with Bouker's, no full-scale survey work has been conducted along this corridor.

Figure 10. 1326-1330 8th Street. View showing a foursquare and Gothic Revival style residence set amongst mature vegetation. Both buildings effectively showcase the range of architectural development in Greeley's early history and urban planning principles prevalent at the turn of the 20th century.

Bouker's Subdivision

Bouker's Subdivision (note that 1980s survey reports refer to this area as Bolker's Subdivision. The reason for this discrepancy is unclear) is bounded by the alley between 6th Street and 7th Street to the north, 14th Avenue to the east, the alley between 8th Street and 9th Street to the south, and the street-fronting parcels along 15th Avenue Court. Like 5th Street (Section A), the district was determined eligible for the NRHP in 1981 under Criteria A and C but was never formally designated (Townsend to Sasaki 1981). It comprises numerous small-scale residences constructed by developers during Greeley's second period of growth and exhibits building forms and styles from the late-19th century and early-20th century (Figure 11). Although the district requires re-surveying, a cursory inspection of its resources indicates that it still likely possesses the requisite integrity to form an eligible district.

Figure 11. 1408-1422 8th Street. View showing representative small-scale domestic architecture that characterizes much of Bouker's Subdivision. Note the similarities between the two residences on the far left –1408-1414—which were likely constructed by the same developer using identical plans.

Cottonwood Village

Figure 12. 1874 26th Avenue. This sprawling Contemporary style home anchors the corner of 26th Avenue and 19th Street along Cottonwood Lake. It is surrounded by an eclectic mix of high-style, standard Ranch, and Split-Level homes constructed around the lake that form an interesting counterpoint to the Glenmere Park neighborhood constructed only a few decades earlier.

Cottonwood Village is located west of Greeley's downtown core and is part of a larger tract of housing developed by the Wheeler Realty Company after 1960 (*Greeley Daily Tribune* 1961). The subdivision was developed shortly before the Rolling Hills subdivision which occupies the remainder of the Wheeler tract and is closely related in its architectural styles and curvilinear streets. Cottonwood Village, however, is defined by Cottonwood Park and the small lake within it and is roughly bounded by the street-fronting parcels along 25th Avenue, 19th Street, and 26th Avenue to the north and east; 20th Street to the south; and the street fronting parcels along 27th Avenue, 19th Street, and 26th Avenue Court to the west. It is unique in that the homesites appear to have been sold before the company offered model houses leaving the area with a mix of architect-designed homes and more standard modernistic residences. The neighborhood showcases a variety of late-Modern styles in addition to more Contemporary, Ranch, and Split-Level residences (Figure 12). Owing to their shared history, Cottonwood Village could be studied as a historic district in conjunction with Rolling Hills. Although the neighborhood has been featured on a walking tour, no formal survey or historical data has yet been created for it.

Cranford

Figure 13. 1939 12th Avenue, looking west. Showing an example of the neighborhood's detached revivalist residences which are typically of moderate scale and possess uniform set backs from the sidewalk.

The Cranford Neighborhood is located west of the UNC campus and was previously designated a historic district in 2008 before the City Council overturned the designation two months later (*Greeley Daily Tribune* 2008a). The district was bounded by 16th Street to the north, 10th Avenue to the east, 20th Street to the south, and 14th Avenue to the west. It was originally developed by John P. and Jane Sarah Cranford who were both investors in the Union Colony venture. Seeking to raise the value of their land for development, the Cranfords helped to found the State Normal School (later UNC) by donating a portion of their holdings to form part of the school's original campus (McWilliams 2002:10). Following this, the couple re-platted their land and successfully sold lots beginning around 1890. As a neighborhood, Cranford was largely developed by 1920 leaving it with a traditional gridiron street network lined by revivalist and

Craftsman styled residences (Figure 13). Recent input from the Greeley Historic Preservation Commission, combined with the neighborhood's high-quality extant resources, indicate that Cranford remains a highly eligible district for designation.

Espanola Subdivision (Spanish Colony)

Figure 14. North 25th Avenue Court. View looking north and showing typical elements of the Espanola Subdivision as it has developed over time. These include the small-scale of the buildings, the frequent use of fencing, and narrow streets.

The Espanola Subdivision—commonly referred to as Spanish Colony—is located outside of Greeley's city limits at the intersection of North 25th Avenue and O Street. The subdivision was originally one of many comparable developments found throughout Weld County which provided permanent housing to migrant Latinx farm workers (Peters 1990:A1, A3). While the area was originally developed with small parcels, narrow streets, and adobe residences, over time, its residents have introduced unique elements to the neighborhood which are indicative of what urban planner James Rojas calls "Latino Urbanism" (Rojas 2013). Rojas notes that Latino Urbanism is defined by its emphasis on street life and includes waist-high fences which provide extensions of indoor living space, bright colors, and informal commercial practices. Many of these qualities are found within the Espanola Subdivision which acts as a unique counterpoint to Greeley's more traditional American-style neighborhoods (Figure 14). Because of the neighborhood's constant change and growth, any survey of it should be considered in relation to its change over time and unique cultural values.

Farr

Figure 15. 16th Avenue. View showing a street of ranch houses in Farr. Many of these appear to retain much of their integrity and still communicate the feeling of a typical neighborhood in the post-war period.

The Farr subdivision is located southwest of Greeley's historic downtown core on land homesteaded by William H. Farr (Ford 2010). The Farr family re-developed their property during Greeley's post-war housing boom creating separate plats: Farr and Hillside. Farr is bounded by UNC's West Campus to the north, 11th Avenue to the east, Highway 34 to the south, and 17th Avenue to the west. The neighborhood is transitional in design utilizing a gridiron street network representative of earlier urban

development but modifying it with cul-de-sacs, and looped roads indicative of midcentury developments. Tract ranch houses were available for purchase and amenities were added to the neighborhood including Farr Park and the Hillside Center mall. The adjacent Hillside development included land for an elementary school which created a relatively contained suburban enclave for potential middle-class buyers. Homes in the neighborhood are uniform in their scale, setback, and materials and the majority still communicate their intentions of their original designs (Figure 15). Because of this, Farr continues to exude the feeling of a midcentury suburban development and is highly representative of Greeley's post-war residential growth. No survey work has yet been conducted in the neighborhood, although some research on it can be found through the Greeley History Museum (Ford 2010). Owing to their shared history and contiguous boundaries, Farr could be considered as part of a larger Hillside/Farr district.

Glenmere Park (Glenmere)

Glenmere Park (colloquially "Glenmere") is located west of the original university campus and consists of multiple plats including Glenmere Park, Glenmere Heights, Wellers, and Ellingers. The neighborhood was developed on the land of a failed hydroelectric project to serve as a home for university faculty and other middle to upper class residents. It is centered upon Glenmere Park and shows the tenets of the City Beautiful movement with curvilinear streets and picturesque viewpoints. Medium- to large-scale homes constructed in revivalist styles are found immediately surrounding the park, but become both newer and smaller as they radiate outwards (Figure 16). No formal survey work has been conducted within the neighborhood.

Figure 16. Residences along Glenmere Boulevard viewed across Glenmere Park reservoir. Many of the dwellings surrounding Glenmere Park are good examples of revivalist architectural styles as applied to middle and upper class residences shortly before the impact of the Modernist Movement in architecture.

Hillside

Hillside is located north of Highway 34 and is bounded by 25th Street to the north, 17th Avenue to the east, Highway 34 to the south, and 23rd Avenue to the west. The subdivision was developed in tandem with the Farr subdivision on land owned and homesteaded by William H. Farr (Ford 2010). Development of the neighborhood began in 1954 when two model ranch style homes were constructed on the northwest corner of the intersection of 25th Street and 17th Avenue. These were viewed by thousands and were ultimately followed by three home models available to buyers for prices ranging from $10,800 to $13,000 (Ford 2010). The neighborhood was developed with curvilinear streets typical of midcentury suburban tracts and was centered upon the new Jackson Elementary School (Ford 2010). Homes remained largely intact and are highly uniform in their

design, site placement, and materials. Notably, original front-facing gables with decorative trim are found over many front entries which likely helped to adapt the California ranch house to Greeley's winter climate (Figure 17). Hillside could be considered as part of a larger Hillside/Farr district. No survey work has been conducted within the neighborhood.

Figure 17. 26th Street. View showing a street of ranch houses in Hillside with inset garages and chalet-style entry gables.

Houston Heights

The Houston Heights subdivision is located west of Greeley's original townsite and first additions and is bounded by the property of Madison Elementary School to the north, 23rd Avenue to the east, the alley between West 9th Street and West 10th Street to the south, and 25th Avenue to the west. The Subdivision was developed midcentury and is comprised of a modified gridiron street network with elongated blocks. The majority of the subdivisions architecture consists of small-scale Minimal Traditional style residences interspersed by a few Ranch style residences identifiable with their hipped roofs (Figure 18). Most buildings have rear alley-facing garages, curvilinear front walkways, and gable roofs giving it a more traditional feeling despite its relatively recent construction. Newspaper advertisements and a visual inspection of the neighborhood both indicate that Houston Heights contains examples of Gunnison "Magic" homes which were mass-produced by "the Henry Ford of housing"; Gunnison Homes, Inc. (*Greeley Daily Tribune* 1951a:16; Zeigler 2015). Although the neighborhood may be significant for the presence of these homes alone, it also marks an interesting counterpoint to Greeley's other midcentury neighborhoods with their more modern Ranch houses and curvilinear street networks. No survey work has been conducted in the neighborhood nor any formal background information uncovered.

Figure 18. 2402-2414 W. 7th Street. View showing the Minimal Traditional style residences that define the architecture of the Houston Heights subdivision.

Rolling Hills

Figure 19. 1841 26th Avenue Place. View showing a Split-Level residence which is typical of the Rolling Hills subdivision. Note the live edge cladding and weeping mortar joints found on this residence.

The Rolling Hills subdivision is located west of Greeley's downtown core and surrounds the original Cottonwood Villages subdivision on its east, north, and west sides. Like Cottonwood Villages, Rolling Hills was developed on part of a large tract of land owned by the Wheeler Realty Company. Rolling Hills appears to have been developed in multiple phases during the 1960s and 1970s with its older portion located to the east and newer portion located to the west. The older, historic-age portion generally includes larger lot sizes arranged on curvilinear streets often terminating in cul-de-sacs. It is located within the boundary of the southeast quadrant of Section 12, Township 5 North, Range 66 West but excludes the Cottonwood Square development to the northeast and Cottonwood Village to the south and southwest. Without these, Rolling Hills is bordered by 23rd Avenue to the east, 16th Street to the north, and 20th street to the south. Advertisements for the subdivision note the numerous choices home buyers could request in their new residences including "6 different exterior designs,… 24 brick colors to choose from,… 20 roof shingle colors,… Choice of hip or gable roof, etc…" (*Greeley Daily Tribune* 1964:3). These 6 exterior designs generally can be classified as Ranch and Split-Level forms and were largely constructed in the late-1960s. Particularly notable details include live edge lapped wooden siding and "weeping" masonry mortar joints found on many residences which give them a uniquely rustic appearance (Figure 19). Because of Rolling Hills' shared history with Cottonwood Village, both neighborhoods could be considered part of a larger potential district. No survey work or formal documentation has been conducted within Rolling Hills.

Sunrise Neighborhood

Figure 20. C.C. Kersey's Garage, 531 8th Street. This building shows the small-scale development prevalent throughout the Sunrise neighborhood which includes residential, commercial, and light industrial facilities.

The Sunrise Neighborhood is a large area roughly bounded by 5th Street to the north, U.S. Highway 85 to the east, 16th Street to the south, and the Union Pacific Railroad to the west. The neighborhood is composed of numerous small-scale detached residences and small pockets of commercial development spread across a gridiron network of streets (Figure 20). It has traditionally been home to many of the workers at the adjacent sugar beet processing facility, making it one of the

city's most diverse and culturally rich areas. A historical and architectural context of the neighborhood was produced in 2011, however, no additional survey work has yet been conducted (Humphries Poli Architects 2011).

The above discussion of possible historic districts does not preclude the potential for other historic districts within the City. Rather, through research and reconnaissance survey, these areas were immediately apparent as potential candidates for historic district designation. Each of these areas was found to possess integrity of location, setting, feeling, design, materials, workmanship, and association. As a collection of districts, they demonstrate the commercial and residential development of Greeley from the late-19th century through the mid-20th century.

Streetscapes and Viewsheds

The survey also took into consideration streetscapes and viewsheds (scenic vistas) found throughout the project area. Just as historic buildings and structures are part of Greeley's historic fabric, so too are its streetscapes and viewsheds. Streetscapes incorporate the spaces between buildings, such as sidewalks, streets, furniture, lighting, and vegetation that work together to create a unique physical appearance. Viewsheds are those areas visible from a specific location, and can include views of land, water, or other environmental elements. Viewsheds tend to be areas of particular scenic or historic value that contribute to a resource's integrity of setting, feeling, and association, and which are deemed worthy of preservation. Owing to its generally flat topography and extensive tree cover, Greeley possesses relatively few viewsheds but a great number of valuable streetscapes. There are several key streetscapes and viewsheds that were identified during survey:

- Downtown commercial streetscapes along 8th Street, 9th Street, and 8th Avenue;
- Residential Streetscapes around UNC campus;
- Residential Streetscapes within post-war subdivisions;
- Residential Streetscapes within Espanola Subdivision (Spanish Colony);
- Viewsheds of the Front Range and Northern Plains.

Although much of Greeley's downtown commercial core has been altered or redeveloped since its zenith in the 1920s, portions of it remain intact. These areas are still discernible and consist of unbroken chains of one- and two-part commercial blocks set flush to the sidewalk to maximize floor space and pedestrian access. Most of these remaining streetscapes are located within the Greeley Downtown Historic District and have been rehabilitated with pedestrian improvements and decorative lampposts. Although some of these improvements are not consistent with the streetscapes' historic appearance, most are compatible with the district through their use of select high-quality materials and traditional designs. Additional commercial streetscapes that retain many of their character-defining features include portions of 8th Avenue, as well as 16th Street. These areas are smaller in scale and possess fewer modern pedestrian improvements, but show nearly continuous bands of commercial façades built alongside the street edge (Figure 21).

Figure 21. 8th Avenue, looking southeast. 8th Avenue is the eastern boundary of the Greeley Downtown Historic District. This street is more a rehabilitation rather than restoration of the historic street conditions. It succeeds in being compatible with the historic architecture of the district while maintaining a pedestrian-friendly environment.

In addition to its commercial streetscapes, Greeley possess numerous residential streetscapes that are characteristic of historical development periods. Among the most striking of these are the tree-lined streets of early-20th century residential plats that abut the original campus of the State Normal School (University of Northern Colorado). These are defined by medium-scale detached residences, large setbacks, sidewalks, parking strips (road verges), mature vegetation overhanging the roadway, and many well-watered lawns (Figure 22). In counterpoint to these, the City also shows a number of intact midcentury streetscapes which show a redirected focus away from pedestrian traffic to automotive transportation. Here, residences are orientated laterally to the street, setback on large lawns, and often possess prominent driveways to attached garages rather than public sidewalks and road verges (Figure 23). Finally, in juxtaposition to both of these, the nearby Espanola Subdivision (Spanish Colony) demonstrates a streetscape which has been adapted overtime to the needs of its Latinx residents. To this end, the subdivision shows the use of prominent fencing to create livable outdoor “rooms” around originally detached houses (Figure 24). These fences create a unified street façade transforming the street makeup into an American equivalent of a Latin or European Plaza which can host a wide variety of social functions and uses (Rojas 2013).

Figure 22. 12th Avenue, looking north from intersection with 19th Street. This street—like many surrounding the original Normal School campus—possesses exceptional scenic qualities with its mature vegetation, historic residences, deep setbacks, and grassy parking strips.

Figure 23. 9th Street, looking east from intersection with 25th Avenue. This street is typical of many of Greeley's post-war subdivisions which are defined by a focus on the automobile rather than pedestrian usage. Here, elongated Ranch and Minimal Traditional style residences are defined by garages inserted into the main building block and connected to a sidewalk-less street by a paved driveway.

Figure 24. North 26th Avenue, looking south. The Espanola Subdivision (Spanish Colony) shows a number of characteristics of Latinx/Barrio-type urban development including a lack of sidewalks, widespread fencing; the creation of usable outdoor spaces, the frequent employment of bright colors, and an emphasis on agglomerative construction

Beyond its streetscapes, Greeley also possesses several scenic vistas which are generally found on the outskirts of the City where there is minimal tree cover and development. On clear days, these vistas show the City backdropped by the Front Range and contextualizes its urban development within the expanse of the Eastern Colorado plains (Figure 25). Scenic viewsheds are often difficult to preserve because of the large number of land holders that may be found within their scope.

Figure 25. Viewshed looking southwest from O Street across Greeley towards the Front Range. Owing to the city's flat topography and extensive tree cover, viewsheds like this are rare and act as a reminder of the isolation Union Colonists likely felt.

Rural Areas

From the founding of Union Colony in 1870, the rich agricultural plains surrounding Greeley have defined both its physical surroundings and economic development. These rural environs are fundamental to understanding the City's history but are threatened by encroaching urbanization from Northern Colorado's rapidly expanding population. During the course of the reconnaissance survey, Logan Simpson looked for rural properties that may be eligible for future listing in order to preserve elements of Greeley's rural history and character. Already, the City has preserved the White-Plumb Farm located along West 10th Street as well as multiple agricultural buildings placed within the Centennial Village Museum. In addition to these, further undocumented properties were found and further study is needed to determine how many such properties might remain within the city and which could be eligible for designation. Many of these properties were found in the north end of the project area and include the following:

- 322 North 21st Avenue;
- 2118 Northwest C Street;
- 154 North 21st Avenue;
- 2154 North 11th Avenue;
- 1417 O Street;
- 1625 County Road 37;
- 1060 North 11th Avenue;
- 524 North 11th Avenue.

Cultural Landscapes

A number of cultural landscape resources were also identified that could be eligible for listing in a historic register. Landscapes are subject to the same criteria and integrity standards as buildings for determining their eligibility, and are subdivided into categories. These cultural landscape categories differentiate between designed landscapes (e.g., a park), vernacular landscapes (e.g., a homestead), ethnographic landscapes (e.g., a significant indigenous site), and landscapes associated with a significant event or individual (e.g., a battlefield). Greeley possesses landscapes that fall into at least two of these categories; designed landscapes and vernacular landscapes.

The City's designed landscapes consist principally of its public parks but also may include institutional grounds such as those found on its university and school campuses (Figure 26). Other designed landscapes may include industrial and processing facilities such as feed lots or compounds associated with the creation and storage of agricultural products. Vernacular landscapes include Greeley's remaining intact homesteads and agricultural properties and may include industrial and processing facilities that developed haphazardly rather than resulted from holistic site planning.

Figure 26. Glenmere Park. Glenmere Park is a mature designed landscape reflective of the City Beautiful movement and shows the far-reaching influence of the Olmstead Brothers on local landscape architects.

Heritage Destinations

Greeley and its residents have a long tradition of preserving the unique history of their community. As early as 1928-29, the City acquired the adobe residence of Union Colony's founder Nathan C. Meeker and opened it as a museum in 1929 (Fink 1970). Since that time, the City has become the purveyor of several other museums and heritage sites and maintains a public records archive within the Greeley History Museum (Figure 27). Other public and private institutions are located within the city limits and are dedicated to preserving and celebrating discrete aspects of Greeley's cultural and historical legacies. In addition to these local institutions, Greeley is bordered to the north by the Cache La Poudre River National Heritage Area (CALA) which seeks to interpret 45 miles of the Cache La Poudre River in the context of water development and administration. These and other heritage destinations include:

- Cache la Poudre River National Heritage Area (Headquarters), 3745 East Prospect Road, Suite 05, Fort Collins, CO 80525;
- Centennial Village Museum, 1475 A Street;
- Colorado Model Railroad Museum, 680 10th Street;
- Greeley History Museum, 714 8th Street;
- The Meeker House Museum, 1324 9th Avenue;
- Missile Site Park, 10611 CO-257 Spur;
- Plumb Farm Learning Center, 955 39th Avenue;
- POW Pillars of Camp 202, 10,300 blk of 10th Street.

Figure 27. Greeley History Museum, 714 8th Street. The Greeley History Museum is located in the former Greeley Tribune Building which was rehabilitated by the City of Greeley, using funding provided in part by the State Historical Fund.

Historic Signs

Greeley possesses a variety of unique historic signs that are physical testaments of it past and contribute to its present character and identity. Signs can reflect a business owner's tastes and personality, the ethnic makeup of a neighborhood, and what social and business activities were carried out in that location. Often, signs can reveal more about the past than a single building, as signs provide concrete details about daily life in a bygone era (Figure 28).

Figure 28. Greeley's 8th Avenue showing the preponderance of neon signs in the burgeoning automotive culture of the 1950s. Image number 2004.23.0003, City of Greeley Museums, Permanent Collection. Postcard, 1953-1959

Most of Greeley's historic-age signs utilize neon however the City also possesses a number of hand-painted wall signs (ghost signs), as well as painted metal signs located atop many of its agricultural elevators. Hand-painted signs found along industrial warehouses near Greeley's rail lines are among the oldest noted in the City. Neon signs found within downtown date to Greeley's post-WW II period. With assistance from Historic Greeley, Inc., the City of Greeley has already undertaken the preservation of large-scale signs including the midcentury Hillside Center sign and streamlined Weld

County Garage sign. The preservation of signs more generally, particularly late neon and vintage signs, is gaining popularity and increasing numbers of communities are creating local ordinances for their protection. Some notable signs inventoried during the reconnaissance survey include (Figures 29 and 30):

- Rainbow Motel, 105 8th Ave (Figure 29);
- C. C. Kerseys Garage, 531 8th Street;
- Hillside Center Sign, 2525 11th Avenue;
- Salzman's Shoe & Boot Repair, 909 8th Avenue;
- River Park Mobile Court, 542 North 11th Avenue;
- The Bean Plant Studio east elevation, 701 7th Street (Figure 30);
- Boyle [indecipherable], 615 7th Street;
- Agricultural elevator signs, various.

Figure 29. Neon signage on the 1953 Rainbow Motel, 105 8th Avenue. Greeley Rainbow LLC—the owners of the Rainbow Motel—were honored in May 2019 by the City of Greeley Historic Preservation Commission in appreciation of the facility's preservation and rehabilitation.

Figure 30. Hand-painted wall signs (ghost signs) on the east elevation of the Bean Plant Studio, 701 7th Street.

HISTORIC CONTEXTS

Owing to the maturity of Greeley's historic preservation program, numerous historic contexts have already been prepared which provide a detailed overview of the City and several of its constituent neighborhoods. These studies include:

- *Cranford Survey* (McWilliams 2001);
- *Downtown Greeley, Colorado: Historic Building Survey, 2001* (Simmons and Simmons 2002);
- *Suburban Development: Greeley's Arlington Neighborhood* (Thomas 2004);
- *Sunrise Neighborhood Historical & Architectural Context Report* (Humphries Poli Architects 2011);
- *Greeley 8th Avenue: Comprehensive Historic Resource Survey* (McWilliams 2016).

In an effort to avoid duplicating the efforts of these works, this context will seek to summarize the history described in these documents and elaborate upon other, less examined themes. Citations are provided to these reports where relevant.

Prehistory

Archaeological evidence indicates that humans have inhabited the present-day region of Northern Colorado for at least 15,000 years (Mehls 1984:14). Signs of their presence have been found in the vicinity of Fort Collins, Dent, as well as Greeley (Mehls 1984:14). By 1500, the region was largely controlled by members of the Pawnee and the Jicarilla Apache tribes, however the adoption of the horse from lost Spanish forebearers, facilitated rapid changes among the relations of plains land tribes. By the 1700s, the Comanche had successfully routed the Apache southwards and occupied their territory (Simmons and Simmons 2002:10). The Comanche were quickly joined by members of the Arapaho and Cheyenne tribes who lived semi-nomadically and moved between the mountains, plains, and local waterways to follow seasonal food supplies (Simmons and Simmons 2002:10-11). By the start of the 19th century, Northeastern Colorado was home to members of the Pawnee, Jicarilla Apache, Arapaho, Cheyenne, Ute, and Sioux tribes (Native-Land.ca n.d.).

Euro-American

Beginning in the 16th century, Europeans began exploring the North American interior through a number of state and privately sponsored expeditions which traveled north out of present-day Mexico. Although none of these early expeditions were known to have passed through Northeastern Colorado, the area became part of the U.S. with the 1803 Louisiana Purchase (Simmons and Simmons 2002:10). Following the Louisiana Purchase, various American expeditions were sent west to explore the newly acquired region including the 1806 Pike Expedition, the 1820 Long Expedition, as well as the 1842 and 1843-1844 Frémont Expeditions (Simmons and Simmons 2002:11). Zebulon M. Pike, leader of the Pike expedition and namesake of Pike's Peak, described the region as barren in his widely publicized account of his journey (Mehls 1984:20; Simmons and Simmons 2002:10). The area's reputation was further compounded by the impressions of explorers, Long and Frémont, who recommended that the area's highest use would be as rangeland and helped cement its moniker as "the Great American Desert" (Mehls 1984:21, 26). Fur trapping in the 1820s and 1830s gave way to Colorado's first gold rush in 1859 (Simmons and Simmons 2002:12). This in turn led to further

Euro-American settlement and culminated in the region's elevation to territorial status in 1861 (Mehls 1984:40). Diminishing natural resources brought on by the fur trade and mining, and ongoing settlement by Eastern Euro-Americans led to repeated outbreaks of violence between colonists and established indigenous groups throughout the 1860s (Mehls 1984:42-44). Protective measures were taken with the establishment of a Colorado Regiment in 1864 and thereafter by standing troops from the United States Army which maintained a force in the territory through the 1870s (Mehls 1984:42-43). In response to increasing settlement and population, Colorado was granted statehood in 1876.

Settlement of Union Colony

During the late-19th century, the doctrine of Manifest Destiny was increasingly popular among many Euro-Americans and was used to encourage westward expansion across the U.S. (Mehls 1984:25). There were many proponents of this cultural belief, principal among them was the editor of the *New York Tribune*, Horace Greeley (1811-1872), who is famously attributed with the phrase "[g]o west, young man, and grow up with the country" (McWilliams 2016:4).

In the West, Greeley saw the opportunity for the development of an agrarian society built on the principles of Jeffersonian Democracy (Reisner 2017:41). With Greeley's encouragement, in 1869 the *Tribune's* agricultural editor Nathan Cook Meeker (1817-1879) proposed the establishment of a western colony. This would be founded by "temperance men of good character" who would purchase membership in exchange for a future building lot and farm site (McWilliams 2016:4; Mehls 1984:66; Simmons and Simmons 2002:12). In December, Meeker published an article, "The Call," which requested colonists move out west and drew an enthusiastic response from the *Tribune's* readership (McWilliams 2016:4; Meeker 1869:11). Within several months, approximately 700 individuals had purchased a $155 share in the "Union Colony of Colorado" thus committing to relocate to the west (McWilliams 2016:4; Meeker 1869:11).

Although early explorers had christened the plains of Colorado the "Great American Desert," agrarian settlement in the area increased in the mid-19th century during a period of unusually heavy rainfall (Reisner 2017:40). The merits of yeoman farming espoused by Greeley had been aggressively marketed by national railroad conglomerates who were looking to dispose of vast land grants while developing new customer bases. Such efforts helped to dispel earlier reports of a western wasteland but fell short in Eastern Colorado where the region's semiarid conditions were unavoidably visible (Abbot et al. 2013:161-163). Early settlers instead emphasized the necessity of irrigation—a largely foreign technology to Euro-Americans who had generally been able to rely on the favorable weather conditions east of the Mississippi River (Abbot et al. 2013:163). Contrary, however, to the rugged individualism that stereotypes of the western homesteaders espoused, irrigated farming would require new forms of societal organization to construct and maintain—more similar to those of traditional Hispanic colonies which had long thrived in the arid southwest (Baker et al. 1988:20). The apparent communal necessities of Eastern Colorado's frontier life dovetailed neatly with Meeker's own political philosophies which were deeply inspired by the French utopian socialist Charles Fourier (1772-1837; Shaw 2016:28). Before his association with the *Tribune*, Meeker—along with his wife, Arvilla (1815-1905)— had spent three years residing at Trumbull Phalanx in Braceville, Ohio; an ultimately unsuccessful commune which attempted to practice Fourier's ideals (Shaw 2016:29). In the Union Colony, Meeker sought an improved iteration of Trumbull Phalanx which would combine progressive

social beliefs and communal undertakings with private property and separate households (Shaw 2016:36-37). Services such as laundry, baking, and irrigation would be constructed, owned, and operated for the good of the whole at a future site which Meeker vividly described to potential colonists at an early planning meeting:

> "A location which I have seen is well watered with streams and springs, there are beautiful pine groves, the soil is rich, the climate is healthful, grass will keep stock year round, coal and stone are plentiful, and a well-traveled road runs through the property" (Shaw 2016:36, qtd. in Shaw 2016:39).

In 1870, with the investment money of his fellow colonists, Meeker spent $59,970.88 for 11,916.29 acres purchased at the confluence of the South Platte River and Cache la Poudre River (Boyd 1890:431). The land was acquired from early homesteaders, squatters, and the Denver Pacific Railway (DP; Boyd 1890:431). The DP had been constructed through the area only a year earlier in 1869 and connected Denver to the Union Pacific's transcontinental line at Cheyenne, Wyoming (Fraser and Strand 1997:E.9, E.11). Not only would the DP provide easy access for arriving colonists but, more importantly, it would provide a crucial export market for the planned agricultural community.

With land secured, colonists started to arrive and named their community in honor of the contributions and support provided by the Tribune editor, Horace Greeley (The Union Colony of Colorado 1871:9). In 1870, John F. Sanborn sketched the town's initial plan which was modeled on Plainsville, Ohio (Simmons and Simmons 2002:14). Sanborn's map was neatly organized into a mile square townsite orientated to the cardinal directions and straddling the diagonal rail line (Figure 31). This created an archetypical "split grid" plat which was unusual only in the intentionality of its lots (Boyd 1890:76; Hill 1984:63). Using lot lines, de facto zoning was enforced creating a clear commercial center with narrow "business lots" lining a central park and connecting it to the easterly railroad line (Boyd 1890:49). These were surrounded by increasingly larger "residence lots" to the west, which in turn were followed by larger "outlying lands" intended for agricultural production (Boyd 1890:49). Each colony member was entitled to purchase a business lot, a residential lot, and a piece of outlying land whose cost was determined by its site and street frontage (Boyd 1890:49, 76, 77). Meeker—a consummate Republican—named north and south running avenues and parks for prominent Americans and abolitionists while east and west streets were named for trees. A reported $1,400 of colony funds were used to purchase a carload of shade and fruit trees for street beautification, but nearly all would die within two years owing to the challenging climate (Boyd 1890:79-80; The Union Colony of Colorado 1871:12).

Initial residents began to arrive in April, 1870 and not all were pleased with their new home. Annie M. Green wrote that "[a]fter securing several lots in the new town, we pitched our tent, which was almost daily blown down. To say that I was homesick, discouraged and lonely, is but a faint description of my feelings" (Green 1887:8). An Illinois journalist writing in 1870 described the town's beginning as "so many dry goods boxes scattered across the plains of the Almighty" (Noel 1997:239-241). The colony's first annual report acknowledged these difficulties noting that 42 individuals slept in the only house during these early months and describing the period as "Greeley's dark days" (The Union Colony of Colorado 1871:13). Later historian David Boyd (1833-1908) noted that "[i]t required the greatest patience and sagacity to keep the colony from getting into interminable lawsuits" (Boyd 1890:65).

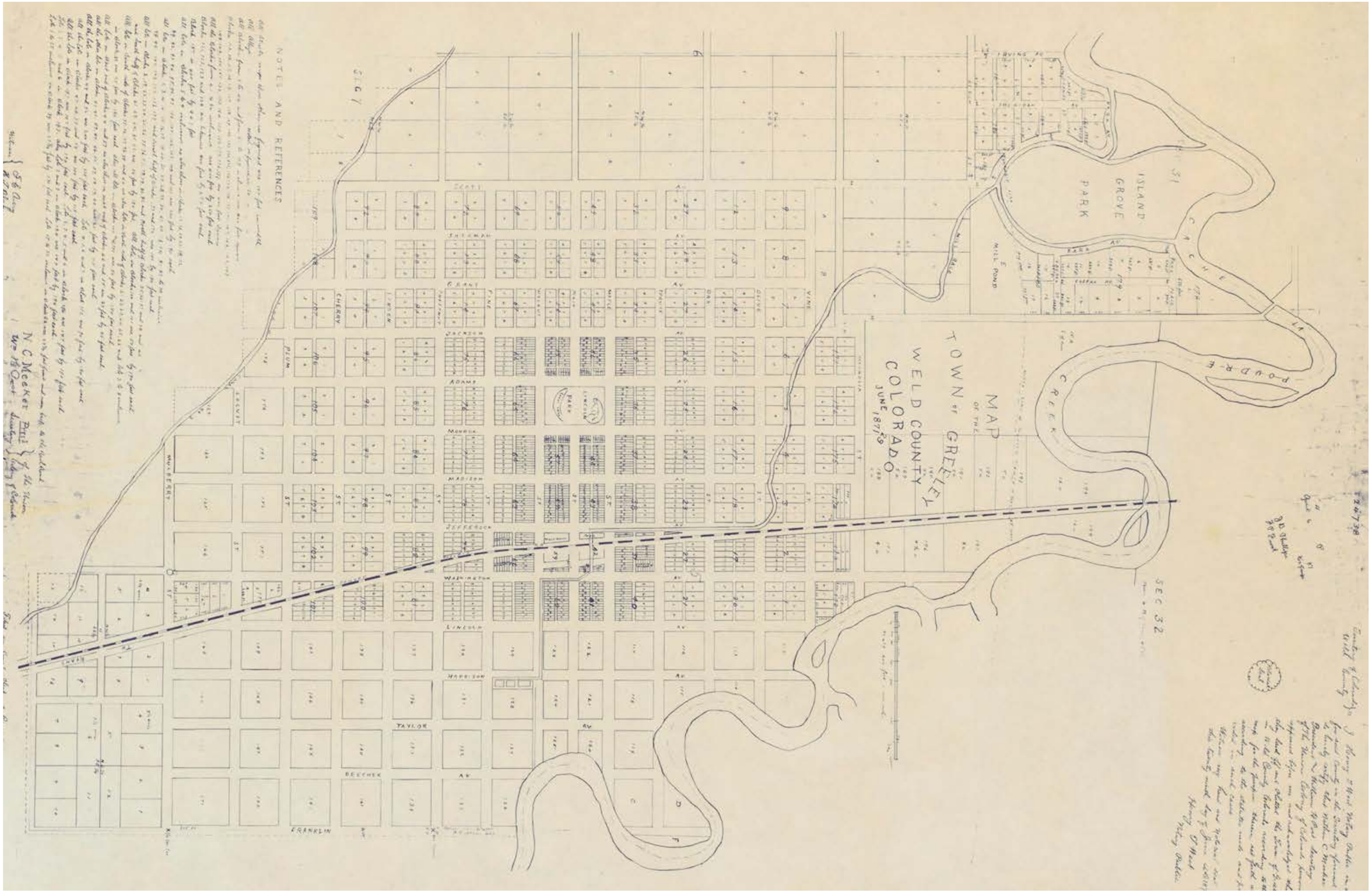


Figure 31. Original 1870 plat of the Town of Greeley. WDECS06C200023, Colorado State University Library, Carpenter (Delph E. and Family) Papers.

Irrigation and Early Agriculture

Figure 32. A view down Greeley's Main Street showing the extent of the colony's development and the No. 3 ditch at left. 1617.0006, City of Greeley Museums, Permanent Collection. July 4, 1870. Photograph taken by C.H. Wolfe.

Along with efforts to construct a physical town, the residents of Greeley immediately commenced construction on a series of ditches to bring water into the settlement. Four possible ditches were allowed in the original Union Colony certificate of incorporation which would irrigate different portions of the colony's holdings, as well as railroad and government lands to which it maintained agricultural rights (Boyd 1890:59-61). The No. 1 ditch was intended to run from the canyon above La Porte and end at Crow Creek and was never undertaken by the colony (Boyd 1890:59). The No. 3 ditch meanwhile was planned to provide water for both domestic and agricultural uses and was contracted to the firm Sebree and Bishop for $6,333 (Figure 32; Fogelberg 1997).

By mid-June, the colony's inaugural annual report notes that "water came dancing through the flumes like a ministering angel… scattering blessings all along its path" and marking the first large-scale irrigation project completed by the colony (Fogelberg 1997; The Union Colony of Colorado 1871:13). That autumn, the colony undertook the construction of the larger No. 2 Ditch to irrigate outlying farmland and by 1871, some 2,000 acres of land had been put into cultivation (Boyd 1890:59). In the following years, both ditches were widened and partially re-aligned to correct flaws in their original designs. These structures marked the first designated ditches within the U.S. and would later prove pivotal in the development of water laws subsequently known as the "Colorado System" (Fogelberg 1997). With the completion of the settlement's irrigation systems, Greeley grew quickly and within a year of its founding possessed over 400 houses, a town hall, two brick business blocks, a library, lyceum, schools, and churches which served a town population of around 1,500 residents (Abbot et al. 2013:164). Irrigation produced successful cash crops that could be exported to market and allowed for the development of warehouses, businesses, financial institutions, and residences within the City (Simmons and Simmons 2002:17-18). Nonetheless, despite such rapid growth, the community's first years were often difficult as drought, economic depression, and crop-destroying grasshoppers all beset its still-fragile development (Whitacre and Simmons 1990:E.6).

Following alfalfa, Union Colony's farmer's second commercial crop was discovered by chance when in 1876, Ed Von Gohren was forced to replant 10-20 acres of wheat after its ruin in a wind storm (*Greeley Daily Tribune* 2020). Instead of replanting more wheat, Von Gohren planted potatoes at the recommendation of entrepreneur Adolph Z. Salomon which proved to be enormously successful (*Greeley Daily Tribune* 2020; Simmons and Simmons 2002:18). Throughout the region, the neat rows of alfalfa were successfully converted to rows of white pearl potatoes (Commercial Club of Greeley 1907). The local white pearl became known as the "Greeley Potato" just as Greeley quickly became

known as “Spudville” (*Marshall County Independent* 1895:8; *The Rocky Mountain Collegian* 1910:1). Lauding the unlikely success of the colony, in 1895, newspaper editors in Plymouth, Indiana noted the “wide reputation and handsome returns won for the Greeley potato” and continued that “Greeley’s civic institutions are like her potatoes. They represent the best standard available, and are the pride of the people” (*Marshall County Independent* 1895:8).

By 1877, Greeley’s growth had allowed it to secure the Weld County seat from the nearby town of Evans and by the mid-1880s, the colony had begun redeveloping itself as a more traditional western American city (Shaw 2016:13; Simmons and Simmons 2002:16). Historians dispute whether this development was an abandonment of the colony’s original ideals or a logical response to its continued expansion (Shaw 2016:13). In either scenario, by 1884 its original street names were relabeled based upon the “Decimal” or “Philadelphia System” which enabled the seamless addition of new plats and subdivisions to Greeley’s original townsite through the use of numerically sequenced streets and avenues (Figure 33; Ford 2002; *Greeley Daily Tribune* 1970:26).

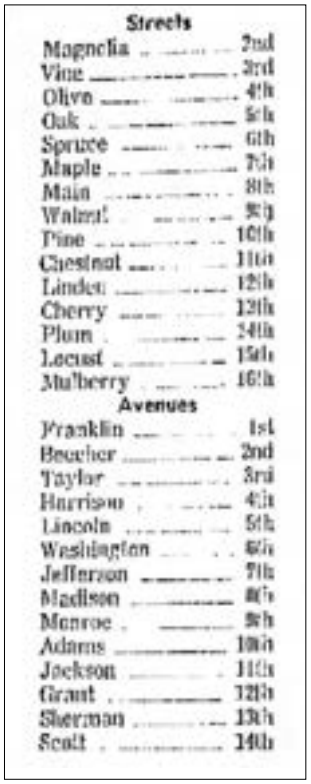

Streets
Magnolia — 2nd
Vine — 3rd
Olive — 4th
Oak — 5th
Spruce — 6th
Maple — 7th
Main — 8th
Walnut — 9th
Pine — 10th
Chestnut — 11th
Linden — 12th
Cherry — 13th
Plum — 14th
Locust — 15th
Mulberry — 16th
Avenues
Franklin — 1st
Beecher — 2nd
Taylor — 3rd
Harrison — 4th
Lincoln — 5th
Washington — 6th
Jefferson — 7th
Madison — 8th
Monroe — 9th
Adams — 10th
Jackson — 11th
Grant — 12th
Sherman — 13th
Scott — 14th

Figure 33. *Greeley Daily Tribune*. “Streets, Avenues Not Always by the Numbers.” 21 April 1970:26. Greeley, Colorado.

A central business district was developed along 8th Street (formerly Main) between 8th and 9th Avenue which, following an 1880 fire, was defined by multi-story masonry commercial blocks (Figure 34; Kellums 2007:7.1; McWilliams 2016:6). Blocks continued to proliferate in an area located between 7th and 9th Street, 7th Avenue and the tracks of the DP, and were constructed to designs made by professional architects, contractors, and master craftsmen (Kellums 2006; McWilliams 2016:6). Electric lights were installed in 1886 with telephone lines added shortly thereafter (Simmons and Simmons 2002:20, 22). In recognition of its modernity, Greeley discarded its utopian committee leadership in 1886 and the colony was reincorporated as a city of the second class with a mayor, three wards, and a board of alderman (Shaw 2016:13; Simmons and Simmons 2002:16).

As part of Meeker’s vision of a “refined society,” Greeley had readily invested in the education of its youth since its founding (Meeker 1869:11). A free school had been funded and erected in 1870 and been upgraded in 1873 (Simmons and Simmons 2002:18). A night school was initiated in 1875 and ward schools were constructed after 1886 (Simmons and Simmons 2002:18). Teachers for these schools had proven difficult to find and helped inspire Greeley residents to promote the establishment of Colorado’s first normal school (what today would be termed a “teachers’ college”) within their community (Simmons and Simmons 2002:21; Thomas 2004:12). Following substantial lobbying by local residents, the state legislature authorized regular funding for an institution provided that the City donate 40 acres of land and a new school building for its conception. Major investors in the original colony including New Yorker Frederick L. Cranford, of the Colorado Mortgage and Investment Company of London (the “English Company”), as well as partners H.T. West and William Thayer who all contributed land to the 40 acre parcel under the assumption that their own adjacent holdings would subsequently increase in value (McWilliams 2016:7). the building while Greeley residents raised an additional $10,000 (Simmons and Simmons 2002:21).

Classes commenced in 1890 at a variety of temporary locations with the initial portion of the official building completed in 1891 (Figure 35; McWilliams 2016:8).

"White Gold"

With the advent of the Panic of 1893, Greeley—like much of Colorado and the nation—suffered a period of economic stagnation during which the region's booming agricultural sector was thrust into turmoil (Simmons and Simmons 2002:22-23; Whitacre and Simmons 1990:E.8). This disruption prompted farmers to seek new crops and agricultural techniques, including the increasingly popular sugar beet (Whitacre and Simmons 1990:E.8).

Figure 34. "8th Avenue in the 70's." Call number: X-9050, Western History and Genealogy Department, Denver Public Library. C. 1870-1880.

Figure 35. State Normal School football team showing the original state normal school with first wing added. Note lack of surrounding development and landscaping. 2015.20.0148, High Plains Library District, Permanent Collection. 1895. Wayne H. Foreman.

Sugar beets had been grown in Colorado since the 1870s where they had been introduced from the plains of Central and Northern Europe (Fraser and Strand 1997:E.75). Although the beet possessed abundant natural sugars, these were difficult to extract without extensive and expensive processing facilities. Greeley's European immigrants familiar with the crop predicted they would grow well in the region and would "produce more gold than all the mines in the mountains" (Fraser and Strand 1997:E.75). These predictions were supported by early experiments at the State Agricultural College at Fort Collins (now Colorado State University) which had shown the plant was well-adapted to the Colorado Plains with enormous potential for the state's farmers (Whitacre and Simmons 1990:E.8). Colorado's lack of processing equipment, however, meant that beet cultivation was limited and was principally useful as livestock feed (Fraser and Strand 1997:E.75; Whitacre and Simmons 1990:E.8)

As more farmers turned to the sugar beet after 1893, the predictions of early immigrants began to take form when Charles Boettcher (1852-1948) and John Campion (1848-1916) opened a processing plant in Grand Junction in 1899 (Whitacre and Simmons 1990:E.9). The plant proved successful and the partnership opened a second facility in Loveland in 1901 (Whitacre and Simmons 1990:E.9). This too flourished and was quickly so overrun by "beet mania" that by 1905, additional processing facilities had been constructed in Windsor, Fort Lupton, and Eaton, with Greeley's own plant erected in 1902 (Simmons and Simmons 2002:23; Whitacre and Simmons 1990:E.9).

All of these plants were consolidated by Boettcher and another partner Arthur Havemeyer into the Great Western Sugar Company in 1905 (Figure 36).

Although other portions of the Front Range benefited from the booming sugar beet industry, Greeley and Weld County were uniquely positioned to facilitate the sector's growth with their well-established network of irrigation canals and railroad spurs. Existing railroad lines helped to transport dense and heavy sugar beets from local farms to processing facilities which encouraged the agricultural development of trackside fields and additional spurs (Fraser and Strand 1997:E.75-E.76). Sugar beet fields meanwhile required late-season irrigation made possible by existing ditches while additional water—19 gallons per pound of refined sugar—were required for processing (Holleran 2005:27).

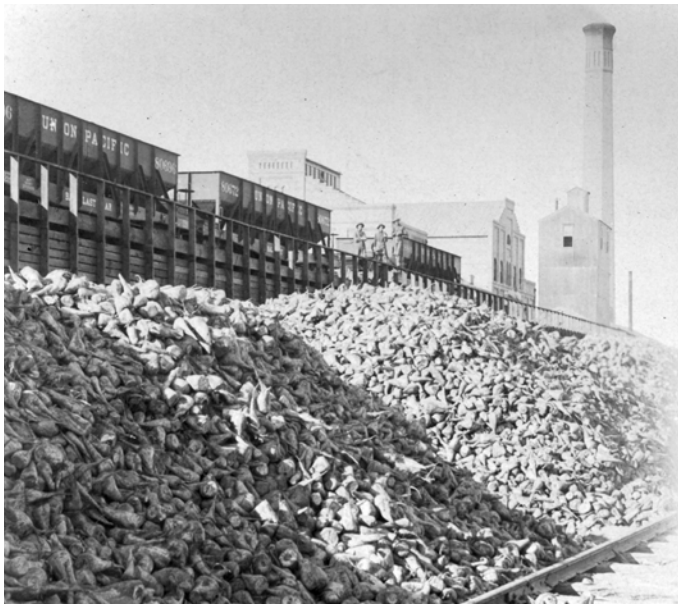


Figure 36. "Beet dump at sugar factory, Greeley, Colo." X-9104, Denver Public Library, Hazel E. Johnson Collection. c. 1902-1910. A.E. Dickerson.

Germans from Russia

Although profitable, widespread beet farming required intensive labor for the hand thinning and cultivation of individual beet plants (Whitacre and Simmons 1990:E.9). Colorado's sparse population at the turn of the 20th century proved unable to produce the workforce required by the crop, compelling both farmers and the Great Western Sugar Company to seek workers elsewhere. Campaigns initiated across the U.S. and Europe resulted in the immigration of new population groups to Northern Colorado including the paradoxically named "Germans from Russia" (Whitacre and Simmons 1990:E.9). Called by a variety of different terms ("German Russians," "Russian Germans," and "Volga Germans"). Germans from Russia possessed a unique ethnographic history defined by their 18th century resettlement from war-torn Germany to the sparsely populated Russian Steppes (Thomas 2003a:iii, 1-2). These German colonists migrated to Russia in large numbers forming their own culturally distinctive communities along the Volga River and Black Sea (Thomas 2003a:2). After a century of successful residence, the political autonomy enjoyed by the group was curtailed in the late-19th century (Thomas 2003a:3-4). Compounded by declining grain prices and successive famines, many Germans from Russia left their homes for the U.S. from the 1870s onwards (Thomas 2003a:3-5).

They were often drawn by the possibility of the 1862 Homestead Act and the boosted promises of professional land salesmen; however, the necessities of sugar beet cultivation resulted in the "importation" of whole families and sometimes villages in the early-20th century (Thomas 2003a:4-6) Germans from Russia proved far more willing than local residents to tolerate the punishing conditions required by the crop while their large families produced worker stability and provided a large supplementary labor force (Thomas 2003a:5)..

With the completion of Greeley's processing plant, Germans from Russia began arriving to help staff the industry after 1902 (Humphries Poli Architects 2011:26). These families were early settlers of the Sunrise neighborhood—termed by some "Little Russia"—which developed between the train tracks and the factory (Humphries Poli Architects 2011:27; Waldo 2018). Here, immigrant families could purchase modest homes, helping them achieve the dream of property ownership and develop their own specialized institutions to serve unique cultural needs (Humphries Poli Architects 2011:27, 30). Following the threat of strike in 1903, Japanese laborers were brought in from Wyoming who also established their own local community in the Sunrise Neighborhood (Humphries Poli Architects 2011:29).

Continued Growth

The population of Greeley continued to expand in the early-20th century, reaching a population of 3,023 by the 1900 census (Simmons and Simmons 2002:15). As early as the 1890s, residential subdivisions had begun to develop to the west—away from the noise and pollution of the train tracks—and south—alongside the growing university campus. These included Arlington Heights (Freeman's) and Cranford in 1887, Boomer's and West & Thayer's in 1889, and Elmwood in 1890 (McWilliams 2016:7). With the economic prosperity brought by the maturing sugar beet industry, Greeley grew rapidly between 1900 and 1910 with its population more than doubling to 8,179 in 1910 (Simmons and Simmons 2002:23). Many of the city's most elaborate buildings were constructed during this time to the designs of prominent regional architects including William N. Bowman, Thomas P. Barber, Sidney G. Frazier, and Harlan Thomas (Scott McLean, personal communication 2020).

One notable exception to this list of men was Greeley-born architect Bessie Smith who trained herself through a correspondence course before receiving employment in 1901 by the Bearresen Brothers of Denver (*Greeley Daily Tribune* 1903; Brooks 2013a). Working as the "only lady architect in Denver," Smith went on to become chief architect in the Bearresen office before returning to Greeley in 1903 where she established her own firm (*Greeley Daily Tribune* 1903; Brooks 2013a). In association with her father's contracting business, Hall & Smith, Smith continued as Greeley's sole female architect and designed several prominent residential and commercial buildings throughout the city (*Greeley Daily Tribune* 1903; Brooks 2013a). In 1910, Smith left Greeley and moved to San Diego where she married and discontinued her architecture practice (Brooks 2013a). After giving birth to a daughter, Smith died in 1921 at the age of 39 (Brooks 2013a).

Figure 37. Dr. Ella Mead purchased this 2-cylinder Maxwell around 1906 making her the first resident of Weld County to own an automobile with electric lights. Mead conducted her own repairs on the vehicle, reportedly using hairpins, adhesive tape, and chewing gum to ultimately coax it over 150,000 miles of early Colorado roadways (Cumming 2004:B1, B2). Courtesy of the *Greeley Tribune* and City of Greeley Museums.

Among the legacy of Smith's Greeley buildings is the 1906 Coronado Building which housed the office of another pioneering woman Dr. Ella Mead (Figure 37). Mead was born in 1874 and

had been among the first immigrants to Greeley when her family moved west in 1878 (*Greeley Daily Tribune* 1961:6). After receiving a medical degree in Denver in 1901 and being the only woman in her class, Mead completed her education in Paris before returning to Greeley in the early-1900s (*Greeley Daily Tribune* 1961:6). Over the course of her career, Mead was appointed the public health inspector and took responsibility for enforcing public quarantine laws and inspecting local milk products among other duties. Mead would later establish one of the country's first birth control clinics in Greeley along with several other pioneering mental health organizations (*Greeley Daily Tribune* 1961:6).

Beyond its progressive citizenry, Greeley continued to grow apace with other cities in its physical and cultural achievements. In 1911, the Greeley Philharmonic Orchestra (GPO) was founded and initially played in the downtown Orpheum Theatre constructed a year earlier (Gilderhus 2009; Waldo 2016:79). The orchestra included member George W. Fisk, a mechanic who had served as a musician during the Civil War (Figure 38; Waldo 2016:103). After moving to Greeley, Fisk became recognized as one of the best luthiers—violin makers—in the world, eventually becoming known as the "Stradivarius of the West" (Waldo 2016:103).

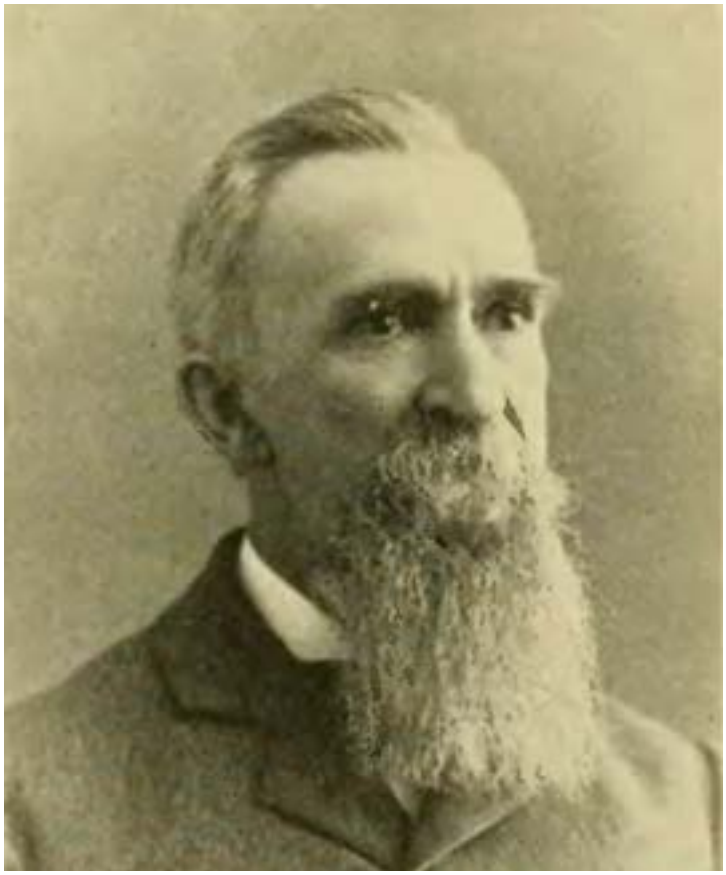


Figure 38. George W. Fisk. Courtesy of *GENi.com*.

Contemporaneous with this, in 1910, Greeley became the last city in the state to receive its own streetcar line which was constructed in a loop by the Greeley & Denver Railroad Company (G&D; VanderKwaak et al. 2020:251-254). Although connection to Denver remained unattained, the company successfully developed trackage from Greeley's commercial core south to 19th street with a spur line which led north to Island Grove Park (Figure 39; VanderKwaak et al. 2020:254). The line proved initially popular and served the still growing neighborhoods around the University which began to fill with Craftsman-style bungalows and other small-scale domestic buildings (McWilliams 2002:15). As early as 1910, these neighborhoods, like the rest of Greeley, began to include so-called "kit homes" which could be purchased by mail order from companies like Sears, Aladdin, and Montgomery-Ward (Dunn 2013). Although kit homes are comparatively rare west of the Mississippi River, Greeley appears to contain examples of both kit homes, as well as residences clearly influenced by the standard forms of these designs (Figures 40-41; Antique Home Style n.d.; Dunn 2013).

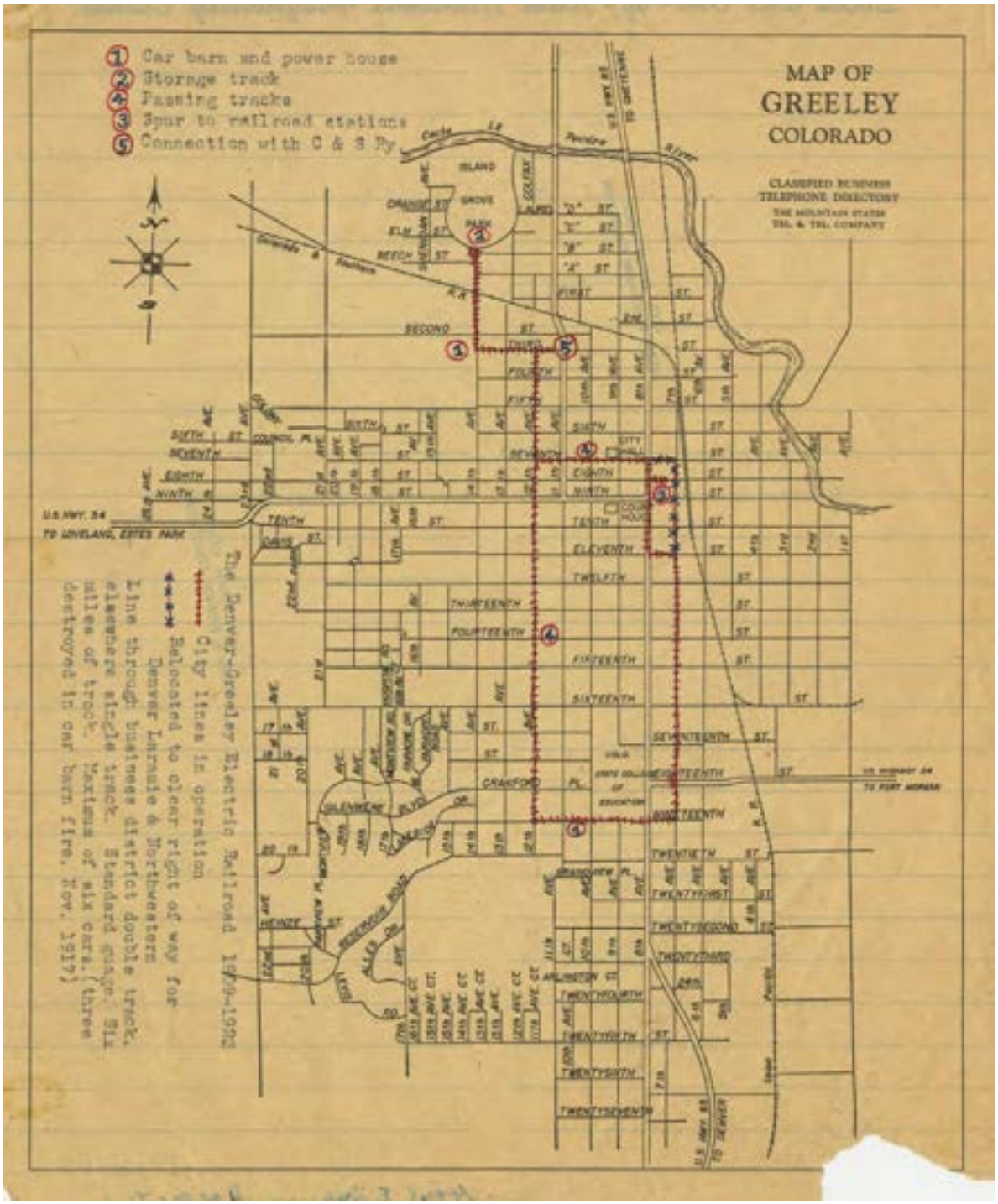


Figure 39. Map showing the ultimate development of the Greeley & Denver Railroad Company streetcar line between 1910 and 1923. 1991.42.1503, City of Greeley Museums, Hazel E. Johnson Collection. Map of Denver-Greeley Electric Railroad route, c. 1923.

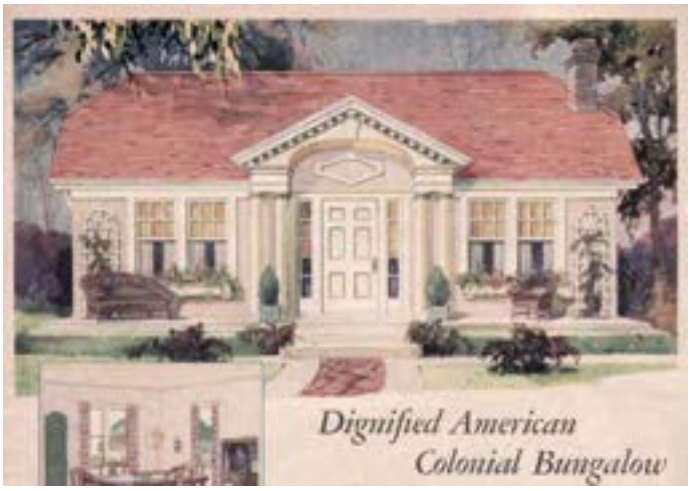
A sharp counterpoint to Greeley's traditional American-style neighborhoods began to develop in the wake of World War I (WWI). In 1914, the "Great War" created a sharp labor shortage which was compounded by new mandatory school attendance laws (Simmons and Simmons 2002:23-24). Migrant Mexican laborers arrived to help fill the need but proved difficult for farmers to retain over multiple years because of their forced itinerancy (Fox 2016). To help solve the problem, in 1925 (some state 1924) the Great Western Sugar Company platted a neighborhood of 65 small lots north of Greeley that they called the Espanola Subdivision (Fox 2016).

Figure 40. 1218 Cranford Place. View showing a small side gabled bungalow with jerkinheads and a classically-detailed entry. Although not identical to Figures 41a & b, this residence shows similarities in its form and detailing and may stem from another catalog publisher, nearly all of whom provided models of single-story jerkin-headed classical bungalow for sale (Antique Home Style n.d.). Courtesy of Scott McLean. November 2020.

Although rural and lacking services, the lots provided farm workers with an important avenue towards home ownership and the neighborhood—colloquially termed "Spanish Colony"—developed a unique blend of Anglo and Latinx characteristics indicative of so-called "barrio planning" (Fox 2016; Hill 1984:334; Peters 1990).

The Great War proved similarly important for Greeley's Germans from Russia who suffered a wide variety of abuses under the anti-German sentiment engendered by the conflict (Waldo 2018). Official actions included the closure of German parochial schools and the banning of both German language classes and the language's use in local municipalities (Waldo 2018). Additionally, groups of vigilantes conducted raids on local families and received public praise for their "moderation" (Waldo 2018).

After the war's end in 1918, Greeley continued to face new changes during the tumultuous interwar period. Regionally, production surpluses generated to meet wartime demands and Europe's subsequent reconstruction began to produce diminishing returns as external needs tapered off (Mehls 1984:155). Farmers were forced to make expensive adaptations or sellout completely as agricultural prices became depressed during early-1920s (Whitacre and Simmons 1990:E.20).



Figures 41a and b. Detail of "The Potomac" and "The Mayflower" in the 1930 Montgomery Ward catalog. Courtesy of *Antique Home Style*.

Across Weld County, the total number of farms declined until prices began to stabilize again in the middle of the decade (Whitacre and Simmons 1990:E.20). Along with this decline, the face of the local industry was also changing as new water projects in Idaho transformed the state's plains into prime land for potato crops (Simmons and Simmons 2002:18). Ironically, just as Greeley began to lose its supremacy as a potato producing center, the City inaugurated the Spud Rodeo in 1922—a tradition which continues today as the Greeley Stampede (Brooks 2013b).

Greeley's initially popular streetcar line was forced to close in 1923 after it developed a reputation for accidents, suffered a significant car barn fire, and faced rising competition from automotive ownership (VanderKwaak et al. 2020:255). At the time of the line's end, the conductors of its three remaining cars were paid directly from the fares they collected, provided they maintain their vehicles themselves (VanderKwaak et al. 2020:255). The system's demise reflected other modifications to the City's built environment brought upon by a new influx of cars. A "motor row" developed along Greeley's 8th Avenue to the south of its downtown core and the road became incorporated in the burgeoning national highway system (Kellums 2007:8.33; McWilliams 2016:13-14). Because of this, the corridor became increasingly important as the City's principal entry and was beset by new construction, including service stations, garages, and car showrooms (McWilliams 2016:13-15).

Further construction took place within the downtown core when the Greeley Armory was completed in 1922, the Masonic Lodge in 1927, and the Greeley Tribune Building in 1928 (Figure 42; Simmons and Simmons 2002:30). Beyond this, numerous residences were constructed in preexisting subdivisions where semi-suburban neighborhoods like Cranford saw their building improved lots double from 40% to 80% throughout the 1920s (McWilliams 2002:18). In response to this growth and a growing movement throughout the U.S., in 1929, Greeley enacted its first zoning ordinance hiring zoning expert S. R. DeBoer to complete an "ought to pass" recommendation (*Greeley Daily Tribune* 1929a:1, 7). Councilmembers ultimately felt DeBoer's ordinance was "too complicated and severe" for Greeley and simplified it to contain six zoning districts which separated the city into residential, commercial, business, and industrial sectors with accompanying land use restrictions (*Greeley Daily Tribune* 1929b:9; Greeley Daily Tribune 1929c:1; *Greeley Daily Tribune* 1929d:8-9). The passage of the ordinance was followed by the enactment of the federal Smoot-Hawley Tariff

(Whitacre and Simmons 1990:E.21). The law sought to protect certain domestic products, including sugar, which resulted in an almost immediate rise in profits for local sugar beet farmers (Mehls 1984:156). By this time, Greeley had transformed itself into the fourth largest city in the state and was lauded in Denver periodicals as "one of the most picturesque and historically interesting towns in Colorado" (*Municipal Facts* 1929:26; Simmons and Simmons 2002:29).

Figure 42. Aerial photograph of a burgeoning downtown Greeley taken during the mid-1920s, looking northeast from the roof of the Weld County Courthouse. 2000.129.1434, History Colorado. c. 1922-1930.

Such buoyant tones, however, masked a darker underside to the decade which witnessed the widespread rise of Ku Klux Klan both within Colorado and across the nation (Louvaris 2019). This "Second Klan" was revived from the defunct 19th century organization in 1915 but only gained widespread popularity after 1920 (Dunn 2018). This new Klan broadened its appeal by choosing to target not only Black Americans but also Catholics, Jews, and anyone else deemed "un-American" (Louvaris 2019). Although it maintained its role as a quasi-social club for its followers, the Klan also sought to mobilize its membership to promote its racist ideologies through public officials (Dunn 2018; Louvaris 2019).

Colorado proved to be among the organization's most fruitful states outside the Deep South boasting the Klan's second highest membership numbers after Indiana (Dunn 2018). Beginning with the public announcement of the Denver "Klavern" in 1921, local historian Meg Dunn proposes that Greeley and Fort Collins likely possessed their own chapters of the organization by 1922 or 1923 (Dunn 2019). Although the Greeley Klavern was the 81st to be formally recognized in the state, contemporary newspaper reports indicate that it grew rapidly (Dunn 2019). In December, 1923, reports from the *Fort Collins Coloradoan* noted that "[t]he Ku Klux Klan has made its gesture in Greeley by setting up a fiery cross on the high ground to the southern end of the city…[i]t is said the Klan is numerous in Greeley and Weld County" (1923:2). Just under two years later, the Longmont *Daily Times* stated that the Klan's Greeley chapter had become" the largest in the state" and KKK members became important public figures including Reverend Owen Reece who led two Christian congregations in the City between 1924 and 1928 (Historic Preservation Commission 2009; Dunn 2019).

With the organization's rise across Colorado, the Klan was successful in insinuating itself into numerous levels of local governance including the State Legislature, Supreme Court, and governorship. Greeley played a substantial role in these events; voting in large numbers in 1924

for the KKK-backed governor Clarence Morley and senator Rice Means (Dunn 2019). Beyond these larger events, the extent to which the Greeley Klavern may have perpetuated the more violent activities often associated with the KKK remains unclear. More recent newspaper reports condemn a gathering that reportedly occurred in September 1924 during which a crowd of 20,000 gathered to watch a planned Klan parade (*Greeley Tribune* 2012). The same report describes threats against local Catholics and Jews and a staged event during which crosses were burned simultaneously at the four corners of the Espanola Subdivision (*Greeley Tribune* 2012).

In 1925, all 980 members of the Greeley Klavern abandoned the KKK for a rival group founded by Colorado's ousted Grand Dragon Dr. Galen Locke (Dunn 2019). With the change, local property owned by the chapter was relinquished to the Klan parent organization although more limited numbers of Klansmen continued to remain active in Greeley (Dunn 2019). The turbulent events of the defection were part of a larger string of scandals that helped to end the KKK's dominance in the state during the second half of the 1920s (Louvaris 2019). Nonetheless, in spite of its waning power, many of the group's fundamental sentiments remained prevalent throughout the region and instances of racially-based hate crimes are documented in local periodicals (Waldo 2019).

The Great Depression

Any optimism engendered by the prosperity of the late-1920s, however, was cut short on October 25, 1929 when the Wall Street Crash—"Black Friday"—marked the onset of the Great Depression (Mehls 1984:156). While the Depression left few parts of America untouched, Northeastern Colorado found itself mired in a familiar cycle of declining agricultural prices and rising debts (Mehls 1984:156). Many property owners were forced to sell their land or suffer foreclosure for unpaid debts, while migrant workers and others with temporary employment proved to be the most severely affected (Mehls 1984:156).

In the first years of the decade, these already dire circumstances became even more acute when drought struck the Great Plains region leaving many farmers without water to grow their crops. Multiyear attempts by many at dryland farming on marginal lands resulted in unprecedented soil breakdown (Mehls 1984:157). Starved of moisture and groundcover, dirt on these landscapes turned to a fine silt which could form impenetrable storms termed "dusters" or, when combined with snowfall "snusters" (Mehls 1984:157). The phenomenon gave rise to the term "dust bowl" to describe portions of Colorado, Texas, Oklahoma, New Mexico, and Kansas which witnessed such storms on a regular basis (Mehls 1984:157; Whitacre and Simmons 1990:E.21).

These conditions persisted through the early-1930s as the Hoover Administration resisted calls for widespread federal intervention. Officials estimated in mid-1932 that 16% of the state's full time workers were unemployed—not counting part-time workers, farmers, seasonal laborers, and railroad workers who were all also affected (Wolfenbarger 2005:E.3). Only with the inauguration of Franklin Delano Roosevelt (FDR) in 1933 did substantial aid begin to flow into Colorado. Within its first 100 days, the Roosevelt administration successfully passed a record setting number of large legislative bills designed to both assist struggling citizens and stimulate economic growth (Wolfenbarger 2005:E.4). Popularly termed the "New Deal," these bills created a wide variety of agencies to administer federal stimulus funds and included such popular programs as the Civilian Conservation

Corp (CCC), Public Works Administration (PWA), and Soil Conservation Service (SCS).

In Greeley, New Deal programs resulted in a spate of projects which improved the City's infrastructure and expanded many of its public facilities. The City received its own CCC camp which was administered by the SCS out of the Greeley Armory (SCS-3-C) and another camp (DSP-1) dedicated to municipal improvements which was headed by the NPS (Wolfenbarger 2005:E.37, E.80). Additional benefits were funded through the PWA which completed 13 projects in the City, including new buildings for the university, a new school, additions to the local hospital, and a new fire station among other improvements (Figure 43; Simmons and Simmons 2002:32; Wolfenbarger 2005:E.86).

New Deal funding was also supplied to the Bureau of Reclamation (BOR) for the construction of the massive Colorado-Big Thompson water project. The project was among the most ambitious undertaken by the BOR and was intended to divert water from the Colorado River on the state's Western Slope through the Rocky Mountains to irrigate eastern farms (Mehls 1984:165; Whitacre and Simmons 1990:E.22; Wolfenbarger 2005:E.51). The myriad of programs initiated under the New Deal were a positive force in Northeastern Colorado where they provided a lifeline to struggling citizens during the Depression's height (Mehls 1984:167). Only with the U.S. entry into WWII in 1941 did the full effects of the Great Depression begin to recede (Mehls 1984: 173; Whitacre and Simmons 1990:E.24). The war effort helped to drive down Colorado's unemployment and required enormous quantities of agricultural products (Simmons and Simmons 2002:32).

Consequences of the war effort at home included the loss of available men to fill job vacancies, and President Roosevelt's Executive Order 9066 which called for the internment of Japanese Americans in camps throughout the West. While women began entering the workforce in large numbers during this time, labor shortages were also supplemented by hiring additional Mexican laborers to work in local beet fields (Brooks 2013b) and through the construction of a new prisoner of war (POW) camp. Constructed in 1943 and located along Highway 34, "Greeley Prisoner of War Camp No. 202" (Camp 202) was one of three "major base camps" located throughout the state and hosted approximately 3,000 German and Austrian prisoners (Paschal 1979:119). Another, lesser documented camp, hosted Italian POWs and was located in Greeley at the Horace Mann School on 12th Street between 10th and 11th Avenues (Peters 1976:7). Reports indicate that camps were comparatively peaceful and well-ordered, and several of the prisoners later returned to Greeley to settle or exchanged letters with the farmers who had hired them (Peters 1976:7). With the war's end, both camps were closed and the buildings at Camp 202 were re-purposed in Fort Collins, Loveland, WIndsor, and Greeley where they became student housing at UNC and were utilized as apartments at 23rd Avenue and 9th Street.

Figure 43. Historic photo of PWA-funded Greeley Sewage Disposal Plant. Sewage treatment plants were an important component of the PWA's legacy. Their construction helped dramatically to improve the public health of Coloradans who suffered from a numerous waterborne diseases which made the state among the unhealthiest in the West (Wolfenbarger 2005:E.52). 88.442.439, History Colorado. ca. 1935-1950. R. G. (Bob) Zellers.

Post-war Developments

Both during and after WWII, Greeley continued to slowly grow from a population of 15,995 in 1940 to 20,354 in 1950 (Simmons and Simmons 2002:32). During this time, the city's local economy remained predominantly agricultural, but began diversifying with an increasing emphasis on industrial cattle raising. Prior to 1920, ranchers in Northeastern Colorado had generally used public rangelands in order to graze their herds which remained feasible only so long as the land remained in the public domain (Mehls 1984:157). Over time, the introduction of dryland farming practices and influx of new settlers forced stockmen to begin experimenting with feed lots where herds were fed by trough (Mehls 1984:157). Although the expensive conversion to feed lots forced many farmers into bankruptcy, in Greeley, the transformation was largely successful (*Greeley Daily Tribune* 2008b; Mehls 1984:157).

Among the farmers to adopt the feedlot was Warren Monfort whose family had moved to Greeley in 1920 and purchased a local farm (Barnhart 2018:28). After inheriting the farm in 1930, Monfort purchased 18 head of cattle and re-oriented the farm's operations from cash cropping to providing feed for the herd (Barnhart 2018:28). He realized that feedlots could eliminate the traditional seasonality of cattle which were generally brought off the range in the fall and, further, that they could be fed inexpensively using excess agricultural products (Blackburn and Oligmueller 2011; Cornelius 2001). By 1941, Monfort had increased his herd to 3,000 head and begun outselling all others in the Chicago cattle markets (Barnhart 2018:28). By 1945, the herd had increased to 4,500 and by 1950, Monfort owned a herd of 8,000 cattle and his Greeley-based company, Monfort Feedlots, averaged $1 million in annual sales (Figure 44; Barnhart 2018:28; Cornelius 2001).

Along with Monfort's success, Greeley too entered a period of post-war prosperity reflecting trends within the country at large. In the early-1950s, Weld County was ranked the 7th wealthiest in the U.S.in the value of its agricultural products and became first in the state for its output of crops and value of its livestock (Simmons and Simmons 2002:32). The local economy also further diversified through developing its oil, coal, and natural gas resources (Simmons and Simmons 2002:33). This boom translated to a period of expansive growth during which the City expanded its physical boundaries with new subdivisions, and spent $30 million on new construction (Simmons and Simmons 2002:33).

Around the City, these annexed lands included many newly constructed neighborhoods designed according to both contemporary residential fashions and stipulations made by the Federal Housing Administration (FHA). The FHA was created in 1934 as part of Roosevelt's New Deal and lived on after the Depression as a permanent part of the federal government (McAlester 2017:68). In the post-war era, the agency was part of a widespread effort to rapidly construct new housing to compensate for minimal residential construction during the Depression and almost none during World War II (WWII) (McAlester 2017:68). Rather than directly fund the effort, the FHA insured mortgages made by private banks to new home buyers in order to better activate private investment (McAlester 2017:88). To control the quality of these residences, the agency published stipulations for the designs of homes and subdivisions that would help developers ensure their projects were eligible for FHA backing (McAlester 2017:69).

Figure 44. Monfort feedlot near Greeley shown sometime after the construction of feed storage silos in 1946. 90.447.26, History Colorado. ca. 1940-1960. James L. Ehernberger (uncertain).

In Greeley, new subdivisions developed rapidly and beginning in 1950, commentators began writing about the City's growing "fringes" and calling for better long-term planning (*Greeley Daily Tribune* 1950a:13; *Greeley Daily Tribune* 1950b:22). In 1952, the *Greeley Daily Tribune* noted that the City:

> "…has broken thru [sic] its seams at a number of places during the last six years to take new additions that have figured heavily in nearly nine million dollars[‘] worth of residential building permits have been issued in that period… Approximately 45 blocks have been added to the city by these additions which have already been developed or are now being built up with attractive new homes…" (*Greeley Daily Tribune* 1952a:1, 5)

These subdivisions show remarkable variety in their forms and architecture and help chart Greeley's transition from the street-car suburbs of the pre-war period into the suburbs of the midcentury. Some early subdivisions such as Houston Heights—platted around 1951—utilize a gridiron street network populated by mass-produced kit "Gunnison Champion Homes" in a Minimal Traditional style reminiscent of the interwar years (*The Greeley Daily Tribune* 1951a; Zeigler 2015). Others, such as the slightly later Farr subdivision, also utilized a rectilinear street grid, but consist of brick ranch houses which combine traditional materials with a more modern residential form (Figure 45; Waldo 2010). Adjacent to Farr, the still newer Hillside subdivision is representative of a fully formed midcentury suburban neighborhood replete with curvilinear streets, brick ranch houses, and land set aside for a City-owned elementary school (Waldo 2010).

Adding to the appeal of the Hillside and Farr subdivisions, the tract's developer—the Wheeler Murphy realty company—had left space for Greeley's first modern shopping center along 11th Avenue (Bauer 1973:B4). When it opened in 1958, Hillside Center proved to be a major force in the ongoing

diversification of Greeley's commercial areas (Figure 45). This process had been ongoing throughout the 1950s raising concern among local business leaders about the continued vitality of the City's downtown core (Simmons and Simmons 2002:33). With the closure of two downtown cinemas and the relocation of the federal post office, substantial efforts were made to address perceived problems with downtown's attractiveness to shoppers (Simmons and Simmons 2002:33).

Reform-minded individuals formed a civic development group known as GGG Inc. (informally standing for "Greeley Grows Greater") which helped to facilitate a variety of downtown improvements (Simmons and Simmons 2002:34). Projects included "face-lifting" many older commercial blocks with applied façades constructed from appealing new materials. Other undertakings entailed the demolition of old buildings to create convenient parking and drive through facilities (Simmons and Simmons 2002:34). New buildings were erected for downtown department stores including Woolworths and J.C. Penny Co. and Greeley's first branch of the Denver Dry Goods Co. department store chain (Simmons and Simmons 2002:34). Through the efforts of GGG Inc. and other individuals, Greeley's commercial core was dramatically transformed throughout the 1950s and 1960s.

Figure 45. Hillside Shopping Center with Farr subdivision in background. C1_1995.51.0004A, City of Greeley Museums, Permanent Collection. Hillside Shopping Center, September 28, 1958. Photograph taken by Walter Eugene Clark.

Despite these new amenities, they struggled to attract shoppers. Many retailers abandoned the area in favor of Hillside and other malls constructed in the City's booming suburbs while new highway bypasses routed traffic around downtown instead of following the former route along 8th Avenue (Simmons and Simmons 2002:34).

In spite of the City's waning core, the midcentury period was one of prosperity for many of its institutions and its population rose to 26,314 in 1960—an increase of 29.3% over the decade prior (Simmons and Simmons 2002:15). During the 1950s, the City had established a pioneering municipal Department of Culture to manage its museums and adult enrichment programs (Brooks 2013b). In the following decade, voters approved a $6.4 million bond measure to construct six new school buildings located in the Greeley-Evans School District (Wenger 2019). Designed by Shaver and Co. Architects of Salina, Kansas, the buildings were revolutionary in their use of a circular floorplan which attempted to implement a "schools in the round" concept (Figure 46; Stewart 1976:1). The experimental designs were nationally acclaimed and were featured in a 1964 edition of *Life* magazine which lauded the City's "rich investment in tomorrow" (Schaal 1964:44). Ironically, within twelve years, newspaper articles would already be describing the new round schools as the district's "nemesis" for the high cost of maintenance and challenging educational spaces (Stewart 1976:1).

Figure 46. Historic photo of Scott Elementary School, seen from above. 1992.75.0412, City of Greeley Museums, The Lew Dakan Archive. Scott Elementary School, August 7, 1978. Photograph taken by Walter Lew Dakan.

On a collegiate level, in the early-1960s, UNC began construction of its "West Campus" on a nearby tract of land purchased in 1956 (Rice 2014:17). The West Campus was located immediately southwest of the original UNC campus and contained 146 acres of pastoral farmland that separated Greeley's pre-war subdivisions from its new, midcentury suburbs (*Greeley Daily Tribune* 1960:3). A laboratory was the first building planned for the new campus with later plans including housing for married students (*Greeley Daily Tribune* 1960:3). In 1968, UNC completed a new residence building on the tract which became Greeley's first skyscraper at a height of 13 stories (Rice 2014:18). By 1970, the university's expansion and increasing influence was recognized when its name was formally changed to the University of Northern Colorado by the State Legislature (Rice 2014:22).

During the same period, private business was equally expansive. In 1960, Monfort Feedlots, Inc., joined with Capital Packing, Inc. to construct a meat-packing plant in Greeley, thereby bypassing the Chicago markets entirely (Weld County n.d.). Over the course of the next decade, Monfort bought out Capital's share in the processing plant in order to consolidate the company's control over its supply line (Weld County n.d.). It continued this process by acquiring the Mapelli Brothers Food

Distribution Company before the decade's end, thereby uniting the entire farm-to-market process under a single company (Blackburn and Oligmueller 2011; Weld County n.d.). This industry innovation was further built upon when Monfort introduced the concept "boxed beef" which involved butchering and packaging meat cuts for distribution rather than delivering whole carcasses for stores to divide themselves (Cornelius 2001). By the end of the decade, the Monfort packing plant in Greeley had 931 individuals on its payroll and supplied almost $162 million in beef (Weld County n.d.). The Monfort feedlots contained around 100,000 cattle making them the largest such facilities in the world (Weld County n.d.). As one newspaper article described it, Greeley had become "a company town" (Cornelius 2001).

With the dawn of the 1970s, Greeley was still rapidly growing with a census count of 38,902 individuals (Simmons and Simmons 2002:34). Perhaps the most dramatic change in the City resulted from the 1969 repeal of municipal temperance laws (by 477 votes) which allowed the legal sale of alcohol for nearly the first time in the City's history (Brooks 2013b). Nearby in Windsor, the Eastman Kodak Company had begun construction on a film manufacturing plant in the late-1960s. The Eastman Kodak Company began to gradually employ a larger workforce helping to diversity the predominantly agricultural economy of Weld County (The Coloradan 2014). This proved valuable when, in 1974, the Nixon Administration allowed for the expiration of The Sugar Act which, for 40 years, had subsidized sugar prices across the country providing substantial business to local beet farmers (United Press International 1985). With the Act's expiration, the Great Western Sugar Company began struggling to maintain profitability (United Press International 1985). The company was eventually sold to a Dallas conglomerate in the mid-1970s (United Press International 1985). During this period, the company closed six of its processing plants and in 1985, filed for Chapter 11 bankruptcy (United Press International 1985).

Despite these losses, Greeley continued growing apace with a population of 53,006 by 1980 (Simmons and Simmons 2002:35). In the same year, a Hewlett-Packard manufacturing plant was constructed on a field west of the City providing further manufacturing jobs and economic development (Brooks 2013b). With the City's growth, agricultural interests worried about the loss of farmland throughout the county which had averaged 18,000 acres per year throughout the 1970s (Kneeland 1981:B.8). The new Hewlett-Packard facility was cited as one such threat.

Greeley's downtown continued to suffer as major retailers left in the late-1970s and 1980s leaving business leaders to accept that earlier revitalization efforts had failed (Simmons and Simmons 2002:34-35). In 1981, an urban renewal plan was instituted by the newly formed Greeley Downtown Development Corporation which had found evidence of "blight" on 15 downtown blocks (Simmons and Simmons 2002:35). Voter approved initiatives established an Improvement District to complete a variety of public and private projects to help update and revitalize the area (Simmons and Simmons 2002:35). Nearby, another voter approved measure resulted in the construction of the Union Colony Civic Center between 1986 and 1989 which represented a major investment in both the City's downtown and its artistic development (Brooks 2013b).

PROPERTY TYPES

Part of designating historic resources is working to classify them based upon pre-determined categories created by the NRHP. These categories are useful in establishing a resource's historic significance centered upon the property's function or use, its architectural or physical description, and its association. In *National Register Bulletin 16A: How to Complete the National Register Registration Form*, the NRHP divides historic resources into five property categories: buildings, structures, objects, sites, and districts (National Park Service 1997a:15):

- A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. A building may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- Structures are functional constructions made for purposes other than creating human shelter, and would include such resources as roads, bridges, canals, and train tracks.
- Objects are primarily artistic in nature or are relatively small in scale and differ from buildings and structures. Objects would include monuments, sculptures, or fountains.
- A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.
- A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development (National Park Service 1997a:20-23).

Within these five typologies, 18 additional categories exist for the past and present functions of historic resources such as Domestic, Commerce/Trade, Social, or Government (see Appendix C for a full list; National Park Service 1997a). These are further divided into subcategories for more specific uses, such as domestic-single dwelling, commerce/trade-warehouse, and social-meeting hall.

FUNCTIONAL CATEGORIES

Per the NRHP, it is important to identify how a historical building or structure functioned in the past, and whether or not those characteristics that are associated with that past use are still present in sufficient quantities to render the property eligible for historic designation. Therefore, in addition to identifying the property type (building, structure, object, site, or district) and architectural style, it is essential that the property's function be identified as well.

Owing to Greeley's unique history, and as it continues to designate resources, it may be useful to search for potentially eligible resources along a variety of thematic functions. These functions should be identified based upon important and/or unexamined components of the City's history that are not represented in its currently designated resources. For this reason, commissioning context statements covering these functions will help better understand the community's resources, as well as organize them within a wider historical background. Using the official data categories provided by *National Register Bulletin 16A*, the following categories and subcategories are recommended as possible contexts to help identify important and unrecorded cultural assets.

Commerce/Trade

Specialty Stores [Auto Showrooms]

Like many western cities in the 20th century, Greeley developed a booming automotive sector in the interwar years with numerous showrooms and other related facilities located along and near the 8th Avenue corridor (McWilliams 2016:13). Portions of this legacy are still intact and could be studied to help preserve and document this part of the City's 20th century development. Associated property types include garages, services stations, auto parts stores, motels, drive-in restaurants, among other roadside services (Figure 47).

Figure 47. Detail from article "Automotive Business a Major Industry." AI-5913, City of Greeley Museums, Permanent Collection. N.d.

Warehouses

As a shipping and distribution center for a wide agricultural hinterland, Greeley possesses a number of warehouses used for the storage of foodstuffs and other materials. Greeley's warehouses are clustered along its rail lines and show a surprisingly diverse array of construction materials and methods (Figure 48).

Figure 48. Hensel Phelps Construction Co., Building 2, 420 6th Avenue. This storage warehouse with a remarkable undulated thin-shell concrete roof was constructed in 1961 according to data from the Weld County Property Portal.

Education

Schools

Greeley possesses a long-standing dedication to the education of its children which has resulted in a rich architectural legacy of school buildings (Figure 49). Several of these have already been designated on a historic register, however, important elements of this legacy—particularly the City's midcentury "round schools"—are being lost. Although the preservation of schools has proven difficult owing to differing ownership jurisdictions, the distinctiveness of the City's legacy may make continuing the effort worthwhile. Additional information on Greeley's midcentury schools can be found in the 2016 MPDF "Colorado's Mid-Century Schools, 1945-1970" (Christman 2016).

Figure 49. Greeley West High School, 2401 35th Avenue. Detail of historic aerial photograph showing school sometime after construction. This building, with its unusual hexagonal plan, is already in the process of replacement. 1992.75.0527, City of Greeley Museums, The Lew Dakan Archive.

Colleges

The University of Northern Colorado exhibits an excellent architectural legacy spanning more than a century and includes examples of early-20th century revivalist styles, later Art Deco buildings, and more recent Modernist high rises (Figure 50). Although the institution is not under City jurisdiction, efforts and overtures should be made to continue the preservation of the original campus and its expansion as they form an important and highly-visible component of the City's built environment.

Figure 50. Carter Hall, University of Northern Colorado (5WL.6179). This building is an exceptional example of what McAlester terms the "Modernistic" styles through its combination of Art Moderne and Art Deco elements. The building was officially determined eligible for the NRHP in 2007. RG021_01_04_06_0099, Archives & Special Collections @ Digital UNC, University Libraries, University of Northern Colorado, Record Group 21. N.d.

Religion

Religious facilities

Since the 1870s, Greeley has been known for its religious institutions when the DP first offered a $500 prize to whichever congregation could erect the first formal church building (the Baptists won; Boyd 1890:289) Over time, the City has been termed the "City of Churches." A 1907 promotional pamphlet featured 12 distinct congregations with their own houses of worship (Commercial Club of Greeley 1907). Today, some of the City's best historic architecture can be found in its religious institutions, portions of which have been preserved in a historic register (Figure 51).

Figure 51. Our Lady of Peace Church, 1311 3rd Street (5WL.2577). This building possesses both architectural distinction as a good example of the Romanesque Revival style and ethnographic distinction as the house of worship for many Mexican immigrant Catholics who felt unwelcome at more established churches. It was determined field eligible for the NRHP in 1997 but needs to be resurveyed after a 2003 expansion. 2011.79.0006, City of Greeley Museums, Permanent Collection. N.d.

Funerary

Greeley has several cemeteries and memorial gardens, the most eminent of which is Linn Grove Cemetery. Linn Grove has been operating as a final resting place since its establishment in 1874 and is defined by its lush parklands, mature landscaping, and numerous memorials (Figure 52). Although Linn Grove is owned by the City, it is currently located outside the city limits making it potentially eligible only for the CSRHP and NRHP. As commemorative properties, cemeteries are more difficult to designate and must meet Criteria Consideration D as defined by the National Park Service National Register Bulleting How to Apply the National Register Criteria for Evaluation (National Park Service 1997b). This consideration states that "a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events" may

Figure 52. Linn Grove Cemetery, 1700 Cedar Avenue.

be considered eligible for listing (National Park Service 1997b:25). Owing to Linn Grove's age, its distinctive monuments, and the important personages interred there, it may be eligible for listing and is worthy of further study. Note that the cemetery office (5WL.6172) was field determined not eligible in 2007. Should the City annex the unincorporated land surrounding the cemetery, it should be placed on the GHR for its strong connection and link to Greeley's history.

Agricultural

Processing

The harvest and refinement of sugar beets was central to Greeley's development throughout the first half of the 20th century. During this time, Greeley acted as a processing and distribution center for—"white gold" (beet-derived sugar)—with a plant owned by the Great Western Sugar Company located east of Highway 85 (Figure 53). Although this plant was demolished in 2008, additional study should be undertaken to ascertain whether any other facilities remain in order to continue communicating this critical element of the City's history.

Figure 53. The Great Western Sugar processing plant, 1302 1st Avenue. Although demolished in 2008 to make way for the Leprino Foods Company plant, this complex was the source of much of Greeley's prosperity during the 20th century and would have stood out as a landmark owing to its height and prominent "GW" signage. Call number: X-9093, Western History and Genealogy Department, Denver Public Library. C. 1960-1970. Sourced from Dena S. Markoff.

Storage

In addition to sugar beet processing facilities, numerous warehouses and other storage faculties were constructed to assist in the distribution of sugar beets and other agricultural products. Many of these are clustered along the City's original rail corridor and are highly visible from its downtown core (Figure 54).

Figure 54. Trinidad Bean & Elevator Company, 615 5th Street. This collection of buildings may also form part of a cultural landscape which showcases the manner in which agricultural products were stored and transferred between rail and road vehicles.

Agricultural Fields

Agricultural fields have been an important part of Greeley's economic life since the foundation of Union Colony (Figure 55). At that time, each settler was expected to farm their own allotment which had been guaranteed by their original application fee. It is unknown whether any of these allotments remain intact as agricultural fields have become increasingly uncommon within the city limits. While Greeley has preserved one of its early homesteads in the White-Plumb Farm which includes some of its agricultural fields, the preservation of more would continue to provide evidence of a property type which has been vital to the City's history and development.

Figure 55. View of agricultural fields from the Weld County Parkway (County Road 47), looking northwest.

Animal Facilities

Greeley is the location of significant 20th century developments in cattle raising and meat processing which have come to be standards across the industry. These developments have only recently reached historic age and many of the significant figures associated with them remain accessible. As many of the properties associated with these developments remain in use and owned by private entities, a context and survey will prove invaluable to document present conditions, establish a formal history, and help to guide changes in the fabric and use of these properties in the future.

Figure 56. Historic aerial photo of the Monfort feedlot in Greeley. 1972.69.0002, City of Greeley Museums, Weld County Images Collection. April 2, 1972. Photograph taken by Lew Dakan.

Other animal facilities may also be present which demonstrate the earlier ranching history of Northern Colorado or the importance of animals to pre-mechanized farming practices (Figure 56). If found, these facilities are also worthy of investigation owing to their increasing scarcity and significance in the context of early pioneering.

Agricultural Outbuildings

In addition to the agricultural buildings already mentioned, further miscellaneous outbuildings may exist relating to early farming in Union Colony and Greeley. These buildings are also potentially significant for their ability to communicate the processes of early agriculture and may form part of a larger agricultural landscape including additional agriculture buildings (Figure 57).

Figure 57. Several outbuildings at the White-Plumb Farm visible amongst mature vegetation.

Irrigation Facilities

Greeley possesses exceptional importance to history of modern irrigation and modern irrigation law both within Colorado and the Western U.S. Portions of this history are already preserved including the location of Artesian Well #5, the New Cache La Poudre Irrigation Company Building, the Nettleton-Mead House, and the No. 3 Ditch. Nonetheless, no systematic study has been made of the extant irrigation and other water-related facilities from the City's early history nor the early urban growth facilitated by the development of these resources. Past research indicates that much early construction within the City is associated with its first ditches and a wider context should be developed to support the documentation and preservation of this legacy (Figure 58).

Figure 58. Portion of the Ogilvy Ditch (5WL.2944) along E. 8th Street, looking east. This ditch was originally constructed in 1881. Portions of it have been determined field eligible for the NRHP.

Industrial

Waterworks

To help provide water to its residents, Greeley began developing an extensive system of waterworks in the late-1880s (Figure 59). These included elaborate buildings, standpipes, and other facilities and continued expanding through the 20th century. It is unclear how many of these facilities may remain and possess requisite historic integrity, however, they likely possess enormous significance for their role in enabling the city's growth.

Figure 59. The original Greeley Waterworks located within a 20 acre parcel "near the western boundary of the city" between Island Grove Park and the Greeley, Salt Lake and Pacific Railroad line (Waldo 2020). This building is no longer extant. AI-0014, High Plains Library District, Weld County Images Collection. 1889.

Landscape

Parks

Greeley possesses numerous parks within its limits which generally represent designed landscapes. Many of these parks are integral to the communities around them and may be eligible for listing in the GHR as "visual feature[s] identifying an area or neighborhood" (Figure 60). Others may be eligible for this and wider registers based on the merits of their design, such as Lincoln Park which was added to the GHR in 1996 or Glenmere Park which was added to the GHR in 2000.

Figure 60. Cottonwood Park, looking west. Although perhaps not as notable other parks within Greeley, Cottonwood Park possesses mature vegetation and a tranquil setting perhaps making it eligible for listing on the GHR. It may also be eligible as a contributing feature to a larger Cottonwood Villages Historic District because of its centrality to the subdivision's layout.

Natural Features

Greeley's extant natural features are largely confined to its water resources including the Cache la Poudre River and South Platte River. Both features were crucial to the City's location and development and are likely also deeply entwined with Northeastern Colorado's indigenous history. Already, a portion of these resources are recognized by the CALA which stretches from Larimer to Weld County and interprets the river's contributions to the region (Figure 61).

Figure 61. This historic photograph of swimming in the Cache la Poudre River from Island Grove Park is indicative of the variety of ways that Greeley and the River have interacted over the City's history. AI-0189, High Plains Library District, Weld County Images Collection. N.d..

Transportation

Rail-related

In addition to its rivers, Greeley also owes its existence to the DP Railway which provided the fledgling colony with a necessary connection to a national network of transportation and economic exchange. Rail-related resources within the City may include the physical trackage, as well as passenger facilities, maintenance facilities, and other miscellaneous facilities that are related to the development and operation of its rail lines (Figure 62).

Figure 62. Union Pacific Depot, 902 7th Avenue (5WL.764). This building is significant for a number of reasons including its prominent architect Gilbert Stanley Underwood, as well as its association with Greeley's development and the maturation of its rail line.

Air-related

Greeley's sole air-related resource consists of the Greeley-Weld County Airport first developed in 1944 under the name of Crosier Field. The airport has served a variety of commercial, industrial, and private functions since its founding which has required repeated upgrades to its facilities and layout. Despite these changes, the airport appears to still possess its original hanger located along Ed Beegles Lane although this building's historic significance and integrity will require further study (Figure 63).

Figure 63. Historic aerial image showing the inauguration of Crosier Field. The hanger shown here appears to still be extant along Ed Beegles Lane. 1975.35.0007, High Plains Library District, Weld County Images Collection. September 24, 1944.

Road-related

Greeley possesses many potential road-related resources which include physical roadways, bridges, and parking garages among other similar property types. It is unclear how many of these possess the requisite significance for listing in a historic register, however, many have likely played an important part in the City's growth overtime by facilitating its continued expansion (Figure 64).

Figure 64. "Aerial view of south Greeley." 1982.67.0004A, High Plains Library District, Weld County Images Collection. C. 1962-1966. Barber's Studio (Greeley, Colorado).

ARCHITECTURAL CATEGORIES

Buildings and structures are also classified based upon their architectural description and materials. Greeley possesses a rich architectural heritage showcasing a wide variety of building types, styles, and construction methods. These are indicative of its growth as a Front Range city during the late-19th and 20th centuries.

The following subsection provides brief descriptions of the common building materials, forms and architectural styles that are found within Greeley. Architectural form refers to the shape or configuration of a building or structure, while style is characterized by the features that make a building or structure notable or historically identifiable. A style may include elements of form, method of construction, building materials, and regional character.

Information about Greeley's architectural forms and styles have been drawn largely from History Colorado's, *Field Guide to Colorado's Historic Architecture and Engineering* and supplemented from Virginia and Lee McAlester's, *A Field Guide to American Houses* and Alan Gowans' *The Comfortable House* (Colorado Historical Society 2008; Gowans 1986; McAlester 2005 and 2017). Note that time frames have been utilized from History Colorado's Field Guide and are therefore regionally applicable rather than reflective simply of the City's post-1869 development.

Architectural Materials

Pioneer Log (c. 1820–1930s)

Buildings constructed from stacked logs formed an important component of Colorado's pioneer settlement. Where available, logs required few tools and only rudimentary techniques to construct sturdy dwellings, barns, and other outbuildings (Colorado Historical Society 2008:143). These buildings are usually a single-story in height with a simple plan constructed from round or hewn logs which are notched to interlock with each other at right angles. Log walls are usually topped by frame or log gables and roofed with canvas, earth, shingles, wood boards, sheet metal, or tree limbs (examples in continuous use may have been updated with more modern materials; Colorado Historical Society 2008:143). Owing to the lack of readily accessible timber within the vicinity of Greeley, early buildings were generally constructed from dimensionally sawn-lumber transported to the site rather than hewn logs (Whitacre and Simmons 1990:F). Nonetheless, limited examples of log construction are found within the city's vicinity and are an important component of its early built environment (Figure 65; Whitacre and Simmons 1990:F).

Figure 65. Original Weld County Courthouse constructed from hewn cottonwood logs with dovetail notching. This building was constructed around 1860 and relocated from its original site near Fort Vasquez in Platteville to Greeley's Centennial Village where it remains on display. AI-0464, City of Greeley Museums, Weld County Images Collection. 1979.

Earthen (c. 1850-1950)

Figure 66. N.C. Meeker Home (Meeker Home Museum), 1324 9th Avenue (5WL.566). This unusual two-story adobe residence was constructed in 1870 in the Italianate style. It underwent several changes before a 1959 restoration returned it to its 1870s appearance (Fink 1970). Note the wooden balustrade atop the hipped roof which approximates the central tower of the American Italianate style.

The earliest buildings found throughout Weld County were constructed from locally available materials. Because of the open plain's limited timber stands and stone quarries, earthen construction methods including adobe and sod were utilized to construct vernacular residences and outbuildings (Whitacre and Simmons 1990:F). Sod was formed from large blocks of top soil which were reinforced by the root systems of indigenous prairie grass while adobe is a form of cured mud usually shaped into stackable blocks. These materials were often employed in conjunction with excavated below-grade floors known as dugouts. While decried by many early pioneers for their dank interiors, the surrounding earth acted as a valuable temperature regulator during the summer and winter and required fewer sod or adobe blocks to form a full-height wall. Walls were usually covered in lime plaster to protect the earth from water damage and rise only a single story above grade because of the material's weight (the N. C. Meeker home is a notable exception to this; Figure 66). Most earthen buildings were topped by simple roofing systems including shed roofs and gables (Colorado Historical Society 2008:145). Sod buildings can be differentiated from adobe by the layer of grass visible on the bottom of each block. Although Nathan Meeker encouraged the construction of adobe buildings in Greeley, very few of these early earthen buildings likely still exist because of their high-maintenance and rapid deterioration (Colorado Historical Society 2008:145; Fink 1970; Waldo 2016:91; Whitacre and Simmons 1990:F).

Greeley possesses a unique postscript to its early earthen construction in several midcentury rammed earth residences located in the suburban development of Alles Acres (note that this neighborhood was found to lack substantial historic integrity when surveyed; Noel 1997:245). These were constructed to commemorate the old world construction techniques of Greeley's prominent German Russian immigrant population and remain standing (Noel 1997:245).

Dimensional Lumber (1870–1930s)

Although Greeley originally possessed no significant timber resources of its own, the City was founded along the DP railroad which connected Denver to the transcontinental rail line in Cheyenne, Wyoming. The presence of this line throughout the City's history has allowed for the continual use of dimensional lumber in which to inexpensively construct buildings in both high style and vernacular idioms (Figure 67; Whitacre and Simmons 1990:F). Sanborn Fire Insurance Maps indicate that as

early as 1886, Greeley possessed at least two lumber yards within the city with an additional lumber storage shed and mill located in its commercial core (Sanborn Map & Publishing Co. Limited 1886). The building forms utilizing dimensional lumber during the historic period correspond with the National Folk style (see below) which is a comprehensive modern day term used to describe a variety of early building forms popularized and disseminated through the country's growing rail network (Whitacre and Simmons 1990:F). These forms drew loosely upon Greek Revival patterns and were viewed as a clear visual indicator of urban progress.

Figure 67. 1521 North 25th Avenue. An example of vernacular wood-frame construction with wood cladding in the Espanola Subdivision, colloquially referred to as "Spanish Colony."

Within Greeley, dimensional lumber was also widely utilized early in the City's history to construct many of its defining agricultural silos and elevators. Here, internal wood framing was replaced by interlocking stacked lumber (sometimes "cribbed construction") to improve the walls' strength to accommodate the dry goods stored within them (Figure 68). Because of rapid weather and the risk of fire, stacked lumber buildings were frequently covered by metal and sometimes lined with concrete (Morris 1999:8.4). Although limited research exists, stacked lumber construction appears to have been a popular method of grain elevator construction throughout the country in the 19th and early-20th centuries (Morris 1999:8.4). Its use in silo construction is thought to be rarer; however, multiple examples are found throughout Colorado including one from nearby La Salle which was relocated to Greeley's Centennial Village. Although lumber remains a heavily used product within Greeley, its dominance began to ebb in the 1940s with the rise of manufactured homes and other more modern construction methods.

Figure 68. D&D Bean Company, 601 10th Street. An example of stacked lumber construction is visible on this elevator where the removal of exterior features has left the internal structure exposed beneath the corrugated metal skin.

Brick Masonry (1880s-1942)

While the comparatively low cost and light weight of lumber made it Greeley's principle building material throughout the late-19th and early-20th centuries, brick masonry was also an important early construction material. The first brick residence was reportedly constructed by entrepreneur and businessman Samuel D. Hunter at 1536 8th Avenue. Brick possesses practical benefits, including resistance to fire, higher thermal mass, and lower maintenance costs, however because of its higher price, it also conferred a visible sign of status and permanency upon a building and its occupants. Because of this, the usage of brick masonry in Greeley's early history is confined to a select number of buildings. These include many buildings within the City's commercial core where buildings' were at a higher risk of fire, or industrial properties that also benefited from fire-proof construction, to high status multi-story dwellings, and to institutional buildings such as churches, schools, and the county courthouse (Figures 69 and 70; Sanborn Map & Publishing Co. Limited 1886).

Figure 69. 701 7th Street. Detail of north elevation showing utilitarian use of brick masonry in an industrial setting.

Figure 70. Saint Patrick Presbyterian Church (Old Park Church), 803 10th Avenue (5WL.928). Detail of north elevation showing a more refined buff colored pressed brick used for a street-facing wall of a high-status building.

Before the rise of reinforced concrete, many cities in Colorado possessed their own brickyards which utilized regionally available materials to serve localized needs. This created distinctive bricks utilized by various municipalities and their immediate neighboring communities which might contrast in color, texture, and size (*The Montrose Mirror* 2012). Limited research has been conducted into the manufacturing of Greeley's brick masonry, although it was noted as being softer and prone to deterioration and brick was often imported from Denver. Nonetheless, brick has maintained a lasting presence on the city's built environment and its use has continued from the City's founding through to the present day. Later brick was likely not produced locally but was imported from regional manufacturers.

Concrete Block (1900-1940)

Concrete blocks were first developed in 1855 but only became widespread with the invention of the cast iron block machine in 1899 (Heckendorn 1996:E.2). As their name implies, the new material consisted of blocks cast from concrete with holes set into them which could be ornamented with a variety of decorative faces using form plates. These faces generally simulated those of ashlar stone masonry, but could also include wreathes, scrolls, or cobblestones (Heckendorn 1996:E.3). Because of this, a variety of early names were used for the material including cement block, cement building block, concrete block, patented stone, artificial stone, pressed stone, or cement stone (Heckendorn 1996:E.2-E.3).

Figure 71. Gurney Residence, 1444 7th Street (5WL.602). Residence with a basement and ground story constructed from rockfaced concrete block masonry. The garage behind the building and residence east of it are also constructed from concrete block.

Concrete block construction proved appealing to a wide audience because of its low maintenance, fire-proof construction, low cost, and comparatively large size. This size helped to expedite construction by requiring fewer overall units when compared to other forms of masonry such as brick or stone rubble (Heckendorn 1996:E.3). The cast iron block machine and the relative ease of concrete mixing made the production of blocks accessible to average Americans. While commercial manufacturers accounted for a substantial portion of concrete block fabrication, mail order companies such as Sears and Robuck were able to market block machines and residence plans in tandem to aspiring home owners (Heckendorn 1996:E.7). Depending upon size and height, a house might require anywhere between 1,000 and 6,000 blocks which at maximum, could be produced by an enterprising individual at a rate of 125 blocks per day (Heckendorn 1996:E:9, E:13). Through such marketing, concrete block construction became popular across the country through the 1930s and many city's possessed their own manufacturing firms to serve local needs. By the 1930s, improvements in mass production and the advent of the Modernist Movement doomed both the ornamental concrete block and the yeoman producer. As ornamentation became increasingly unfashionable, the concrete block became plane-faced and was developed into an internal structural element called the concrete masonry unit (CMU). Concurrent with the nation as a whole, Colorado developed a robust concrete block industry with the highest number of manufacturers centered in Weld County (Heckendorn 1996:E.14-E:15). Between 1907 and 1925, 11 communities within the County contained their own concrete block plant and Greeley is one of only 15 cities in the state that retained a manufacturer for 7 years or longer (Heckendorn 1996:E:17). Because of this, a number of concrete block buildings are found throughout the City, and many are located in its early residential neighborhoods (Figure 71). Concrete block was also widely used as a foundation and garage material and exists in commercial, industrial, and agricultural facilities. Dale Heckendorn's 1996 MPDF relating to concrete block construction in Colorado will likely prove invaluable in the evaluation of such buildings and structures.

Stone Masonry (1880s-20th century)

Figure 72. Coronado Building, 900-920 9th Avenue (5WL.2284). Detail of stone belt courses forming sills and lintels of upper story windows.

Owing to its limited accessibility, stone was infrequently used for full building construction in Greeley's early history. Sanborn Fire Insurance Maps dating to 1886 and 1895 show an exceptionally small number of stone buildings within the City (Sanborn Map & Publishing Co. Limited 1886; Sanborn – Perris Map Co. Limited 1895). Stone was more commonly used in conjunction with brick as a foundation material and for window framing including sills and lintels (Figure 72). Little documentation has been found to ascertain the source of this stone however, much of it likely comes from sandstone quarries located west of Fort Collins which supplied sandstone for building projects throughout Eastern Colorado (Lyons Sandstone; Bucco 1974). Owing to its expense, stone was reserved for high-status buildings including commercial blocks and institutional edifices. Later in the City's history, stone from other locations was utilized including Indiana Limestone on the Weld County Courthouse and Colorado's Yule Marble on the post office (since demolished). Its use continued into midcentury when it was employed on various components of Contemporary style residences as cladding.

Precast Concrete Double Tee (1950s-present)

Figure 73. Weld County Exhibition Building, 525 North 15th Avenue. Public building showing the use of precast concrete double tees as wall elements.

The precast concrete double tee evolved out of developments in precast concrete bridge girders during the first half of the 20th century (Nasser et al. 2015:50-52). Although the first double tee was produced in Florida in 1951, the material's first application was undertaken in 1952 on the Beatrice Foods cold storage building in Denver (Nasser et al. 2015:52). Double tees were adopted into commercial and residential buildings by Florida architect Gene Leedy beginning in 1961 (Center for Architecture Sarasota 2014). Although Leedy appears to have exclusively used the double tee as a floor or roofing element, by at least 1965 the component had been adopted as a vertical wall element as well. Owing to its structural integrity and ease of construction, the double tee became widespread in industrial and utilitarian

construction in addition to its ubiquity in public infrastructure projects. Although limited research exists on the role of the double tee in Colorado, numerous buildings throughout Greeley have utilized it as a wall element including downtown commercial offices, public auditoriums, and large-scale industrial plants (Figure 73).

Architectural Forms

Gable-Front (1820–20th century)

Like the Hall-and-Parlor form, the Gable-Front building form is among the simplest and most versatile types of American buildings. The form was popularized in the early-to-mid-1800s in the Northeast and could be inexpensively constructed to provide housing for lower-income families (McAlester 2017:136). It is characterized by a single gable roof covering a rectangular floor plan, with its primary entrance located below the gable end of the building. The form is found in a variety of compositions, sometimes with multiple floors or with an attached or integrated front porch. With the expansion of Eastern railways, the form became a dominant national folk typology where it was well-adapted to narrow urban lots (McAlester 2017:136). The Gable-Front is common throughout Colorado and Greeley where it ranges in size and material (Figures 74 and 75).

Figure 74. 1122 3rd Avenue. This residence is an example of a shotgun Gable-Front with a large addition constructed off its rear.

Figure 75. 424 11th Street. This residence is an example of a Gable-Front, with its clearly articulated single gable roof facing the street. Craftsman detailing is visible with the knee braces and use of multiple types of wall cladding.

Gabled Ell (Gable-Front-and-Wing) (1820–20th century)

The Gabled Ell or Gable-Front-and-Wing is a descendent of the two-story gable-front house found in the Northeast (McAlester 2017:138). It is identifiable through a prominent front gable with a side gable affixed at a right angle to create an L-shaped ("Ell"-shaped) footprint. A shed-roofed porch is typically located within the right angle created by the two wings, although it is sometimes expanded to wrap around more of the building. The form grew in popularity with the expansion of the transcontinental railroad, coupled with balloon framing techniques which simplified and popularized the construction of Gabled Ells throughout the country (McAlester 2017:139). The expansion of the

type within Colorado is unclear, but numerous examples are found throughout Greeley in the City's older residential neighborhoods (Figure 76).

Two-Part Commercial Block (1850–1950)

The Two-Part Commercial Block became a prominent feature of American commercial centers during the first half of the 19th century (Longstreth 1987:24). It is easily identified by its horizontally divided, two-part composition; a lower public zone, usually consisting of storefronts, and an upper private zone housing apartments, offices, or meeting halls (Longstreth 1987:24). The Two-Part Commercial Block is common to urban areas where space is at a premium and they are often placed next to each other with a shared party wall to create a semi-unified street-facing façade along the property line. Greeley's Two-Part Commercial Blocks consist of two- and three-story examples which are concentrated in the city's downtown commercial core. These buildings are almost exclusively constructed from brick masonry and are characterized by cast iron, stamped tin, and ornamental terracotta elements, as well as decorative brickwork (Figure 77).

Figure 76. 401 12th Street. This residence is an example of a traditional Gabled Ell with its asymmetrical façade, prominent side gable, and covered porch.

Figure 77. The Bijou Theatre, 826 9th Street (5WL.4155). Although the ground story of this 1906 building has been altered, it retains the basic elements of a Two-Part Commercial Block with a public entry for commercial—or in this case religious—use and upper stories for offices or other private functions. Although constructed at the beginning of the 20th century, this building is an example of the late-19th century commercial style with its restrained ornamentation and decorative brickwork.

One-Part Commercial Block (1850–1950)

The One-Part Commercial Block is a single-story storefront. This building form evolved concurrently with the Two-Part Commercial Block and is visible across the country. The One-Part Commercial Block is further viewed as a form of speculative development, whereby developers would erect inexpensive, single-story commercial buildings on land purchased in rapidly developing downtown cores. These buildings would allow the property to provide a small profit to its owner, who would hold the land until choosing to re-sell it or construct a more substantial building on the site (Longstreth 1987:54-55). One-Part Commercial Blocks are found in numerous styles, and decorative brickwork is common (Figure 78). Like Two-Part Commercial Blocks, they are often designed to share a party wall with a neighboring building and occupy the entirety of their lot with public façades placed directly along the street. A common variant of the form found throughout the West is the False Front Commercial Building. False Front buildings possess substantial and sometimes elaborate street-facing parapets which rise from the top plate of the building to conceal a Gable Front or other roof system behind their wall plane. False Fronts were often utilized as a way to make inexpensive buildings appear more impressive to potential customers (Colorado Historical Society 2008:166; Longstreth 1987:55).

Figure 78. New Cache la Poudre Irrigation Company Building, 708 8th Street (5WL.2576). This 1902 One-Part Commercial Block is distinguished by its single-story brick masonry construction, orientation to the street, and decorative, stamped tin cornice.

Figure 79. 608 9th Street. Building located along 8th Avenue side of parcel. This industrial warehouse constructed from CMUs shows the use of a false front to hide a gable roof.

One-Part Commercial Blocks are found throughout Colorado's urban areas and in multiple commercial zones throughout Greeley. The oldest examples are concentrated in the City's downtown core where they are generally constructed from brick masonry with shed roofs and parapets and ornamented with decorative brickwork, cast iron, or terracotta. Wood-framed False Front Commercial

Buildings were common in Greeley's early history however none are known to have survived intact to the present-day. Instead, some later examples of False Front buildings are found throughout Greeley's commercial and industrial areas (Figure 79). Later examples of One-Part Commercial Blocks are found along 8th Avenue and 9th Street and are distinguished by their more modern construction materials, lack of traditional ornamentation, and often neo-mansard roofs.

House with Commercial Addition (c. 1850–present)

Figure 80. 705 13th Street. Here, a one-and-a-half story craftsman bungalow has been added onto with a masonry one-part commercial block which occupies its original inset porch and front yard.

Houses with commercial additions added onto them have no clear origin as a phenomenon but are a common feature of the American urban landscape where formerly residential neighborhoods have been increasingly commercialized. This occurrence is most visible in early-20th century suburbs where multi-story detached houses with front yards have been encased up to the property line with single-story one-part commercial blocks. The upper story and peaked roof of the original building is often visible at the rear of the commercial addition where it has been left intact. Numerous instances of houses with commercial additions are found within Greeley's older neighborhoods where often masonry commercial blocks are added onto frame bungalows or foursquares (Figure 80). These buildings can be important visual indicators of a street or neighborhood's change over time.

Hall-and-Parlor (Hall-Parlor) (1860s - 20th century)

Figure 81. 419 12th Street. This residence is an example of a Hall-and-Parlor building type with its side-gable entrance and single room depth. An addition has been constructed off the rear of building to provide additional living space.

The Hall-and-Parlor building is one of the oldest distinct building types introduced by European colonists to the New World (McAlester 2017:140). The floor plan includes a side gable roof covering a two room floor plan. Variations include the addition of a front or rear porch, shed roofed additions, or the presence of a chimney. Over the history of its use, this form was transformed from heavy timber framing to log construction to light timber framing. The spread of the Hall-and-Parlor house within Colorado

is unclear, however, it is well represented throughout Greeley's older neighborhoods. In the City, this building form is usually wood-framed and often expanded with further additions to accommodate changing needs over time (Figure 81).

I-House (1875–1910)

Figure 82. 1403 8th Street. The two room width and single room depth of this residence's main block shows its core to be that of an I-House. Assessor's data indicates this building dates to 1882.

Within Colorado, the I-House developed after 1875 as a two-story version of the Hall-and-Parlor residential form (Colorado Historical Society 2008:117). The form is found across the Eastern U.S. and was originally named for its prevalence in states beginning with the letter "I" (Kniffen 1965:553). As such, its interior usually possesses two rooms which are separated by a central hall. This encloses the staircase which leads to second story bedrooms. In order to appear larger, the broader side of the residence is generally orientated to the street and may include a central dormer and ground story porch. With these added features, builders and architects were able to adapt the basic form of the I-House to suit the Gothic Revival (Carpenter Gothic) stylistic preferences of the late-19th century. These Gothic Revival I-Houses are the most frequently noted in Greeley however many appear to have been modified with rear additions (Figure 82). Examples of I-Houses appear to be concentrated in Greeley's historic residential neighborhoods where multi-story dwellings were constructed near the historic commercial core.

Terrace (History Colorado Lexicon: Terrace Type) (1885–1920)

Figure 83. 1116-1120 17th Street. This three unit example of a terrace form is identifiable through its brick construction, parapet, and multi-unit façade.

The terrace form is largely unique to Colorado and consists of an elongated multi-unit brick building that rises either one or two stories to a flat parapet (Colorado Historical Society 2008:135). The form was popular between the late-1880s and 1920 and may be constructed in a range of different contemporary styles. Most examples in Greeley appear to have been constructed after the turn of the 20th century and include bungaloid gabled porch covers in front of each separate unit. They appear to be almost exclusively a single-story in height and are found throughout Greeley's older residential neighborhoods (Figure 83).

Hipped-Roof Box (Pyramidal, Classic Cottage) (1890–1930)

Figure 84. 1322 8th Street. This Hipped-Roof Box house is characterized by its hipped roof and full-width front porch. There are many examples of this form in Greeley. This residence possesses a truncated roof and lacks a dormer window.

The Hipped-Roof Box residence eventually replaced the rectangular Hall-and-Parlor house with a square floor plan, two-rooms deep and with a pyramidal roof (McAlester 2017:146). Although requiring more complicated roof framing, the Hipped-Roof Box house provided more floor space for residents and required fewer long-spanning rafters, making the roof less expensive than a more traditional gable (McAlester 2017:146). In addition to its hipped roof and square plan, the archetypical Hipped-Roof Box also possessed a covered front porch and single dormer window. Variations do exist that include or exclude both the porch and dormer (Colorado Historical Society 2008:111). In Colorado, the Hipped-Roof Box was popular between 1910 and 1930, and has a long history as an inexpensive "worker's cottage."

Although Greeley possesses traditional examples of the Hipped-Roof Box, a unique subtype is widely found throughout the city which is distinguished by its truncated pyramidal roof, full width front porch, and lack of a dormer window. The reason for the popularity of this roof-framing system is unknown, although it likely allowed builders to utilize shorter timbers to construct more steeply pitched roofs. This would help to reduce possible snow loads while also defraying building costs (Figure 84).

Foursquare (Pyramidal) (c. 1894–1920)

Figure 85. 1326 8th Street. This house is an archetypical example of a Foursquare with its square plan, two-story height, full-width porch, hipped roof, and single dormer.

The Foursquare (sometimes American four-square) developed in the late-19th century as a more spacious alternative to the single-story pyramidal box floor plan (McAlester 2017:146). The type is defined by its square floor plan, two-story height, and hipped or pyramidal roof (Colorado Historical Society 2008:115). Foursquares will often have dormer windows, indicating a usable attic, and a full-width front porch. During its peak in the first decades of the 20th century, the design proved enormously adaptable and examples

of Foursquares constructed in varying sizes and styles are found throughout the country (McAlester 2017:146, 555). In Colorado, the Foursquare is one of the most widespread residential typologies after 1900 and is relatively common throughout Greeley's older neighborhoods, although its comparatively large scale may have made it less appealing than more modest Bungalows and Hipped-Roof Box homes (Figure 85).

Bungalow (Massed Plan, Side-Gabled) (1905–1930)

Figure 86. 1225-1227 8th Street. These two craftsman bungalows are nearly identical and were likely constructed in tandem. Their form is identifiable from their single-story construction raised slightly above grade and their broad gable-ends covering a wide front porch.

The bungalow traces its roots to India, where the word was appropriated by British colonizers to describe a common residential design with a square floor plan surrounded by a verandah (Faragher 2001:151). The term spread through England to the U.S., where the design was heavily influenced by the Arts and Crafts movement (Craig 2015). In the U.S., the Bungalow is identified as a one-and-a-half story residence, raised above grade, with a wide front porch underneath a principle side or front gable, heavy porch piers, and an exposed foundation. The Bungalow proved highly versatile, and variations can be found showcasing Spanish Colonial (also called the "California Bungalow"), Mission, or Mediterranean elements (Colorado Historical Society 2008:105). Bungalows were affordable to construct and many were available through catalogues in the form of kits shipped by train (Gowans 1986). This helped bolster home ownership between 1880 and 1920 (Faragher 2001:161). Bungalows can be found throughout Colorado and are among the most common type of residence in Greeley's older neighborhoods (Colorado Historical Society 2008:105). Here, they are almost invariably constructed in the craftsman style with some variation in plan and scale (Figure 86).

Manufactured (1930–present)

Beginning in the 1930s, campers and travel trailers were becoming increasingly comfortable and sophisticated (McAlester 2017:149). During WWII, these temporary habitations were often relied upon as expedient housing for workers involved in the war effort, and were even used after the war had ended to house returning war veterans facing a housing shortage (McAlester 2017:150). Throughout the 1950s, the size of trailers expanded, creating a new typology of manufactured homes that could be transported by road from a factory and placed upon a prepared building site. Manufactured homes are typically found in three varieties: true mobile homes designed to be pulled by an average vehicle (generally pre-1980), manufactured single-wides (10–12 ft wide; after 1954), and manufactured double-wides consisting of two single-wides designed to be coupled together lengthwise (after 1970; McAlester 2017:150). Manufactured homes can be located on an individual lot or placed within a

designed park with utilities and roadways. Although manufactured homes came to form a sizable portion of American housing stock after 1950, they are often overlooked by preservation programs for both their ephemeral construction, as well as a stigma surrounding their use and inhabitants. There is limited research regarding the prevalence of manufactured homes in Colorado, however they likely form a substantial portion of the State's more recent residential construction. Within Greeley, numerous manufactured home parks are found within the City and along its fringes (Figure 87).

Figure 87. River Park Mobile Court, 542 N. 11th Avenue. This mobile home park was constructed prior to 1967 as visually evidenced by its sign.

Ranch (1935–1975)

The modern Ranch House evolved in southern California in the first decades of the 20th century. Its earliest practitioners drew inspiration from the architectural forms of the Mexican hacienda. These houses were characterized by their low-slung horizontality, which would become the building's most defining feature. The Ranch House was further developed in the 1930s by local designers, including prominent modernist architect Cliff May (Faragher 2001:165). May's Ranch Houses were distinguished by rambling floor plans with wings which utilized cross-ventilation, skylights, and sliding-glass doors to blur the line between indoor and outdoor living (Faragher 2001:166; Sunset Magazine 1946). These designs also reflected the country's increasing reliance on the automobile, through the use of large lots and utilization of attached garages or carports to elongate their street-facing façades (McAlester 2017:603).

Figure 88. 2005 18th Avenue. This ranch style home is identifiable through its horizontal single-story form, its picture windows, and its attached garage. It is located in the pre-War Glenmere Park neighborhood and utilizes more traditional brick masonry and gable roofs.

Many examples also have a large street-facing picture window, a low-pitched roof without dormers, and moderate to wide eaves helping to shade the interior (McAlester 2017:596). Between 1946 and 1958, Sunset Magazine and House Beautiful repeatedly published May's designs to a national audience (van Balgooy 2004:136).

As the form matured, May and others abandoned its Spanish colonial ornamentation in favor of modernist and western vernacular motifs (Bricker 2000:2–118; van Balgooy 2004:137). These designs promoted the Ranch as integral to "the California way of life," which was defined as informal, comfortable, and symbolic of "what the average American now has, or can reasonably expect to achieve by his own endeavors under the American democratic system" (van Balgooy 2004:137, Faragher 2001:172). In tandem with its critical success, the form was also one of several residential buildings approved by the FHA for subsidized low-interest loans. The form was widely popular throughout Colorado in the post-WWII period, persisting through the 1970s. In Greeley, numerous subdivisions were developed to the south and west of the City's historic core that featured standardized ranch house designs. Ranch houses are also found interspersed within some of the City's pre-War neighborhoods where their designs often showcase more traditional materials and forms such as brick masonry and low-pitched gable roofs (Figure 88).

Quonset Hut (1941–present)

The Quonset hut was developed in 1941 for the U.S. military by the Chicago-based firm, the George A. Fuller Company (Seabee Museum and Memorial Park n.d.). The design was based upon lightweight prefabricated metal "Nissen Huts" utilized by the British military during World War I. The Nissen hut possessed a barrel vaulted metal roof supported by an internal steel frame that was inexpensive, easy to erect, and portable (Fowler et al. 2015:1). Working to improve upon the original design, the George A. Fuller Company's Quonset hut utilized curved corrugated metal atop a steel frame with a plywood floor, plywood end walls, and a plywood interior covering paper insulation (Fowler et al. 2015:3). The elements were pre-fabricated, easily shipped, and proved easy to erect for unskilled workers (Fower et al. 2015:3). The footprints of the huts measured 16 ft wide by 36 ft long and their interiors were left flexible and open to enable a wide variety of uses in many different locales (Fowler et al. 2015:3).

Figure 89. 402 11th Avenue. This Quonset hut has been adapted to a commercial purposes with a more traditional façade appended onto the huts original end. Its half-cylinder shape shows it to be an early example of the form.

Over the course of World War II, the design of the Quonset hut subtlety evolved to ameliorate early problems with its shipping and low side clearance. Between the three major Quonset hut iterations, it is estimated that some 150,000 to 170,000 huts had been produced by 1945 (Fowler et al. 2015:4). With the war's end, many Quonset huts were disassembled and sold as surplus (Seabee Museum and Memorial Park n.d.). Many found their way to Colorado where they were utilized in a variety of public and private uses to fill building shortages in the immediate post-war era. Greeley's Public School system and UNC used Quonset huts to house various educational departments including an Air Force school for clerk typists (*Greeley Daily Tribune* 1951b:1; *Greeley Daily Tribune* 1952b:5;

Greeley Daily Tribune 1957:15) Although a comprehensive study of Quonset huts in Fort Collins was undertaken in 2003, no such formal study has been made in Greeley (Thomas 2003b). Nonetheless, numerous Quonset huts were noted throughout the city in a variety of industrial, agricultural, and commercial capacities. It is unclear if these buildings were constructed new, purchased as surplus in the post-war period, or are relocated units from the university. Commercial iterations on the original World War II Quonset hut have been produced since the building form's development, but have changed substantially since the 1940s from a barrel vault into a more stilted metal vault. They are often used for agricultural and industrial storage purposes (Figure 89).

Split-Level (c. 1950–1975)

The Split-Level proliferated in the 1950s as a multi-story iteration of the Ranch house. It retained elements of its predecessor's form including a low-pitched roof, overhanging eaves, and an emphasis on horizontality (Colorado Historical Society 2008:133; McAlester 2017:613). Rather than utilizing traditional full divides between different floors, the Split-Level staggered three or more floors next to the other so that each floor could be reached from that below or above it by a half-flight of stairs (McAlester 2017:613).

Figure 90. 1841 26th Avenue Place. This Bi-Level Split shows the stacked lower "noisy" level and upper "quiet" level with a central entry.

Based upon studies dating to the 1930s, this staggering and stacking would save space and reduce construction costs by placing functions within a smaller footprint and beneath a smaller roof (McAlester 2017:613). Stacking appealed to buyers by giving a residence the appearance of size when viewed from the street and by expressly incorporating spaces for modern luxuries including automotive and television ownership. Generally, the "Tri-Level Split" placed "noisy" and utility functions including the garage and recreation room on its lowest level, placed "quiet" living functions such as the kitchen and living room on the level above this, and the quietest sleeping functions on the upper most level (McAlester 2017:613). By the 1960s, Tri-Levels had been joined by the "Bi-Level Split" which contained two principle floors which were accessed by a mezzanine entry located in between them (McAlester 2017:613-614). These forms remained popular through the mid-1970s and, like the ranch house, may be found in a variety of traditional and modern architectural styles. They are widespread throughout Colorado and found in more limited capacity in Greeley's post-war suburban neighborhoods (Figure 90).

A-Frame (1950s–1970s)

The A-Frame became popular in the 1950s as a striking but inexpensive residential form targeted to America's expanding middle class. It consisted of a steeply pitched, multi-story gable roof set onto the ground which gave its principle elevation the shape of the letter "A." The gable end would often be partially or entirely glazed and provided light into an open interior that typically included living functions on the ground level and sleeping functions in a loft above.

Figure 91. Showcase Art Center, 1335 8th Avenue. Constructed in 1959, this is an example of a well-preserved A-Frame form constructed for commercial purposes.

Because of their simplicity of form, A-Frames were quickly commercialized with the creation of stock plans and kit homes which marketed to owners seeking an economical second home. The directionality inherent in the A-Frame's design lent itself to framing natural landscapes and its steeply-pitched roof proved effective in snowy winter climates. Through its success in residential architecture, the A-Frame enjoyed more restrictive use in commercial and institutional realms where forms of it may be found in retail buildings, hotels, and churches.

The A-Frame was found to be spatially inefficient, poorly illuminated, and difficult to heat or cool (McAlester 2017:661-662). The form's rigidity made these problems difficult to solve although variations on the standard plan included attaching wings to its sides, using a gambrel roof form, or attaching other elements onto the central gable were all utilized. Because of these problems and likely as a victim of its own success, the A-Frame was largely abandoned in the 1970s as rising energy prices and changing tastes rendered it outmoded. Residential A-Frames were highly popular in Colorado where the form was well-suited to the state's mountainous regions (Colorado Historical Society 2008:99-100). In Greeley, its use is far more restrained, although multiple instances of A-Frames or adaptions may be found in the City's commercial districts and post-war neighborhoods (Figure 91).

High Rise (1961–present)

The High Rise is perhaps the most emblematic of American built forms and was developed in Chicago in the late-19th century with the advent of the internal steel frame and the mechanized elevator. Across the country, height became the most visible sign of urban achievement and left many towns and cities eager for their own symbolic high rises, even when land values did not necessitate the spatial efficiency of multi-story buildings (Ford 1973:49-50). Greeley's first high rise buildings were constructed by UNC with the 13-story Turner Hall built in 1968 and the 17-story Lawrenson Hall completed in 1973 (Rice 2014:18). These public buildings were followed by commercial buildings in Greeley's downtown core which were built to take advantage of the City's business services and potential business and tourist traffic. The first of these buildings and Greeley's third high rise was the

8-story Greeley National Bank Building which was designed by Nelson, Haley, Patterson and Quirk, and William C. Muchow and Associates of Denver and built from 1973-1974 (Figure 92; *Greeley Daily Tribune* 1973b:B-37; Kellums 2006:8-9). One block north of this, a 10-story Holiday Inn was also constructed in 1974 which would create a "tandem of high-rise towers in adjacent blocks downtown" (*Greeley Daily Tribune* 1973a:B-5). Ironically, the building was intended to fix a "lack of hotels in the downtown area" created by the demolition of the historic Camfield Hotel one block east in the 1960s (*Greeley Daily Tribune* 1973a:B-5; Kellums 2006:9). The Greeley Manor Apartments (Greeley Manor), Greeley's only other high rise, was also completed in 1974 on a site between downtown and the University (*Greeley Daily Tribune* 1973c:20). The 12-story building provided public housing for senior citizens and was designed by Miles Laniz and built in part with HUD funding (*Greeley Daily Tribune* 1973c:20).

Figure 92. Greeley National Bank Building, 822 7th Street. Constructed in 1974, this is an example of a Brutalist style High Rise in Greeley's downtown core.

Special Use Types

In addition to these established building forms, Greeley contains many additional building typologies that are associated with its industrial and agricultural sectors. These facilities possess a wide range of variations but include buildings and structures such as grain and bean elevators, equipment storage warehouses, light factories, distribution centers, and other miscellaneous edifices. Such facilities possess an equally wide range of ages, construction techniques, and layouts but are generally united by their emphasis on utilitarian needs over aesthetic appearances. Within Greeley, those buildings of historic age that fit this description are generally clustered along the City's railroad line and highways forming an east-west corridor along the City's eastern edge (Figure 93).

Figure 93. 420 6th Avenue. View of multiple agricultural and industrial buildings viewed from the parking lot of the Hensel Phelps Construction Company.

Architectural Styles

National Folk (History Colorado Lexicon: No Style) (1850–1930)

Figure 94. 2502-2506 West 8th Street. Looking south showing two vernacular astylistic residences which are variations on McAlester's Pyramidal form. Although altered with modern cladding and windows, these fall under "National Folk."

Much of the country's architectural heritage was not built with an intentional style in mind, and is instead a reflection of the common labor practices and available materials that were present at the time of construction. Architectural historians Virginia and Lee McAlester coined a typology of vernacular architecture, common between 1850 and 1930, which they termed as *National Folk* (McAlester 2017:134–147). Unlike previous decades, National Folk architecture took advantage of milled lumber and other mass-produced building materials available by train (McAlester 2017:135). Because of this, buildings categorized as National Folk are defined by light balloon or braced framing, covered in wood sheathing (McAlester 2017:135). These construction methods replaced earlier and more localized techniques such as sod and adobe bricks or stacked log construction (McAlester 2017:135). National Folk buildings were prevalent among the country's working-class populations who needed inexpensive and easily constructed housing.

McAlester further divided National Folk into six individual housing forms including Gable-Front; Gable-Front-and-Wing (Gabled Ell); Hall-and-Parlor (Hall-Parlor); I-House (see Hall-Parlor); Massed-Plan, Side-Gabled (later variant is Bungalow); and Pyramidal (Hipped-Roof Box, Foursquare). While some of these forms may have evolved in different parts of the country, through the railway and mass-production, they were able to become part of a national architectural idiom which lasted until the advent of the manufactured house in the mid-20th century (McAlester 2017:135). National Folk is widespread throughout Colorado and is highly evident in Greeley which possesses a rich legacy of Victorian-era residential forms (Figure 94).

Nineteenth Century Commercial (c. 1860s-c. 1900)

The Nineteenth Century Commercial style is a subset of commercial architecture found throughout the prosperous commercial centers of small- to medium-scale American communities in the late-19th century. Although the style is most often related to the contemporary Italianate style, it also draws upon the motifs and forms of many other contemporary revivalist styles and often combines them into an eclectic mélange. The style was exclusively applied to one- and two-part commercial blocks with large ground story shopfront windows topped by smaller sash windows (Figure 95; Colorado Historical Society 2008:172).

As the heavy ornamentation of the 19th century became increasingly unfashionable, the Nineteenth Century Commercial style evolved into the more unadorned Twentieth Century Commercial style. Greeley possesses a small number of remaining buildings constructed in the style all of which are located within its downtown commercial core.

Figure 95. Although no longer extant, both buildings once located in downtown Greeley are good examples of the Nineteenth Century Commercial style with ground story display windows, upper sash windows, and high parapets all decorated by an eclectic mix of ornamentation. (WHJ-10152, Denver Public Library Western History and Genealogy Dept., Denver Public Library).

Folk Victorian (History Colorado Lexicon: Late Victorian) (1870–1910)

Figure 96. 1417 O Street. This is a semi-rural example of Greeley's unique Hipped-Roof Box with a truncated roof. Folk Victorian elements are visible in the decorative brackets and turned posts supporting the shed-roofed front porch.

The Folk Victorian style developed as an ornamental finish applied to National Folk buildings. It is typified by decorative wood elements from the Italianate, Queen Anne, or Gothic Revival styles, such as turned wood spindlework or applied brackets beneath boxed eaves (McAlester 2017:397–398). Folk Victorian is distinguished from these other styles by its simplified plan, symmetrical façades (except in Gabled-Ell examples), and expanses of unadorned wall surfaces (McAlester 2017:398). The style is visible across the country where lcocal builders could order large quantities of ornamental features from distant centers of mass production via railways. This allowed for the enhancement of National Folk house forms into more fashionable dwellings (McAlester 2017:398). The style is common throughout Colorado in both rural and urban settings. Much of Greeley's Folk Victorian architecture has been modernized by removing its turned and jig-sawed ornamentation, however, examples are still visible throughout the City's older residential neighborhoods (Figure 96).

Italianate (c. 1870-c. 1900)

Figure 97. Bouker House/Garrigues House, 1429 8th Street (5WL.612). Although the original massing of this building has been obscured by the addition to the front, the Bouker House/Garrigues House is a good example of the Italianate style with its asymmetrical massing, low-pitched roof, bracketed cornice, and hooded windows. This building was determined eligible for the NRHP in 1981 but likely needs to be reevaluated based on modifications made to its exterior.

The Italianate style evolved out of the Romantic Movement's aesthetic ideal of the "picturesque" which valued a cultivated naturalism and rusticity in contrast to the rigid Neoclassicism of the 18th century (Lancaster 1991:287; McAlester 2017:286). From its influence on the fine arts—particularly with landscape painting—the picturesque became a dominant mode with garden designs of the European gentry in the late-18th and early-19th centuries (Hunt 2013). Within these cultivated "natural" environments, landscape architects often included small-scale architectural "follies" in amusing and rustic styles including the Gothic Revival and "Italian Villa" style. The Italian Villa style emulated the vernacular residences of the Italian countryside which were defined by their asymmetrical compositions often surrounding a central tower. Roofs were generally low-pitched with wide overhanging eaves while ornamentation was confined to window and door surrounds, belt courses, or along building corners in the form of quoins. With the popularity of these garden follies, their exotic styles were increasingly utilized on grander and more institutional buildings, eclipsing the popularity of Neoclassicism and becoming the dominant style of the Romantic Movement (Lancaster 1991:287).

In an effort to copy these fashionable European trends, upper class Americans began utilizing the style in their own residences after 1837 (Whiffen 1996:71). The Italianate style remained obscure until it was widely disseminated through the publications of landscape architect Andrew Jackson Downing (1815-1852) in the 1840s and 1850s (McAlester 2017:302; Whiffen 1996:71). Building upon Downing's examples, the style was dramatically re-worked by American builders and architects separating it from its European antecedents (McAlester 2017:302). In the U.S., the asymmetrical massing and central tower that defined the "Italian Villa" style were not always employed and the Italianate was adapted to fit narrow urban lots as well as suburban residential sites. Elaborate moldings were utilized to create bracketed cornices, window hoods, and to enunciate other architectural members by adapting to use on American commercial and public architecture.

Although the style can be parsed into additional subcategories, it remained the dominant form of American residential architecture after 1850 (McAlester 2017:286; Whiffen 1996:71). For the succeeding 20 years, Italianate style buildings were constructed across the U.S. with the first reaching the West Coast in 1868 (Grimes 2016:20).The financial panic of 1873 and following depression halted construction throughout the U.S. and gave other styles, including the Queen Anne, the opportunity to surpass the use of the Italianate. Nonetheless, in the country's more remote

frontiers, the style was utilized well after its initial decline in more fashionable population centers and is found in Colorado from 1870 through 1900 (Colorado Historical Society 2008:53). Greeley possesses a comparatively large number of surviving Italianate buildings from its initial construction boom which are found throughout the City's oldest neighborhoods (Figure 97).

Queen Anne (1875–1910)

The Queen Anne style originated in England before appearing in the U.S. in 1874 (McAlester 2017:344–370). The English Renaissance roots of the style were quickly abandoned in the U.S. in favor of a free adaption of various ahistoric ornamental forms (McAlester 2017:350). Due to the style's lack of formal rules, these forms could be easily used without requiring the services of a trained architect and were widely publicized through pattern books (McAlester 2017:350). Industrial mass-production allowed home builders and their clients to erect fashionable residences through the repetition of pre-cut, mass-produced decorative elements shipped nationwide (McAlester 2017:350). These aspects allowed Queen Anne to become the first truly national style, and it was the leading architectural style during the last decade of the 19th century (McAlester 2017:350). Although the style possesses several subtypes, it is generally defined by an asymmetrical principal elevation with a dominant gable, a partial or full-width porch, and elaborate surface ornamentation to avoid large expanses of blank wall (McAlester 2017:345–350). Approximately half of all Queen Anne buildings exhibit turned wood elements or spindlework (McAlester 2017:346). Other common features include classical columns, a tower, and half-timbering or patterned masonry (McAlester 2017:345). Like the rest of the country, Colorado has many outstanding examples of Queen Anne style buildings. The style is well represented within Greeley where a number of prominent early residences are good examples of vernacular or Free Classic residential architecture (Figure 98).

Figure 98. Boomer House, 1024 8th Street (5WL.771). Constructed in 1895, the Boomer House shows the asymmetrical composition and multi-textured wall surfaces that characterize the Queen Anne style. This building was evaluated for NRHP eligibility in 1982 but no formal determination was made by the Colorado SHPO.

Colonial Revival (1885–1945)

Figure 99. 1633 Glenmere Park Boulevard. This home is an example of Colonial Revival style, with its symmetrical, street-facing façade on a side-gable form, prominent central entry with classical detailing, multi-light sash windows, and shutters. Weld County assessor's data indicates it was constructed in 1941, making it a mature example of the style.

The Colonial Revival style was initially adopted among New England's upper classes, where it was utilized on resorts and country homes as a compatible architecture for the region (Dinesen 2003). In its earliest forms, it is merely the application of colonial and classical motifs onto the complicated forms of the Queen Anne style (McAlester 2017:432). As it evolved, however, pattern books and architectural journals helped to publicize the original colonial architecture, inspiring a more academic iteration across the nation. Colonial Revival offered a more austere alternative to the ornate and unrestrained ornamentation of the Queen Anne style. This simplicity, and the style's emphasis on wood-frame construction, made it an attractive choice for the construction of suburban housing. Between 1910 and 1930, 40% of all new American houses were constructed in the style (Dinesen 2003; McAlester 2017:414;). Developers and architects continued to construct Colonial Revival buildings through the 1950s in a simplified and stylized form. While increasingly rare, the style could still be found in pattern books until 1980 (McAlester 2017:432).

As a whole, the Colonial Revival style is typically defined by its symmetrical façade, central front door, and classical detailing, including a pilaster-supported pediment or column-supported entry porch. Its fenestration consists of multi-paned, double-hung sash windows, often arranged in pairs and frequently seen with shutters (McAlester 2017:408). The most archetypical examples of the style are constructed in a side-gabled form. History Colorado has identified three subtypes of Colonial Revival within the state. These include Colonial Revival buildings that are reproductions of early Colonial edifices, Victorian or post-Victorian buildings with Colonial detailing, and simple National Folk buildings with Colonial ornamentation (Colorado Historical Society 2008:27). Examples of the Colonial Revival style are found within Greeley (Figure 99).

Craftsman (1890–1930)

The Craftsman style developed in Southern California out of the English Arts and Crafts movement in the first decades of the 20th century (McAlester 2017:578). The style was part of a broader aesthetic reaction against the wholesale mass production of revivalist styles, and sought inspiration from Japanese material culture and its natural surroundings (McAlester 2017:578). Craftsman designers accentuated handcraftsmanship and structural ornamentation, and sought to exhibit construction materials and methods as authentic forms of adornment (Craig 2015).

The style developed in tandem with the form of the Bungalow (see above), although it is found in both architect-designed, high-style residences as well as more commonplace housing (Craig 2015; Faragher 2001:153; McAlester 2017:578). Craftsman buildings are typically defined by low-pitched gable roofs with exposed structural systems (though these are often only decorative) including unenclosed eaves, knee braces, or complex porch framing (McAlester 2017:566–569). Other features include a reliance on local natural materials, sash cottage windows with larger lower panes, and distinctive porch supports, often consisting of tapered piers, topped by columns (McAlester 2017:566–569).

Figure 100. 1105 8th Street. Although this 1918 Craftsman residence employs elaborate materials including sandstone and an unusual textured brick, it exhibits hallmarks of the Craftsman style, including natural materials, heavy piers, exposed structural elements, and exposed eaves. Its expensive materials and unusual design indicate it was likely not a kit-home.

Dutch Colonial Revival (1900–1925)

The Dutch Colonial Revival style is considered by some to be a subtype of Colonial Revival architecture, due to its often classical detailing and inspiration from early American architecture (McAlester 2017:410–411). The style is defined less by its ornamentation than its form, which always includes a gambrel roof, often concealing a full-height second story (McAlester 2017:410). The building's primary entrance may be through its side gable or gable end (McAlester 2017:410). Very few Dutch Colonial Revival buildings imitate true Dutch Colonial architecture, and are instead derived from the 19th century Shingle style (McAlester 2017:410). The Dutch Colonial Revival style is found in Colorado between 1900 and 1925, where it is one of many contemporary styles constructed in the State's developing suburbs (Colorado Historical Society 2008:31). Multiple examples of Dutch Colonial Revival houses are found in Greeley's pre-war neighborhoods (Figure 101).

Figure 101. 1214 8th Street. Archetypical example of a Dutch Colonial Revival showing its characteristic gambrel roof and classical detailing.

Spanish Revival (History Colorado Lexicon: Spanish Colonial Revival or Mediterranean Revival) (1915– 1940)

The Spanish Revival style draws inspiration from Spanish colonial and religious buildings in Florida and the Southwest (McAlester 2017:522). The style was developed after 1915, when the San Diego Panama-California Exposition introduced it to an American audience (McAlester 2017:522). It is defined by a low-pitched or flat roof, with no overhang and covered in red tiles, a stucco wall-surface, asymmetrical principle façade, and the use of arches on porches, doors, or windows (McAlester 2017:520). The style proved most popular in those areas with Spanish heritage, and is widely found in Arizona, California, and Florida, where its use peaked in the 1920s and 1930s (McAlester 2017:534). The style is generally contrasted with the contemporary and very similar Mission style by its lack of highly decorative parapets or dormers.

Figure 102. Bier House, 1919 14th Avenue. This residence was constructed by Contractor Otto F. Stoffgren in 1932 (Waldo 2016:105). Although its red tile roof, and stucco cladding help to identify it as a Spanish Revival or Mediterranean Revival style residence, its decorative arched portal, ornamental tablet, and wrought iron work help to mark it as a Spanish Revival residence, likely responding to the contemporary glamor of the Hollywood cinema (Gowans 1986:109).

In Colorado, the Mediterranean Revival style is similar to, but differentiated from Spanish Revival through a greater use of flat or unadorned surfaces, fewer projections, and more restricted ornamentation. Both styles are found throughout the state, but are exceedingly rare in Greeley where the City's scale and climate were not conducive to more elaborate styles and Southern European architectural traditions (Figure 102).

Art Deco (1922-1940)

The Art Deco style was utilized across the country in the 1920s and 1930s, after it was first popularized in a 1922 design competition for the Chicago Tribune tower (McAlester 2017:581). Like the Craftsman and Art Nouveau styles, Art Deco was highly decorative but sought to avoid overt historical references. The style features smooth wall surfaces with a focus on verticality and is ornamented by chevrons, "zigzags," as well as other stylized floral or geometric motifs (McAlester 2017:581). Art Deco became rapidly associated with the high-rise architecture of major cities but was also utilized in a wide array of institutional buildings and smaller-scale commercial blocks (Whiffen 1996:238-240). During the 1930s, it was gradually transformed into a subsidiary style—Art Moderne—which further refined Deco's sharp corners and ornamentation through the application of a streamline aesthetic (McAlester 2017:581). Art Moderne (sometimes Streamline Moderne) is characterized by a focus on horizontal lines, rounded corners, and the further removal of ornament from the wall surface (McAlester 2017:581). Like Art Deco, Art Moderne is most often found in commercial applications and neither style was widely utilized for residential construction.

By the start of WWII, both Art Deco and Art Moderne became increasingly unfashionable and were supplanted by the rise of International Modernism. Art Deco and Art Moderne are found in limited quantities throughout Colorado's population centers. Art Deco was utilized by the Works Progress Administration and is still visible in many of their extant buildings throughout the country (Figure 103; WPA; Colorado Historical Society 2008:15). Greeley possesses several buildings constructed in both styles including institutional buildings, commercial buildings, and a small number of prominent residences.

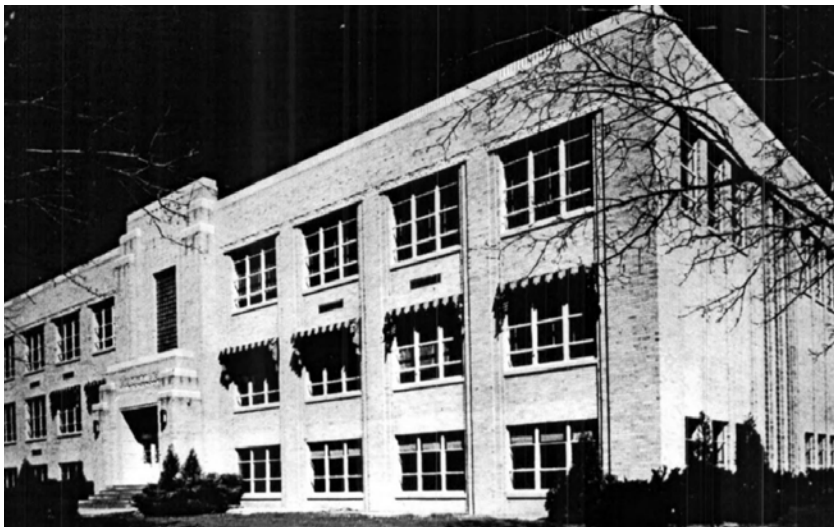


Figure 103. Greeley Junior High School, 805 15th Street (5WL.2572). Designed by architect Sidney G. Frazier, the building was constructed by the WPA in 1937 and shows clear use of the Art Deco style with its stylized lettering, unadorned wall surfaces, and stepped central entry, all of which helped to give the building a verticality not otherwise found in its horizontal form. Image courtesy of the NPS.

Minimal Traditional (1935–1950)

The Minimal Traditional style initially evolved as a response to the need for inexpensive residences required by the Federal Housing Administration (FHA) during the Great Depression (McAlester 2017:588). In the absence of stable banking institutions, the FHA would guarantee loans to prospective home buyers for affordable dwellings, which the agency helped to promote through multiple publications (McAlester 2017:589). The style was widely utilized by developers to construct workers' housing during WWII, as well as homes for returning veterans in the immediate post-war period (McAlester 2017:588–589). Because of this, the Minimal Traditional house was a substantial component of new housing until the widespread adoption of the Ranch House in the 1950s (McAlester 2017:589). Over the course of its development, the Minimal Traditional style came to be defined by its small footprint, single-story construction, and low-to-medium pitched gable roof. Such houses typically had minimal eaves and ornamentation and double-hung sash windows (McAlester 2017:588). The style was popular throughout Colorado and utilized in early tract housing (McAlester 2017:588). Minimal Traditional houses are found in Greeley where they were constructed as infill within older neighborhoods, and pre-war neighborhoods (Figure 104).

Figure 104. 1617 Glenmere Boulevard. Although larger than the classic Minimal Traditional cottage (the wing may be a later addition), this residence shows typical features of the style, including its single-story construction, minimal eaves, sash windows, and lack of ornamentation.

Neo-Mansard (1940–1985)

The Neo-Mansard or Mansard style gained popularity as an alternative to the Contemporary style (McAlester 2017:688). The style was initially promoted in the designs of Los Angeles architect John Elgin Woolf, who designed a number of Neo-Mansard residences for film celebrities (McAlester 2017:688). Though dismissed by many architectural critics, the Neo-Mansard style remained fashionable through the 1980s (McAlester 2017:688). In addition to its characteristic roof type, the style is typified by a prominent entrance, topped by a segmental arch, the presence of numerous dormer windows, and a masonry veneer along its ground story. Over time, the Neo-Mansard style has been more popular in light commercial and apartment complexes. The style is present in Colorado from the late-1960s through the 1980s and is visible across Greeley in both new construction and remodeled older buildings (Figure 105).

Figure 105. 1020 6th Avenue. Assessor's data indicates this building was constructed as a storage warehouse in 1963. The mansard roof, arched windows, and stone cladding all appear to be a later additions to modernize the building's primary façade for commercial usage.

Contemporary (History Colorado Lexicon: Modern Movement) (1945–1990)

The Contemporary style developed out of the designs and ideals of Frank Lloyd Wright's Usonian homes of the late-1930s (McAlester 2017:646). These commercial and residential buildings attempted to bring the benefits of modern architecture to a wider audience, and advocated the use of open floor plans, integration with the outdoors, and a rejection of traditional built forms. The resulting style proved most popular from 1945 through 1965 when it was applied to many building forms. Often classified as Midcentury Modern, Contemporary-styled buildings are distinguished by their unusual floor plans, low-pitched gable roofs with wide overhanging eaves, lack of ornamentation, projecting walls, and ribbon windows or clerestory windows. They also generally possess gable end windows, asymmetrical massing, visible structural elements, and the prominent use of natural materials to form broad wall surfaces and blend with their site (McAlester 2017:629). The Contemporary style is widespread throughout Colorado (McAlester 2017:632).

Figure 106. 1833 Pinecrest Lane. This Contemporary style home is identifiable through its asymmetrical composition, low-pitched roof, overhanging eaves with exposed roof beams, and emphasis on textural cladding.

Many examples of Contemporary style homes are found on the fringes of Greeley's pre-war residential developments and in its midcentury subdivisions (Figure 106).

Googie (c. 1950–1979)

The Googie style developed in the consumerist automotive culture of mid-20th century Los Angeles as a self-consciously modern vernacular commercial style. The style was informed by the Streamline Moderne style of the 1930s, the new building forms of Southern California's car culture, and the self-promotional programmatic architecture of developing highways (Venturi and Scott Brown's "duck" type buildings; Hess 1986:10, 11, 26). All of these forces were combined with modernistic elements drawn from International Modernism and the new Atomic Age to create a uniquely American style designed to appeal to the new motorists of a growing middle class (Hess 1986:36-37).

Figure 107. 2500 Block along 11th Avenue. The Hillside Center sign is an excellent example of the Googie style with its eye-catching commercial designs showing pastel colors "jazzy" midcentury shapes, and neon lighting. The sign is designated on the Greeley Historic Register.

To do this, buildings in the Googie style were designed to be easily accessible to cars, often appearing on large lots near major thoroughfares with parking lots and car canopies integrated into the design. Eye-catching rooflines in vibrant colors were another frequent feature with exaggerated chevrons, boomerangs, or other abstracted shapes forming principle design elements. Glazed window walls helped to advertise the activities within, as did conspicuous signage designed for curbside appeal. Both signs and buildings were frequently adorned with neon and other lighting components which often outlined key architectural motifs, thus extending their attraction into the night (Hess 1986:25, 39). Googie designs first appeared in the Los Angeles coffee house architecture of the 1940s and 1950s and were named after the establishment "Googies" designed in 1949 by architect John Lautner (1911-1994; Hess 1986:61, 64). From Lautner's Southern California creations, the style spread outwards despite condemnation by critics who found it to produce "gimmicky hodgepodges" (Hess 1986:86).

Examples of Googie architecture became common along major roadways and in popular leisure centers, including Las Vegas and Miami Beach. The style became increasingly unfashionable in the late-1960s when the progressive impulses of the post-war era were curtailed by new tastes for more traditional materials and appearances (Hess 1986:121). It is found across the U.S. and was utilized on a limited number of buildings in Greeley that include the Hillside Center sign (2500 Block along 11th Avenue; Figure 107), the former Sambo's (1415 8th Avenue; heavily remodeled), JB's Drive-In (2501 8th Avenue), and the circular residences of the Good Samaritan Society's Bonell Community (708 22nd Street).

PRESERVATION GOALS AND OBJECTIVES

The preservation of Greeley's historic resources has been actively pursued since the 1980s through local, state, and national registries. These efforts have resulted in the designation of multiple buildings clustered in the City's commercial core and its earliest residential neighborhoods. Although these resources are representative of the City's architectural history, they comprise only a small part of the built environment that forms Greeley's own unique sense of place. Further work is needed to continue designating individual resources and districts that may have become eligible for the NRHP, as well as to protect those that are locally important and integral to the community's vision of its past and present. Historic preservation activities have a proven record of improving social, economic, and environmental concerns, in addition to safeguarding a community's joint heritage.

Threats

Greeley is fortunate in retaining much of its architectural heritage in its downtown commercial core and early residential neighborhoods. Nonetheless, portions of this legacy have been lost due to redevelopment, alteration, or neglect. While much of the City's continued expansion has come from newly constructed suburbs, threats of demolition to its historic resources continue, particularly in its downtown core. This is especially true along sections of 8th Avenue in which the City's midcentury automobile culture is slowly fading. It features a collection of automotive shops, motor courts, and other amenities catering to car ownership and travel, and is indicative of many post-war tourist corridors that once brought travelers into the City. However, these resources are being remodeled, or demolished, and many vacant lots are now present throughout this corridor.

Greeley is also one of the major cities along the Front Range Urban Corridor and as of 2019, was the 12th largest city in Colorado. The City's boundaries are characterized by agricultural properties, but these rural resources are threatened by increasing population and suburbanization. Moreover, the loss of farmland and open space removes the physical reminders of Greeley's early history as a utopian farm community. Ironically, the earliest examples of suburbanization in Greeley are also threatened. These neighborhoods were emerging during the post-war period and resulted in ranch-style subdivisions on the fringes of the City's downtown core and early neighborhoods. Greeley possesses many intact midcentury subdivisions that have neither been studied extensively nor designated as historic. As these neighborhoods age, individual homes will be subject to alterations of their characteristic features and by association erode the character of the neighborhoods at large.

Like any city, Greeley has to contend with the loss and neglect of historic properties. Both commercial and residential buildings are faced with the constant danger of alteration meant to keep them current with changing consumer tastes and standards. Although it is sometimes possible to execute such changes in a manner compatible with a building's historic character, a lack of public awareness and qualified craftspeople often results in the loss of original historic fabric and character-defining elements. This can harm the building's ability to effectively communicate its historic associations, and subsequently render it not eligible for official designation as a historic resource. Beyond these pressures, neglect can also be a significant force in the needless destruction of potentially significant buildings. While any resource can be neglected, the most vulnerable are typically those left vacant and that have outlasted their original uses. Although neglect does not necessarily affect a property's

historic significance, it can, at a minimum, raise the cost of rehabilitation. At worst, a neglected property becomes cost prohibitive to return to a usable condition, ultimately compelling its demolition and loss.

Opportunities

Building upon the success of Greeley's already designated resources, the expansion of its historic preservation efforts provides a range of opportunities for the City's future development. These opportunities are twofold:

- Firstly, the designation of further historic resources on the local, state, or national registers allows Greeley to recognize and preserve the history embodied in its architecture. Such work is intrinsically important to help secure irreplaceable resources of a shared past for the benefit and knowledge of both present and future generations. Designation helps to celebrate the unique history of a place and can be used to inform residents and visitors about their surroundings and shared heritage.
- Secondly, the designation of these resources will provide multiple ancillary benefits and ultimately help to enhance the City's quality of life. Designating resources will help to bring attention to their history, foster pride in their survival, and motivate owners to maintain their property's historic character. A historic built environment can also be beneficial in fostering heritage tourism and encouraging visitors to spend their money in ways that support local economic growth. Designation will also provide avenues for owners to receive tax benefits for the rehabilitation of their properties through History Colorado's Preservation Tax Credit (https://www.historycolorado.org/preservation-tax-credit-fact-sheet#15). Tax Credits include both state and federal sources and, because of Greeley's status as a CLG, may be extended to locally designated properties listed in the GHR. The City can leverage their historic assets by providing loans, waivers, or other tax incentives to developers seeking to adaptively re-use historic buildings in a sensitive manner. By helping to protect and rehabilitate historic resources, the City's historic preservation program can further cultivate a place defined by its livability and vitality.

Studies across the nation show that historic buildings and districts promote economic growth by attracting employers, residents, and tourists to distinctive environments (Johnson et al. 2015:3). Because of their density and distinctive character, historic places can be developed into dynamic commercial centers with innately high walkability (Cheong and Rypkema 2015:4; National Trust for Historic Preservation 2014:3). Not only does this lower a city's environmental footprint by promoting alternative modes of transportation, but the reuse of historic buildings results in fewer carbon emissions than new construction, less waste in landfills, and more durable building materials that stand the test of time with proper maintenance (National Trust for Historic Preservation 2011:VI). Further, the construction industry is faced with the increasing challenge of building affordable homes without sacrificing their quality or receiving large public subsidies (Rypkema 2002:4). Because of this, older residences and apartment buildings fill the "missing middle" in many city's housing stock by providing affordable units to rent and buy (Rypkema 2002:4).

Programs and Initiatives

To support the City's efforts to preserve its historic resources and seek out the benefits above, it should consider implementing new preservation-related options to supplement its already robust preservation program and existing preservation plan. Some of those additional programs may include the incorporation of additional zoning overlays to protect streetscapes that are either historically significant or important community assets. Jurisdictions frequently use zoning to preserve important views of natural landmarks, the uniform height of a downtown core, or the rhythmic spacing of a residential avenue (examples of viewshed protection programs are available from the National Trust for Historic Preservation; National Trust for Historic Preservation 2009). Should the City designate additional historic districts, zoning, as well as design guidelines could also be used to help preserve the character of those areas including the height, massing, and lot placement of new construction within them. Moreover, the City can help dissuade demolitions of properties that are at least 50 years old by requiring architectural documentation of the property before issuance of a demolition permit, consideration of alternatives to demolition, and charging higher demolition fees. Additionally, a portion of the demolition permit fee can be offset and put into a historic preservation fund to help support the City's historic preservation activities.

The City may also consider a similar program to protect the historic signs that add character and a sense of history to its commercial areas. This can be achieved through creating sign ordinances that recognize and protect these signs without penalizing property owners that choose to keep historic signs while also using modern-day signage to advertise their business. Such programs typically provide grants to private individuals to facilitate the rehabilitation of their signage in exchange for the sign's continued maintenance over a specified period of time.

An additional option includes utilizing Community Development Block Grant (CDBG) funds administered by HUD for historic preservation activities. Federal CDBG funds can be used towards planning grants, rehabilitation of City-owned buildings that are blighted or serve low-income populations, or for the rehabilitation of public property if it serves or is located in a low-income area. Additional information about how to use CDBG funds can be accessed at: https://files.hudexchange.info/resources/documents/historic-preservation-in-housing-and-community-development.pdf.

Partnerships

In affecting this work, a wide number of public and private partners are available to the City to help enact programs, initiatives, and other changes. At the level of state governance, History Colorado remains an ongoing resource to counsel the City in matters of formal designation, tax incentives, and appropriate preservation methods. Locally, the City can work with Weld County to coordinate preservation efforts, protect potential viewsheds, and celebrate a shared cultural heritage. Some of these partnerships include, but are not limited to the following:

- Historic Greeley
  - http://www.historicgreeley.org/
- Greeley Downtown Development Authority (DDA)
  - https://www.greeleydowntown.com/about/
- Greeley Urban Renewal Authority
  - https://greeleygov.com/services/ehh/greeley-urban-renewal-authority

- City of Greeley Museums
  - https://greeleymuseums.com/
- Weld Community Foundation
  - https://weldcommunityfoundation.org/
- Poudre Heritage Alliance
  - https://poudreheritage.org/

The National Trust for Historic Preservation (NTHP) may also prove useful. The NTHP provides ample policy guidance on their website, and will also engage in grant-funded preservation programs, including NTHP's Research and Policy Lab (formerly Preservation Green Lab) that can work with the City to provide an economic analysis of the City's historic resources, as well as address issues of sustainability. Other fruitful partnerships may come from state nonprofits, including Colorado Preservation, Inc., the Colorado Historical Foundation, or Colorado Creative Industries. As the City continues to refine its goals for future surveys and potential historic districts, these and other non-profit organizations may be able to contribute funding or offer strategies to overcome obstacles confronting future preservation work.

Greeley should continue to create programs that allow the City to partner with private property owners and businesses to encourage the preservation of their homes, shops, and offices. These relationships are fundamental to successful preservation in any jurisdiction containing multiple property owners. To build on these preservation opportunities, partnerships, and incentives, the City can establish a set of long-term goals that help foster a sense of place that honors the past, while at the same time preserving the present and future. Below is a list of three broad based goals with individual objectives that can guide future planning efforts.

Goals

Goal 1 – Continue to identify and evaluate historic properties.

Objective 1.1: Seek NRHP designation for resources already determined eligible. Re-assess eligibility for those properties with determinations that are over ten years old, or, for properties that have been significantly altered within the last ten years.

Objective 1.2: Survey city-owned properties for NRHP/CSRHP/GHR eligibility. Where appropriate, nominate those that are determined eligible in conjunction with their administering city departments.

Objective 1.3: Work with History Colorado to identify and evaluate resources and districts for their eligibility to the NRHP/CSRHP/GHR.

Objective 1.4: Work with the Greeley community to identify and evaluate resources and districts for their eligibility to the NRHP/ CSRHP/GHR.

Objective 1.5: Prioritize future survey efforts to evaluate the historic significance of midcentury subdivisions.

Objective 1.6: Investigate the use of historic landscape designations to protect historically minority neighborhoods.

Objective 1.7: Develop historic contexts for underrepresented histories and groups including local Latinx history, women's history, and Asian American and Pacific Islander (AAPI) history.

Goal 2 – Celebrate historic resources and increase awareness of preservation techniques.

Objective 2.1: Continue to provide public programs to increase community awareness of the economic and aesthetic value of Greeley's historically significant places.

Objective 2.2: Identify historic resources and districts with plaques, street signs, or monuments at the boundary.

Objective 2.3: Continue to create informational materials to help residents and visitors identify historic resources and their significance.

Objective 2.4: Develop plans to draw tourists and visitors to Greeley's downtown commercial core, based upon its historic character and associations.

Objective 2.5: Partner with History Colorado, Colorado Preservation, Inc., Colorado Historical Foundation, and others to develop community workshops and education sessions on how to maintain, preserve, and restore historic properties.

Goal 3 – Prioritize preservation and restoration efforts.

Objective 3.1: Continue developing a series of recommended changes to the City's Development Code to incentivize redevelopment of historic properties while maintaining their historic character. These recommendations may include items such as waivers or reductions for required on-site parking, to preserve zero lot line historic properties; and/or the adoption of outcome-based energy codes.

Objective 3.2: Consider implementing changes to the City's Development Code to protect significant streetscapes. These changes may include height restrictions, setback requirements, or building footprint percentages, among other controls.

Objective 3.3: Develop adaptive building code standards to make rehabilitation of historic buildings desirable.

Objective 3.4: Develop an incentive program with the DDA to encourage developers to preserve historic buildings and/or incorporate them into new designs, rather than raze them for new development.

Objective 3.5: Investigate the continued dissemination of and usage of Greeley's existing façade grant program and the enactment of a historic sign program to enhance the City's downtown historic character.

RECOMMENDATIONS

This section seeks to identify the actions needed to achieve the Goals and Objectives outlined previously. Because it is not possible to accomplish these actions immediately, the survey priorities are in order of importance and grouped in five-year increments. Importance was determined through both the significance and integrity of potential districts, as well as an analysis of opportunities to diversify the city's existing designated resources. Future opportunities, constraints, and other factors may arise and should allow for reassessment of the survey plan as time passes and conditions change. The survey plan should be viewed as a living document that should be re-examined at least every five years to make certain it continues to meet the needs of the citizens of Greeley.

Survey Priorities

Short Term: Priorities within Five Years

The first five years should focus on completing historic contexts, survey work and, if appropriate, NRHP designation of the **Sunrise Neighborhood**. Designation would trigger financial, social, and cultural benefits by providing property owners with access to low interest rate loans, Colorado Historic Preservation Income tax credits, permit refunds, and grants.

Sunrise Neighborhood

The Sunrise Neighborhood is a large area roughly bounded by 5th Street to the north, U.S. Highway 85 to the east, 16th Street to the south, and the Union Pacific Railroad to the west. The neighborhood is composed of some 534 small-scale detached residences and small pockets of commercial development spread across a gridiron network of streets. It has traditionally been home to many of the workers at the adjacent sugar beet processing facility making it one of the city's most diverse and culturally rich areas. A historical and architectural context of the neighborhood was produced in 2011, however, no additional survey work has yet been conducted (see Figure 20).

Completion of a NRHP nomination for the proposed Sunrise Neighborhood historic district would include a three-phased approach. The first phase would entail a reconnaissance-level survey of the neighborhood which would include 534 properties, of which 27 (5%) would be intensively surveyed. This would be followed by submission to History Colorado for review and concurrence on the survey recommendations. These recommendations, provided by a consultant in coordination with the City, would include the potential eligibility of individual resources and the district as a whole, as well as potential district boundaries, and which resources should be part of the second intensive-level survey phase. Initial reporting can be expedited through the appropriate usage of the 2011 context statement and its associated findings. Note that a project funded through either a SHF or CLG grant would be eligible for additional guidance from History Colorado, however, the agency does not currently possess staff capacity for substantial review on projects funded outside these programs.

Phase two would entail an intensive-level survey that would assess an additional 80 (15%) properties based on previous recommendations. The survey would provide eligibility recommendations, identify a period of significance, significance criteria, and boundaries for the proposed district. Upon concurrence, the third phase would include preparation and submission of a NRHP historic district nomination that would refine the boundaries of the district, the period of significance, a list of contributing and non-contributing resources, a narrative description, and statement of significance, followed by appended maps, photographs, and inventory forms (see Table 4 and Figure 108).

All three phases of this project would be eligible for CLG grant awards in the amount of $25,000 per grant cycle (one grant per year), in combination with a grant from the State Historical Fund (with a cash match from the City of 25% and up to $50,000). The nomination could be written using either a CLG grant or the newly developed Planning Grant which awards in the amount of $15,000 per grant cycle with a 10% cash match. Based on the available grant funds per year, the project would need to be completed over the course of three to four years at a total cost of around $150,000. Although it is recommended that the project be completed by a professional consultant, this project may also

provide the opportunity for collaboration with volunteers to help keep costs lower by allowing volunteers as well as preservation students or interns to help take photographs, complete sections of the survey forms, and compile archival research, including historical photographs from local repositories.

Table 4. Sunrise: ~534 Properties*

Task		Cost
Phase 1 (Reconnaissance)		SHF Grant: $100,000
Update existing research		$2,000
Survey	534 (Reconnaissance), 27 (Intensive)	$72,000
Survey Report	1 Report, 534 Reconnaissance-Level Survey Forms, 27 Intensive-Level Survey Forms	$25,000
Phase 2 (Intensive)		SHF Grant: $50,000
Survey	80 (Intensive)	$35,000
Survey Report	1 Report, 80 Intensive-Level Survey Forms	$15,000

*Note that the Sunrise Historic Context Statement places this number at 544 but may have included vacant lots and established right of ways.

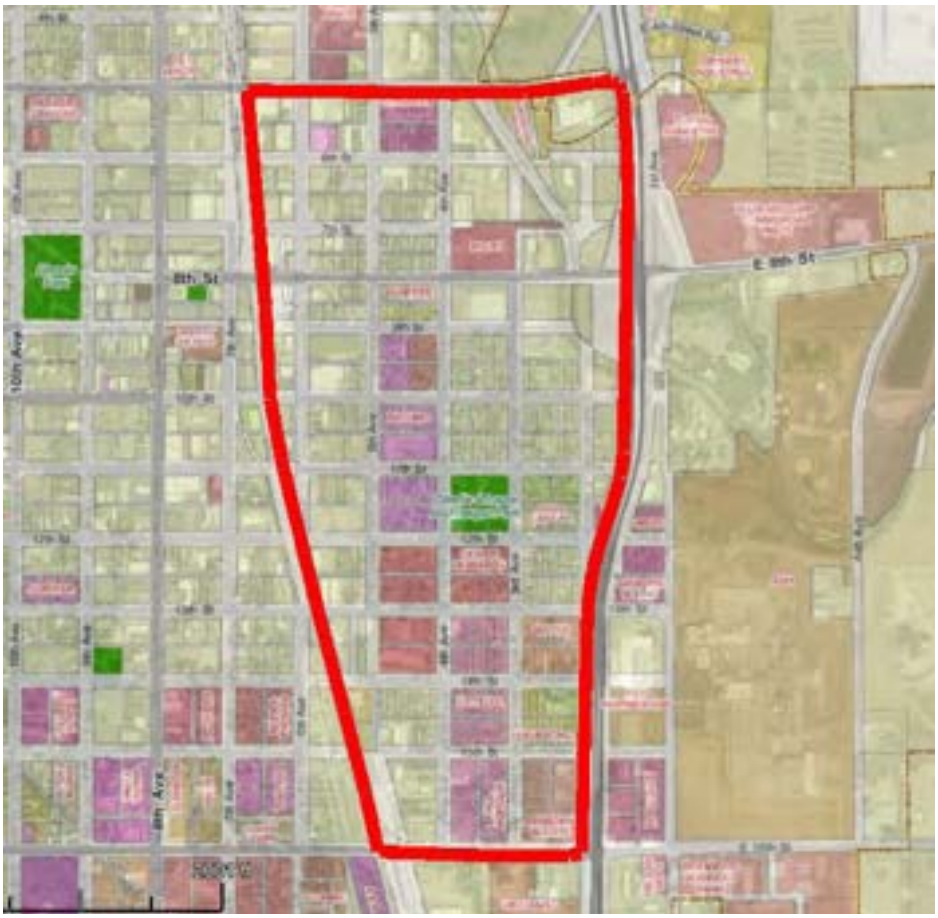


Figure 108. Proposed survey area for the Sunrise neighborhood. Courtesy of the City of Greeley (subdivision overlay) and Google Earth (aerial base).

Develop Historic Contexts

Greeley possesses a diverse array of historic resources that express the city's heritage and communicate it to modern observers. While portions of this architectural inheritance have been well-documented through context statements, resource surveys, and nomination forms, other resources remain under-researched and overlooked by most observers. Previous historic contexts have often ignored areas that are associated with underrepresented communities, or individual resources not perceived as possessing high artistic value. Because of this, important chapters of Greeley's history are in danger of losing their tangible connection to the past through the demolition or permanent alteration of their built legacy.

Greeley should commission historic context statements that explore important but unexamined themes in the city's history. These statements should seek to identify important and intact resources associated with these themes that may be eligible for listing. Important themes relating to underrepresented communities include Greeley's women's history, Latinx history, or Japanese history. Other important themes include the city's industrial and agricultural history which encompass a wide array of unique resources that are rapidly being lost to encroaching development. Ultimately, it is suggested that themes for context studies be determined in coordination with the Historic Preservation Commission and, wherever possible, through engagement with the wider public. Successful public involvement not only helps to democratize preservation efforts but can also stimulate enthusiasm for preservation-related projects and give momentum to resource designation.

Historic contexts would be eligible for CLG grant awards in the amount of $25,000 per grant cycle (one grant per year), as well as newly developed Planning Grant awards in the amount of $15,000 per grant cycle with a 10% cash match. Planning Grants are sufficient for the completion of historic contexts and can be used to hire a professional consultant to complete archival research and, if appropriate, oral histories with community members (see Table 5).

Table 5. Historic Context Development:

Task		Cost
		$25,000 CLG Grant/$15,000 Planning Grant
Archival research		$5,000
Possible oral interviews	3 Interviews	$3,000
Context report	1 report	$7,000

Near Term: Priorities within Five to Ten Years

Based on input from the Greeley Historic Preservation Commission and City staff, near term priorities should focus on the documentation, education and outreach, and possible NRHP nomination of the **Espanola, Cranford, and Glenmere Park** neighborhoods.

Espanola Subdivision (Spanish Colony)

The Espanola Subdivision—commonly referred to as Spanish Colony—is located outside of Greeley's city limits at the intersection of North 25th Avenue and O Street. The subdivision was originally one of many comparable developments found throughout Weld County which provided permanent housing to migrant Latinx farm workers (Peters 1990:A1, A3). While the area was originally developed with small parcels, narrow streets, and adobe residences, overtime, its residents have introduced unique elements to the neighborhood which are indicative of what urban planner James Rojas calls "Latino Urbanism" (Rojas 2013). Rojas notes that Latino Urbanism is defined by its emphasis on street life and includes waist-high fences which provide extensions of indoor living space, bright colors, and informal commercial practices. Many of these qualities are found within the Espanola Subdivision and act as a unique counterpoint to Greeley's more traditional Anglo American neighborhoods. Because of the neighborhood's constant change and growth, any survey of it should be considered in relation to its change over time and unique cultural values (see Figure 14).

Although the subdivision is not eligible for listing on the GHR without an expansion of the city limits, completion of an NRHP nomination would be possible. Preparing such a document would include a two-phased approach. The first phase would entail a combination reconnaissance survey of all 53 properties followed by a intensive-level survey of approximately 12 or more properties (20%+). This initial phase would also include researching the neighborhood's history as well as oral interviews with current and past residents and would result in eligibility recommendations, a period of significance, significance criteria, and boundaries for a potential district. Upon concurrence, the second phase would include preparation and submission of a Greeley/NRHP historic district nomination that would refine the boundaries of the district, the period of significance, a list of contributing and non-contributing resources, a narrative description, and statement of significance, followed by appended maps, photographs, and inventory forms (see Table 6 and Figure 109).

All two phases of this project would be eligible for CLG grant awards in the amount of $25,000 per grant cycle (one grant per year), in combination with a grant from the State Historical Fund (with a cash match from the City of 25% and up to $50,000). The nomination could be written using either a CLG grant or the newly developed Planning Grant which awards in the amount of $15,000 per grant cycle with a 10% cash match. Based on the available grant funds per year, the project would need to be completed over the course of three years at a total cost of around $75,000. Similar to previous suggestions, it is recommended that the project be completed by a professional consultant, but the project may also provide the opportunity for collaboration with volunteers to help keep costs lower by allowing volunteers to engage in oral history interviews, help take photographs, complete sections of the survey forms, and compile archival research, including historical photographs from local repositories.

Table 6. Espanola Subdivision (Spanish Colony): ~53 total properties

	Task	Cost
Phase 1 (Intensive)		SHF Grant: $50,000
Research		$5,000
Oral Interviews	5 Interviews	$5,000
Survey	53 (Reconnaissance), 10+ (Intensive)	$25,000
Survey Report	1 Report, 53 Reconnaissance-Level Survey Forms, 10+ Intensive-Level Survey Forms	$15,000
Phase 2 (Nomination)		$25,000 CLG Grant/$15,000 Planning Grant
Nomination Report	1 Nomination	<$25,000

Figure 109. Proposed survey area for the Espanola Subdivision neighborhood. Courtesy of the City of Greeley (subdivision overlay) and Google Earth (aerial base).

Cranford

The Cranford Neighborhood is located west of the UNC campus (Greeley Daily Tribune 2008a). The district is bounded by 16th Street to the north, 10th Avenue to the east, 20th Street to the south, and 14th Avenue to the west. It was originally developed by John P. and Jane Sarah Cranford, investors in the Union Colony venture. Seeking to raise the value of their land for development, the Cranfords helped to found the State Normal School by donating a portion of their holdings to form part of the school's original campus (McWilliams 2002:10). Following this, the couple re-platted their land and successfully sold lots beginning around 1890. As a neighborhood, Cranford was largely developed by 1920 leaving it with a traditional gridiron street network lined by revivalist and Craftsman styled residences. Recent input from the Greeley Historic Preservation Commission, combined with the integrity of the neighborhood's extant resources, indicate that Cranford remains a highly eligible district for designation (see Figure 13).

The first priority would be to re-visit the previous nomination and survey documents for the proposed Cranford Neighborhood Historic District (McWilliams 2002). This would entail reassessing the property inventory, period of significance, significance criteria, and boundaries. This can be accomplished by a desk-top analysis and reconnaissance survey to compare existing conditions with those identified in 2008 when the nomination was first completed. Initial reporting can be expedited through the appropriate usage of the 2008 survey document's context statement and other findings.

The following reconnaissance-level survey will include 358 properties, of which 18 (5%) would be intensively surveyed. Based on the findings of the reconnaissance survey in consultation with History Colorado, a second intensive-level of 54 (15%) properties should be performed to update any previous inventory forms or add new forms to the district nomination. Upon completion of the second survey phase, the nomination can be updated in the third phase to reflect changes to the district over time, including any boundary changes, lists of contributing and non-contributing properties, and any updates to the period of significance and eligibility criteria. Because the Cranford Neighborhood Historic District was previously rejected by the Greeley City Council, it is recommended that City staff and a qualified consultant meet with City Council members and the neighborhood to provide outreach and education on the benefits of said designation. While it is possible that survey work in the neighborhood may help spur interest in its preservation, survey will also help to document the neighborhood's current condition should it continue to remain un-designated (see Table 7 and Figure 110).

All three phases of this project would be eligible for CLG grant awards in the amount of $25,000 per grant cycle (one grant per year), in combination with a grant from the State Historical Fund (with a cash match from the City of 25% and up to $50,000). The nomination could be written using either a CLG grant or the newly developed Planning Grant which awards in the amount of $15,000 per grant cycle with a 10% cash match. Based on the available grant funds per year, the project could be completed over the course of two to three years at a total cost of around $100,000. Although it is recommended that the project be completed by a professional consultant, the initial desktop and reconnaissance survey may be completed by City staff, with the successive phases completed by a consultant.

Table 7. Cranford: ~358 total properties

Task		Cost
Phase 1 (Reconnaissance)		SHF Grant: $50,000
Update existing research		$2,000
Survey	358 (Reconnaissance), 18 (Intensive)	$33,000
Survey Report/Update existing data	1 Report, 358 Reconnaissance-Level Survey Forms, 18 Intensive-Level Survey Forms	$15,000
Phase 2 (Intensive)		CLG Grant: $25,000
Survey	54 (Intensive)	$17,000
Survey Report/Update existing data	1 Report, 54 Intensive-Level Survey Forms	$8,000
Phase 3 (Nomination)		$25,000 CLG Grant/$15,000 Planning Grant
Nomination Report	1 Nomination	<$25,000

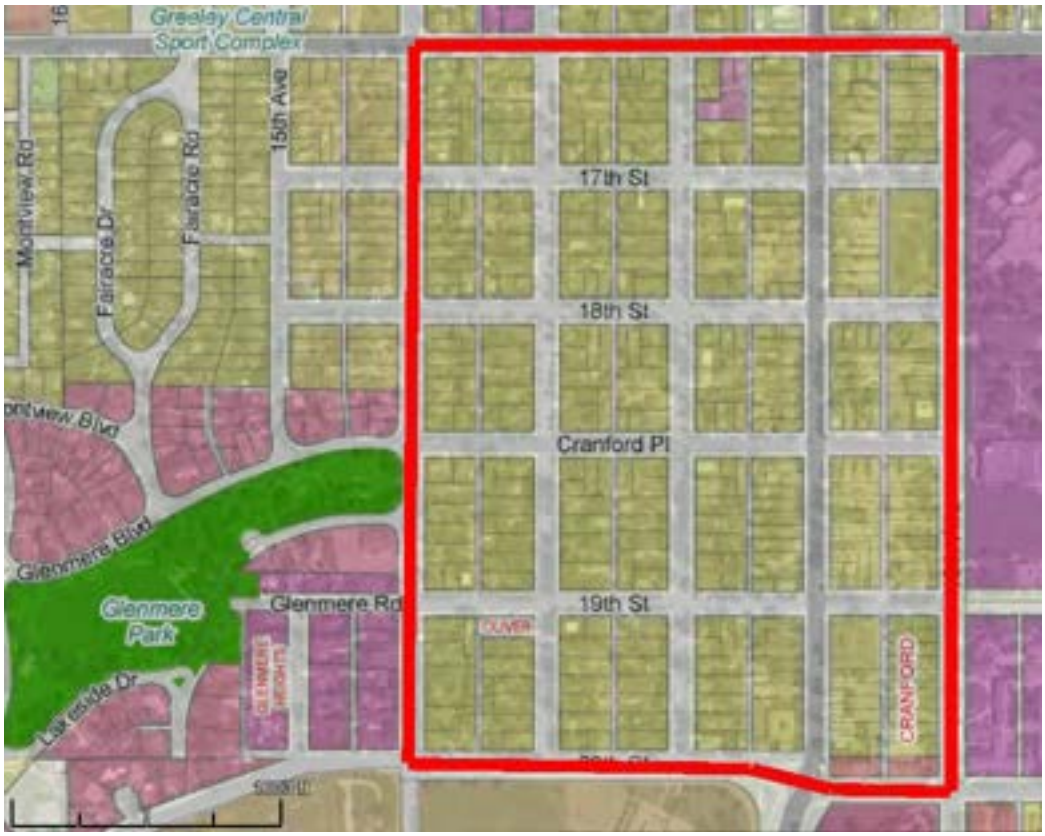


Figure 110. Proposed survey area for the Cranford neighborhood. Courtesy of the City of Greeley (subdivision overlay) and Google Earth (aerial base).

Glenmere Park (Glenmere)

Glenmere Park is located west of the original university campus and consists of multiple plats including Glenmere Park, Glenmere Heights, Wellers, and Ellingers. The neighborhood was developed on the land of a failed hydroelectric project to serve as a home for university faculty and other middle to upper class residents. It is centered upon Glenmere Park and shows the tenets of the City Beautiful movement with curvilinear streets and picturesque viewpoints. Medium to large scale homes constructed in revivalist styles are found immediately surrounding the park, but become both newer and smaller as they radiate outwards. No formal survey work has been conducted within the neighborhood (see Figure 16).

Similar to our suggestion for completing the nomination for the Sunrise Neighborhood, completion of a NRHP nomination for the proposed Glenmere Park neighborhood would include a three-phased approach. The first phase would entail a reconnaissance-level survey of 191 properties of which 10 would be surveyed at the intensive-level, followed by submission to History Colorado for review and concurrence on the survey recommendations. These recommendations, provided by a consultant in coordination with the City, would include the potential eligibility of individual resources and the district as a whole, as well as potential district boundaries, and which resources should be part of the second intensive-level survey phase. Phase two would entail an intensive-level survey of 28 (15%) properties based on previous recommendations. The survey would provide eligibility recommendations, identify a period of significance, significance criteria, and boundaries for the proposed district. Upon concurrence, the third phase would include preparation and submission of a NRHP historic district nomination that would refine the boundaries of the district, the period of significance, a list of contributing and non-contributing resources, a narrative description, and statement of significance, followed by appended maps, photographs, and inventory forms (see Table 8 and Figure 111).

All three phases of this project would be eligible for CLG grant awards in the amount of $25,000 per grant cycle (one grant per year), in combination with a grant from the State Historical Fund (with a cash match from the City of 25% and up to $50,000). The nomination could be written using either a CLG grant or the newly developed Planning Grant which awards in the amount of $15,000 per grant cycle with a 10% cash match. Based on the available grant funds per year, the project would need to be completed over the course of three to four years at a total cost of around $100,000. Similar to previous suggestions, it is recommended that the project be completed by a professional consultant, but the project may also provide the opportunity for collaboration with volunteers to help keep costs lower by allowing volunteers to help take photographs, complete sections of the survey forms, and compile archival research, including historical photographs from local repositories.

Table 8. Glenmere Park (Glenmere) ~191 properties

Task		Cost
Phase 1 (Reconnaissance)		SHF Grant: $50,000
Research		$5,000
Survey	191 (Reconnaissance), 10 (Intensive)	$30,000
Survey Report	1 Report, 191 Reconnaissance-Level Survey Forms, 10 Intensive-Level Survey Forms	$15,000
Phase 2 (Intensive)		CLG Grant: $25,000
Survey	28 (Intensive)	$17,000
Survey Report	1 Report, 28 Intensive-Level Survey Forms	$8,000
Phase 3 (Nomination)		$25,000 CLG Grant/$15,000 Planning Grant
Nomination Report	1 Nomination	<$25,000

Figure 111. Proposed survey area for the Glenmere Park neighborhood. Courtesy of the City of Greeley (subdivision overlay) and Google Earth (aerial base).

Long Term: Priorities within Ten to Fifteen Years

Long term priorities should focus on **individual designations of historic resources and historic residential districts**. These priorities would include individual designations for buildings holding special local significance and survey for future designation of residential historic districts (particularly those dating to the post-war period). The purpose of these efforts is to raise local awareness of the City's historic assets, leverage these assets for economic development, and to help preserve the historic fabric of Greeley's neighborhoods, individual buildings, and heritage.

District and Individual Resource Surveys

Based on Logan Simpson's limited reconnaissance survey, we identified several good candidates for further survey within Greeley, including subdivisions flanking downtown, UNC, and a multitude of post-war subdivisions that appear to have sufficient integrity for future historic designation, including, but not limited to, Bouker's Subdivision, Cottonwood Village, Farr Subdivision, and Hillside Subdivision. Although we believe these to be good candidates for future district designation, systematic survey will need to be completed prior to any eligibility recommendations or determinations of eligibility on a district or individual basis.

To this end, it is recommended that several City-wide historic resource surveys be completed. The first survey would be to complete reconnaissance-level inventory of residential areas built between the late-1800s and 1942 (prior to World War II) in an effort to gauge the types, quantities, and integrity of existing resources within this time range. Reconnaissance-level inventory forms would need to be completed for each property within each survey area. Because each of these subdivisions/additions individually contain hundreds of properties, it is suggested that reconnaissance-level surveys be completed on a subdivision or addition level in order to create manageable survey areas. Once the preliminary inventory has been completed and has been reviewed by History Colorado, a second intensive level-survey, utilizing intensive-level survey forms, is warranted to make eligibility recommendations. Once the reconnaissance survey has been completed, the intensive-level survey areas can be whittled down to individual buildings and streets within this larger survey area. Through consultation with History Colorado, the intensive-level survey can provide the basis for future historic district eligibility, and to identify individual candidates for individual designations.

In addition to the residential survey of pre-WWII era residential resources, a second post-war residential survey is also recommended. This survey would entail an initial reconnaissance-level inventory of post-war subdivisions built out between 1942 and the end of the historic period, followed by an intensive-level inventory. It too would follow a similar strategy as what is proposed for the pre-war residential development. Again, it is recommended that the survey areas be narrowed down to individual subdivisions to create manageable survey areas. During the course of this second residential survey, individual properties may also be identified that could be eligible for individual designation. During Logan Simpson's survey, for example, a handful of custom-designed midcentury modern homes were noted during fieldwork that have potential for individual designation as architect-designed or representative examples of residential midcentury design.

Each survey phase would be eligible for CLG grant awards in the amount of $25,000 per grant cycle. Because Greeley has over a hundred subdivisions built prior to 1975, a complete inventory of residential districts will take several years to complete. Within that number of subdivisions, the highest priority subdivisions would include surveys of Farr Subdivision, Houston Heights Subdivision, Rolling Hills Subdivision, and Hillside Subdivision. The reconnaissance-level inventories will help guide the City of Greeley in determining which of these subdivisions and additions to prioritize with intensive-level efforts. Each of these efforts will require consultation with History Colorado and City staff on the results of the undertaking and the subsequent eligibility recommendations.

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Appendix A: Detail Maps of Previous Historic Resource Surveys

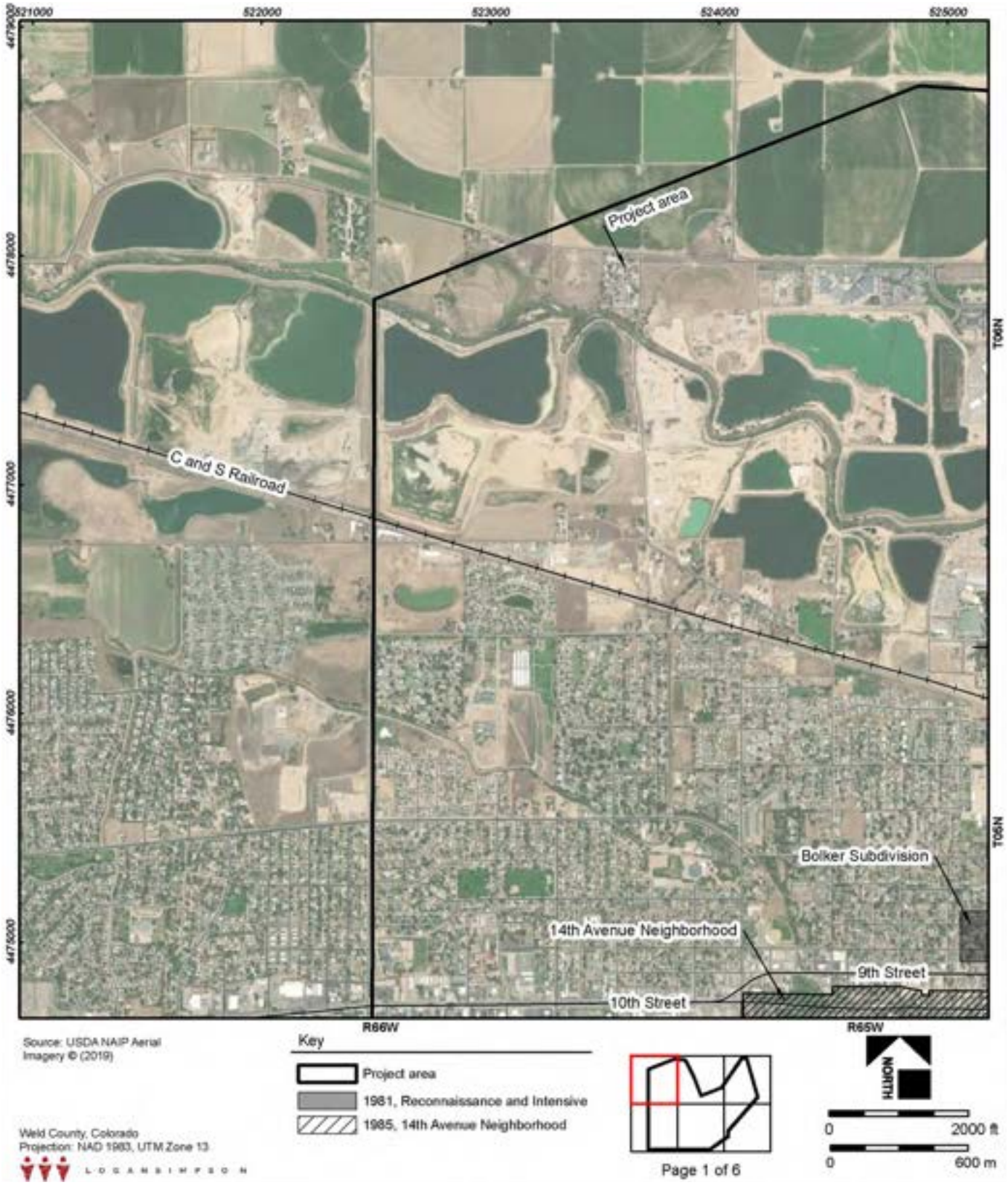

Figure 112. Location of existing surveys, page 1. Note that mapping software was unable to support the incorporation of survey names into the map key because of name length and number.

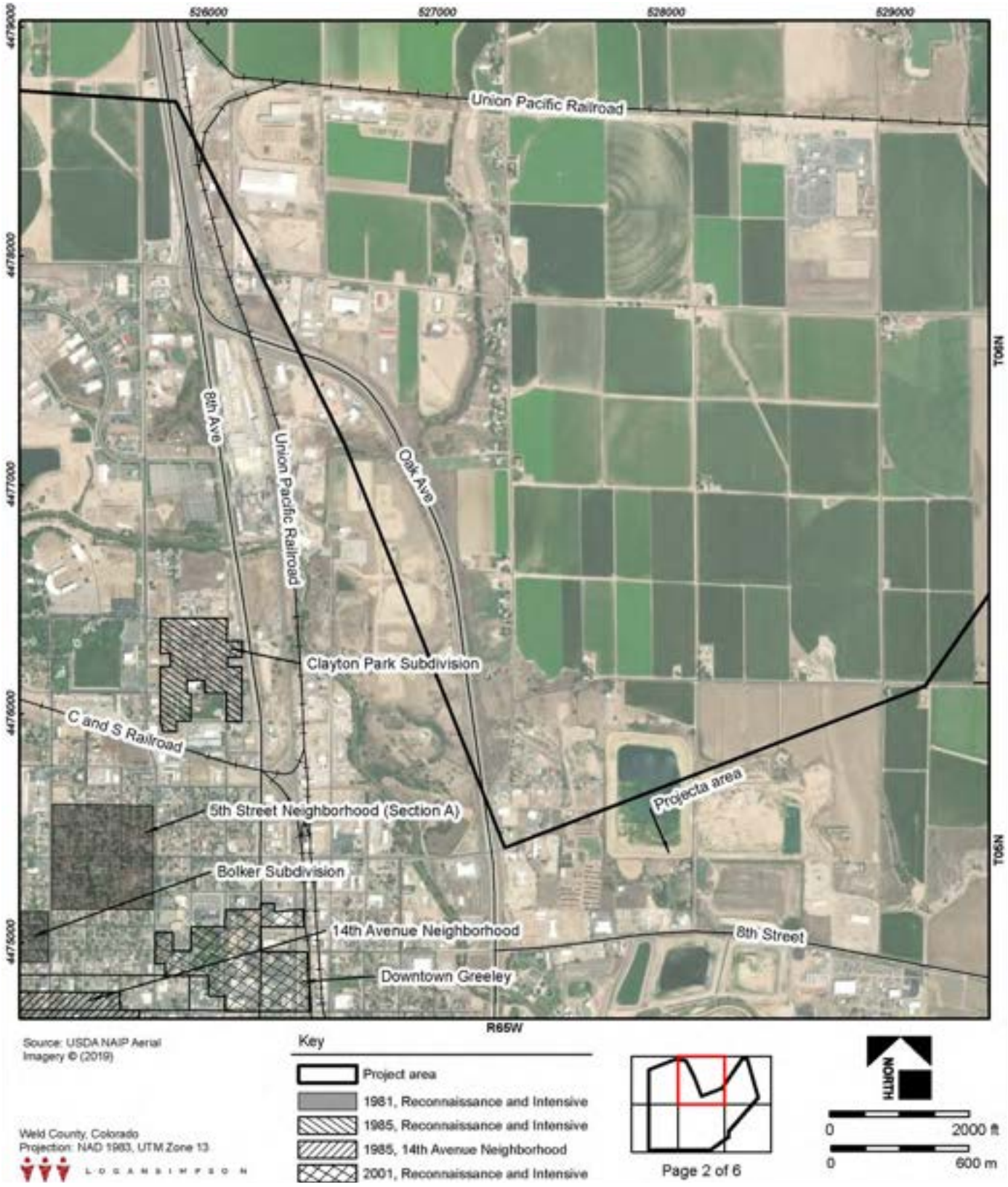

Figure 113. Location of existing surveys, page 2.

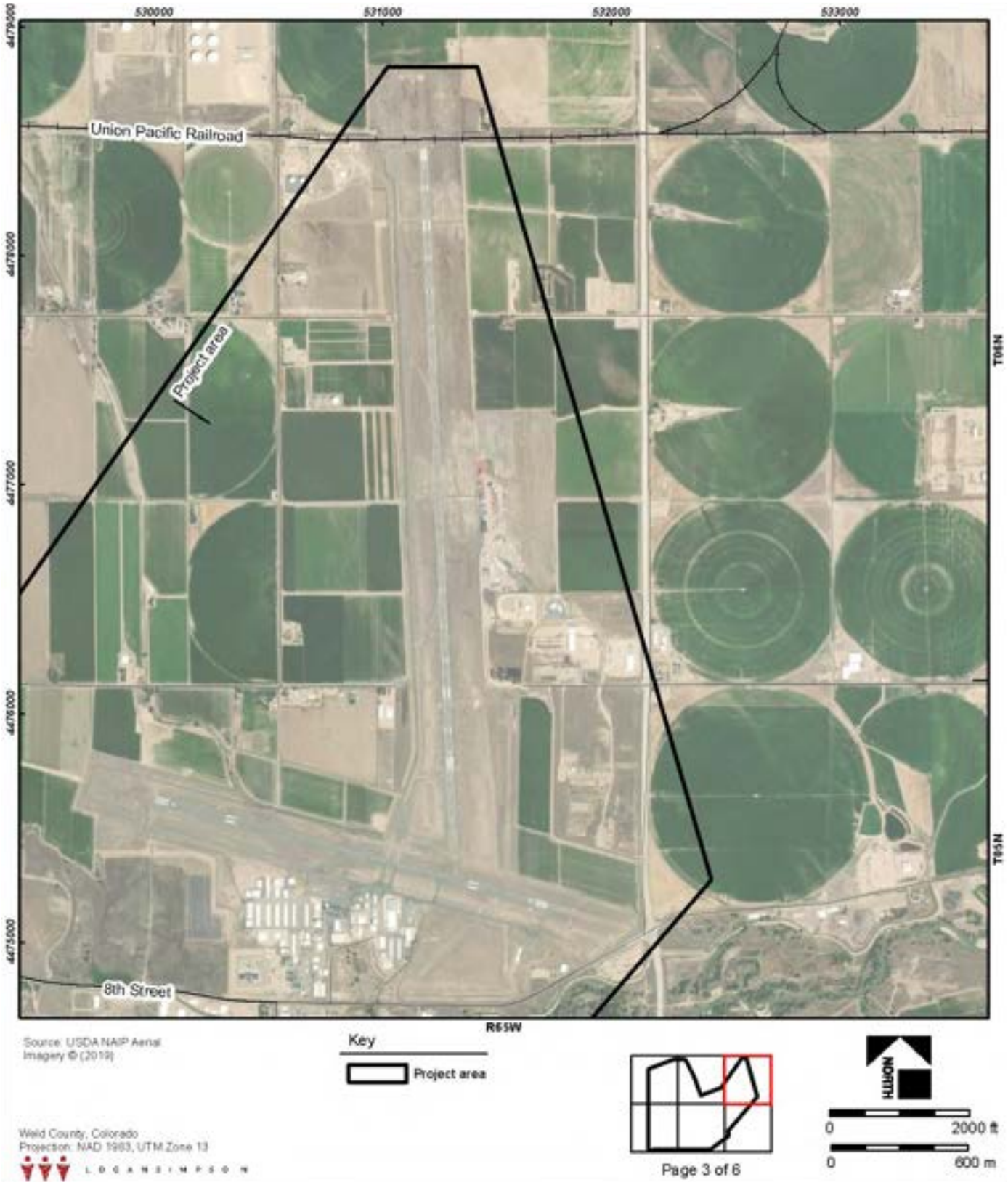

Figure 114. Location of existing surveys, page 3.

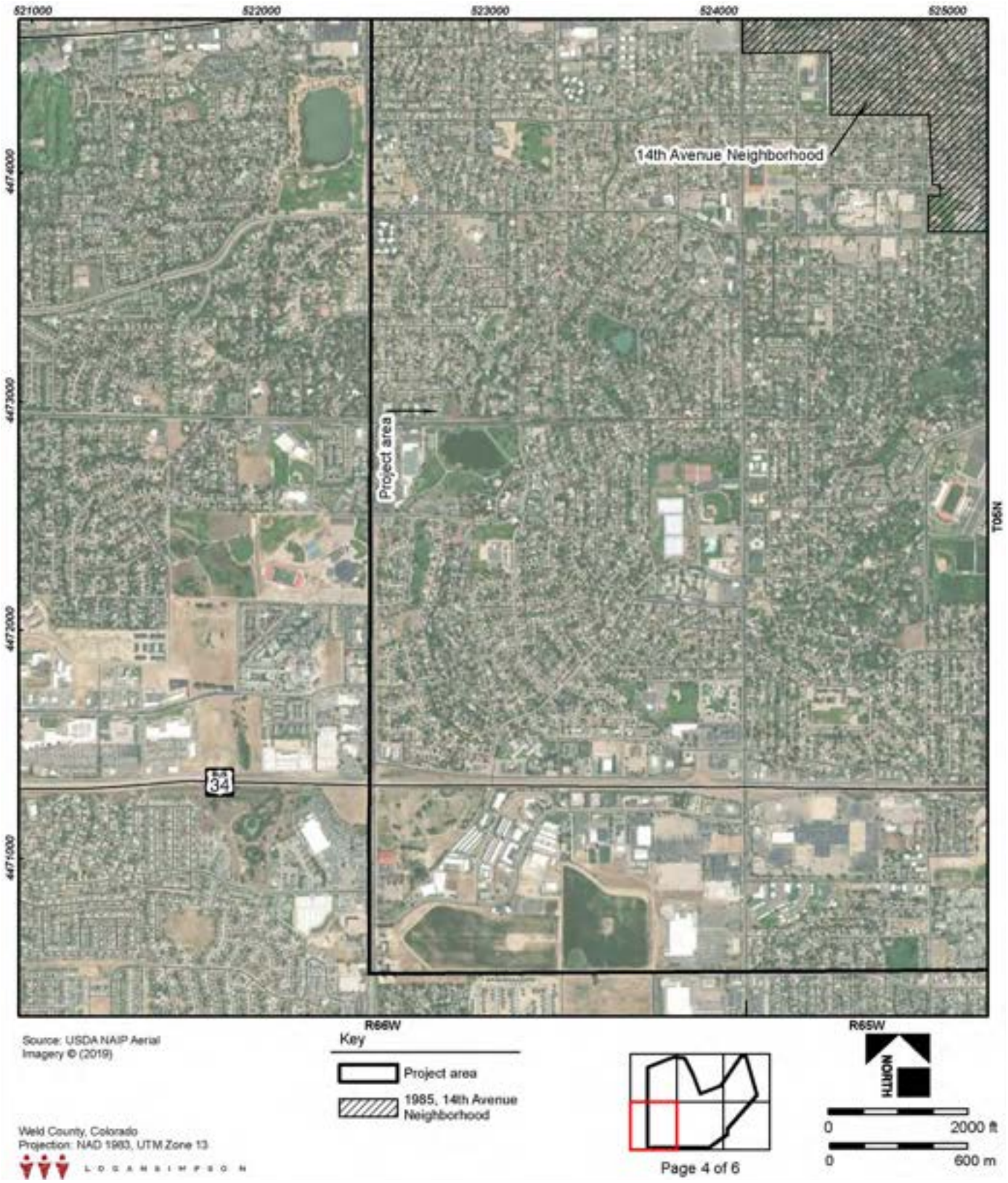

Figure 115. Location of existing surveys, page 4.

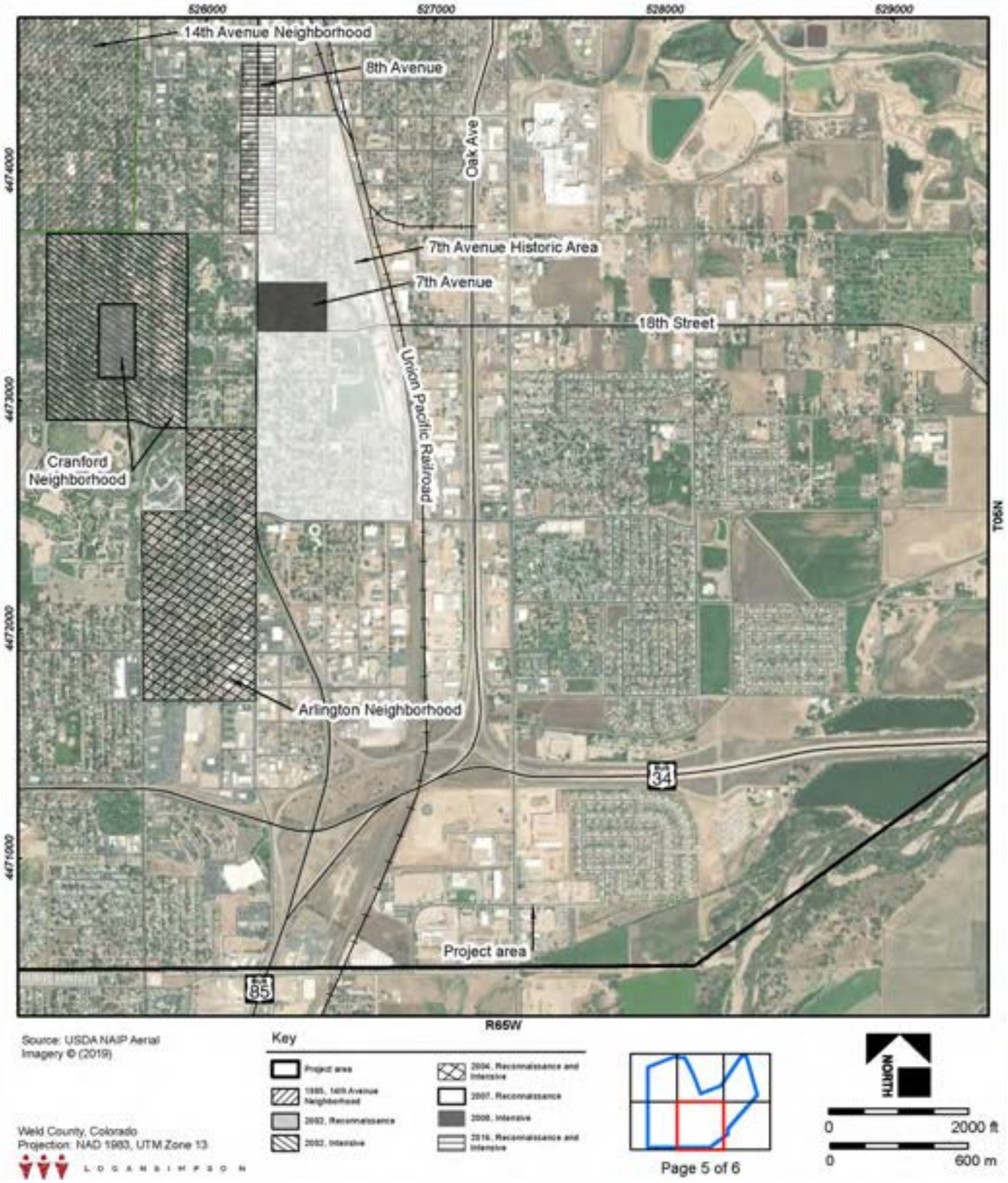

Figure 116. Location of existing surveys, page 5.

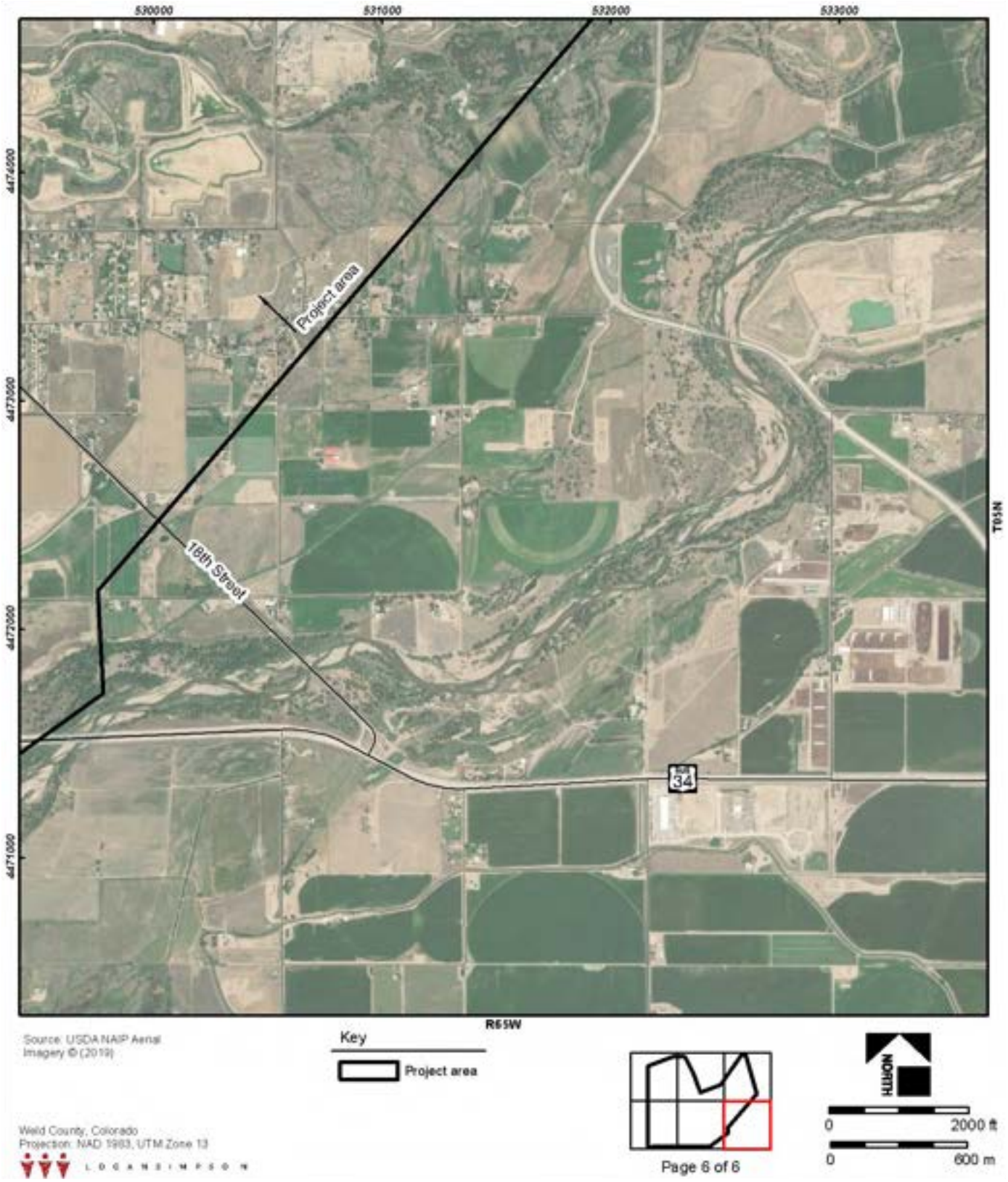

Figure 117. Location of existing surveys, page 6.

Appendix B: Detail Maps of Designated Resources

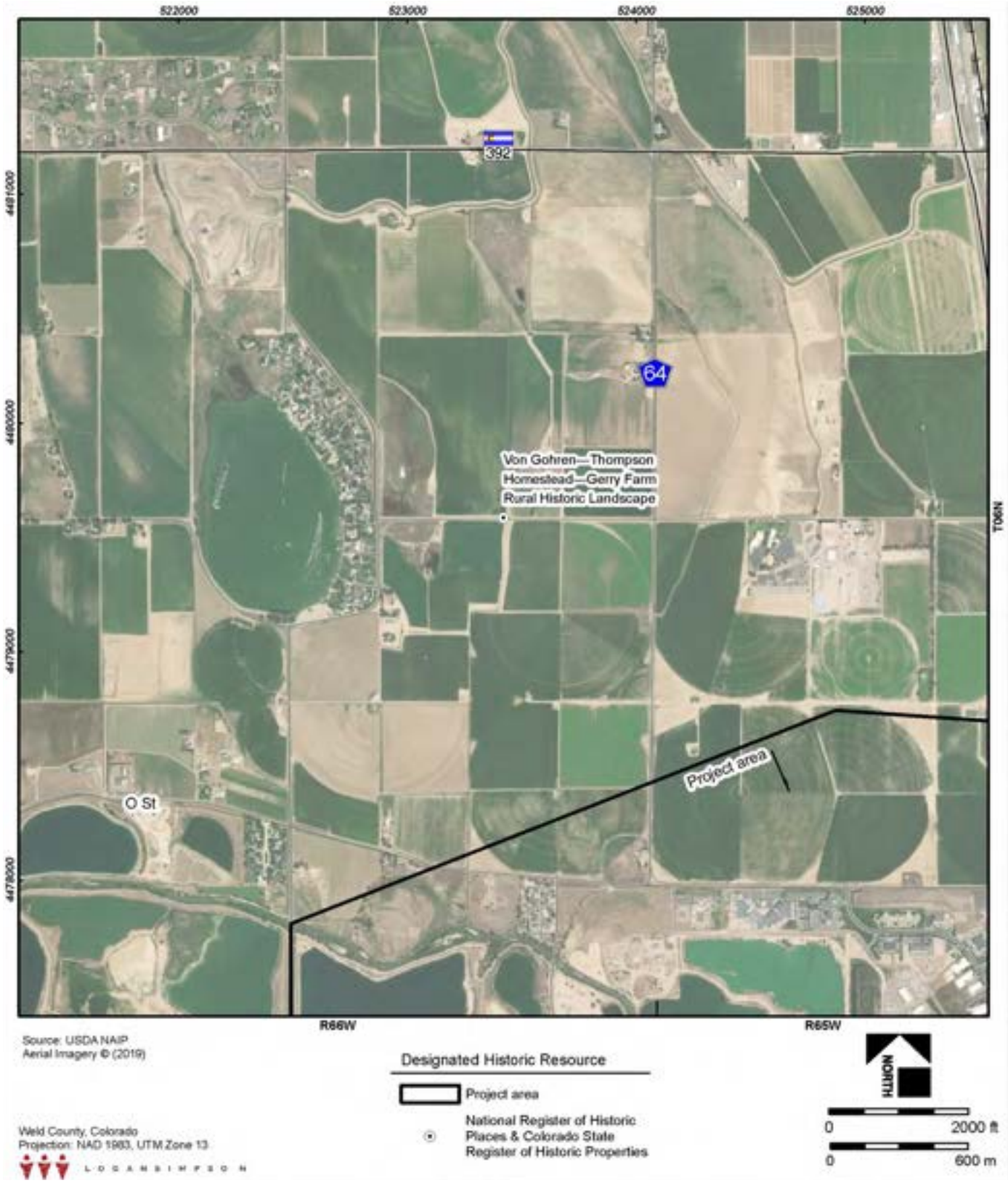

Figure 118. Location of designated resources within the survey area.

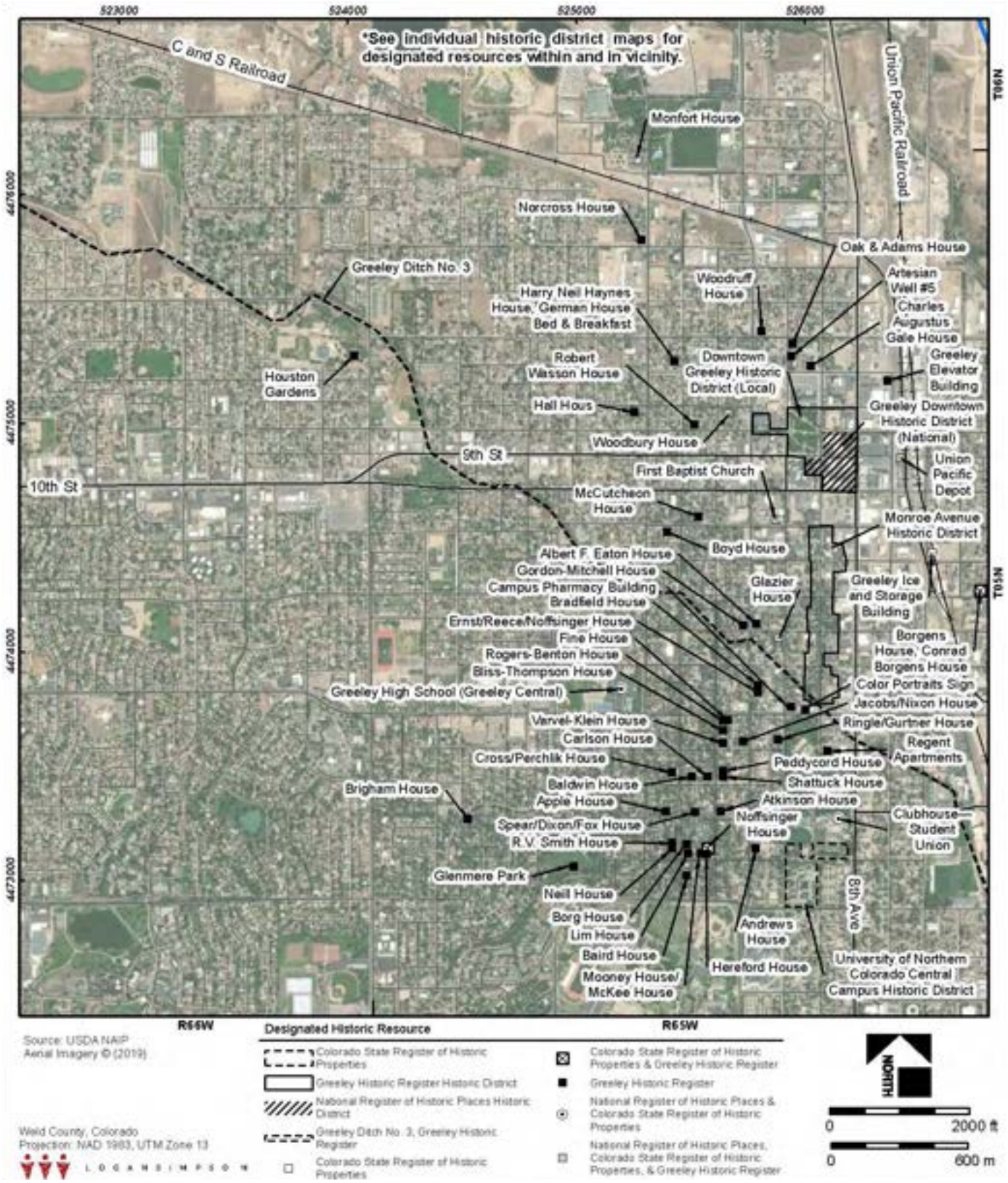

Figure 119. Location of designated resources within the survey area.

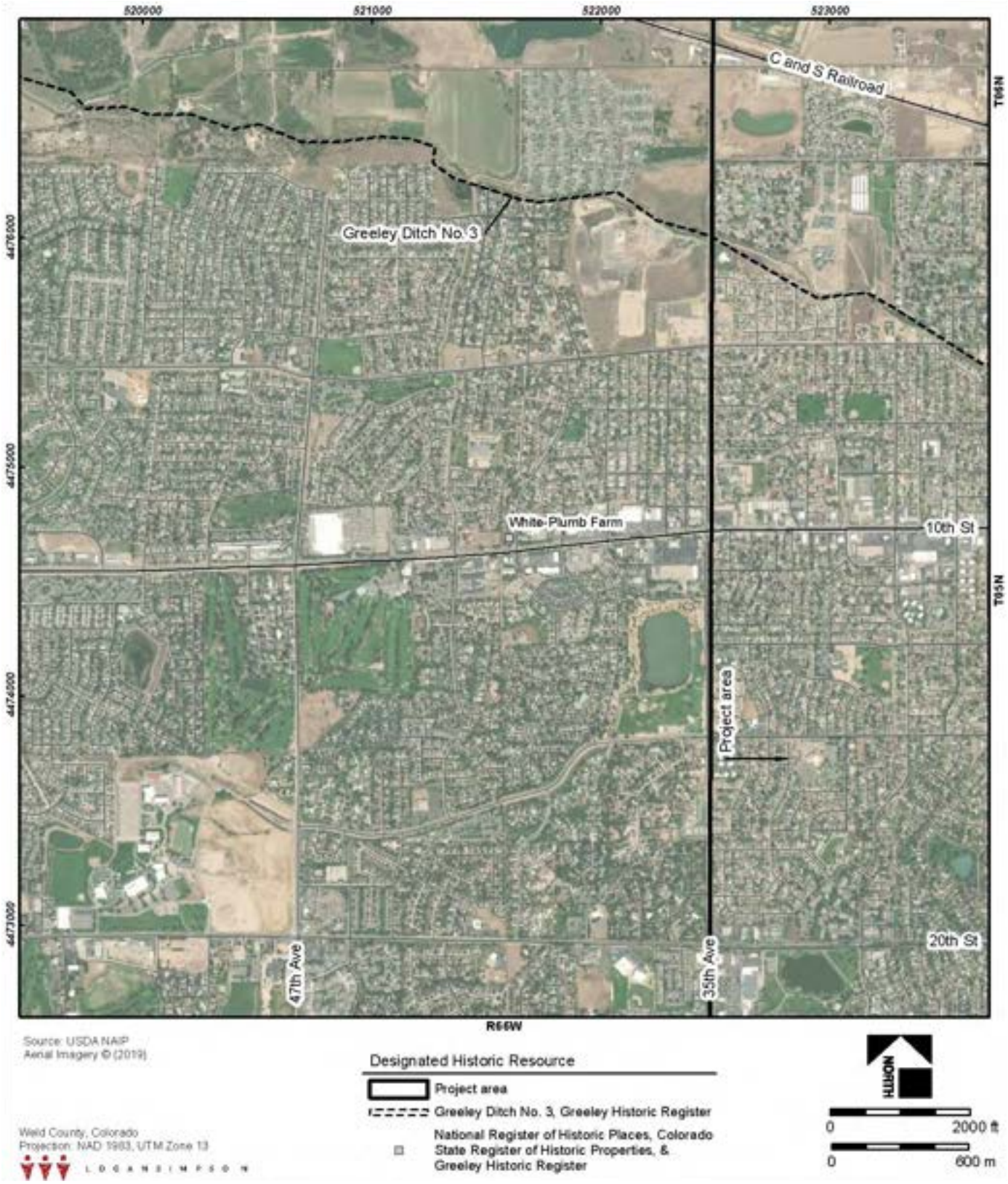

Figure 120. Location of designated resources within the survey area.

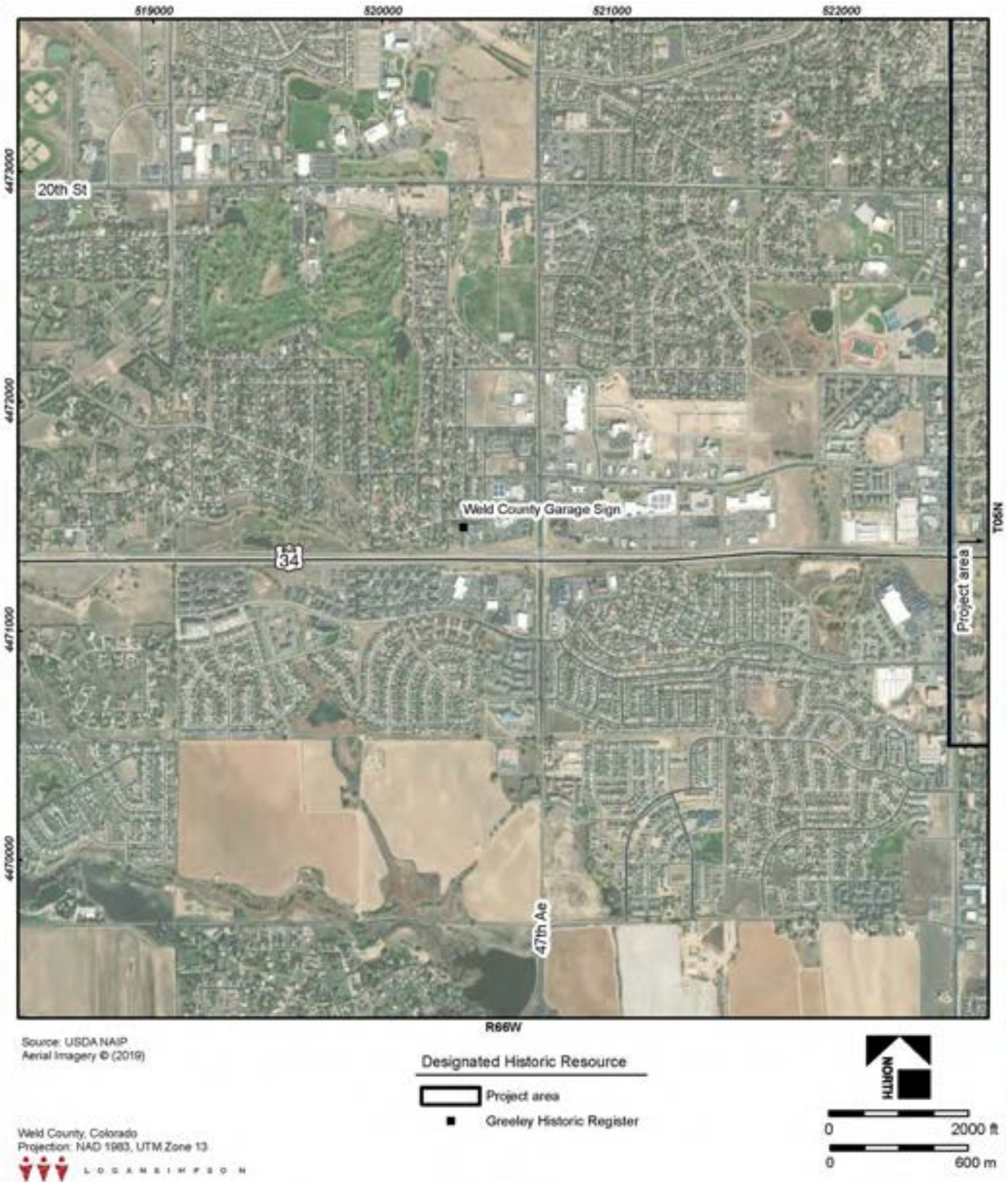

Figure 121. Location of designated resources within the survey area.

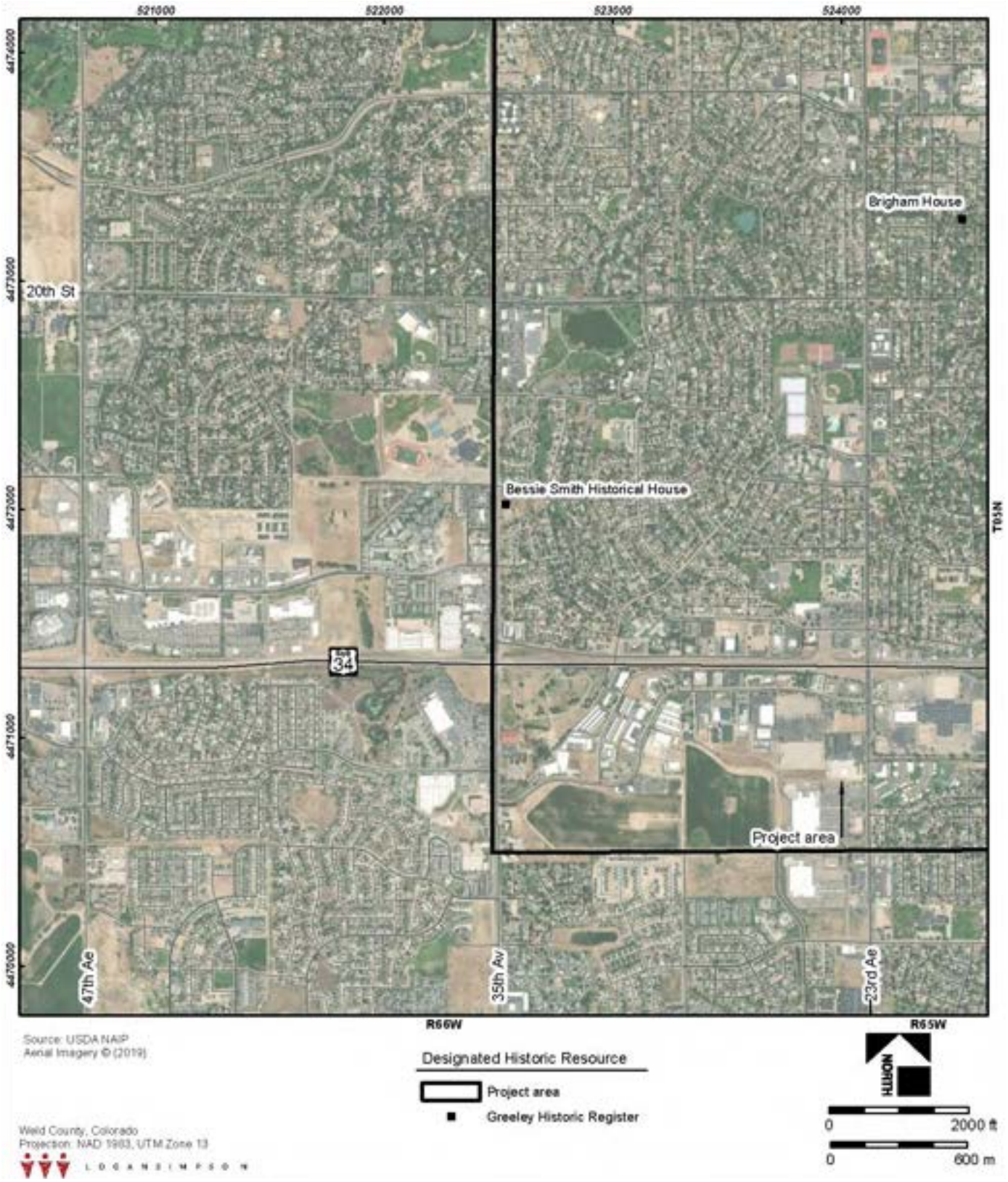

Figure 122. Location of designated resources within the survey area.

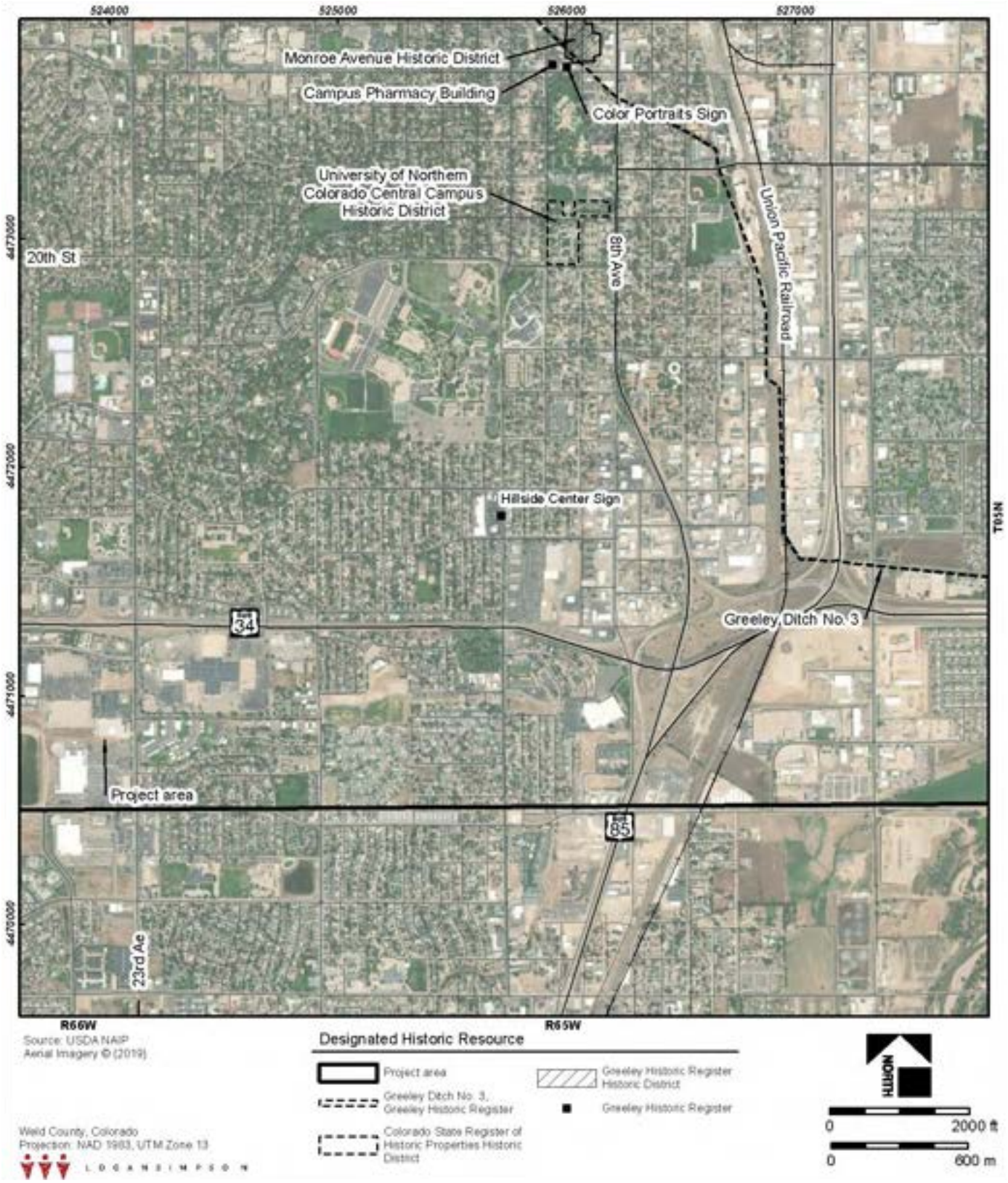

Figure 123. Location of designated resources within the survey area.

Figure 124. Location of indicative designated resources outside of the survey area.

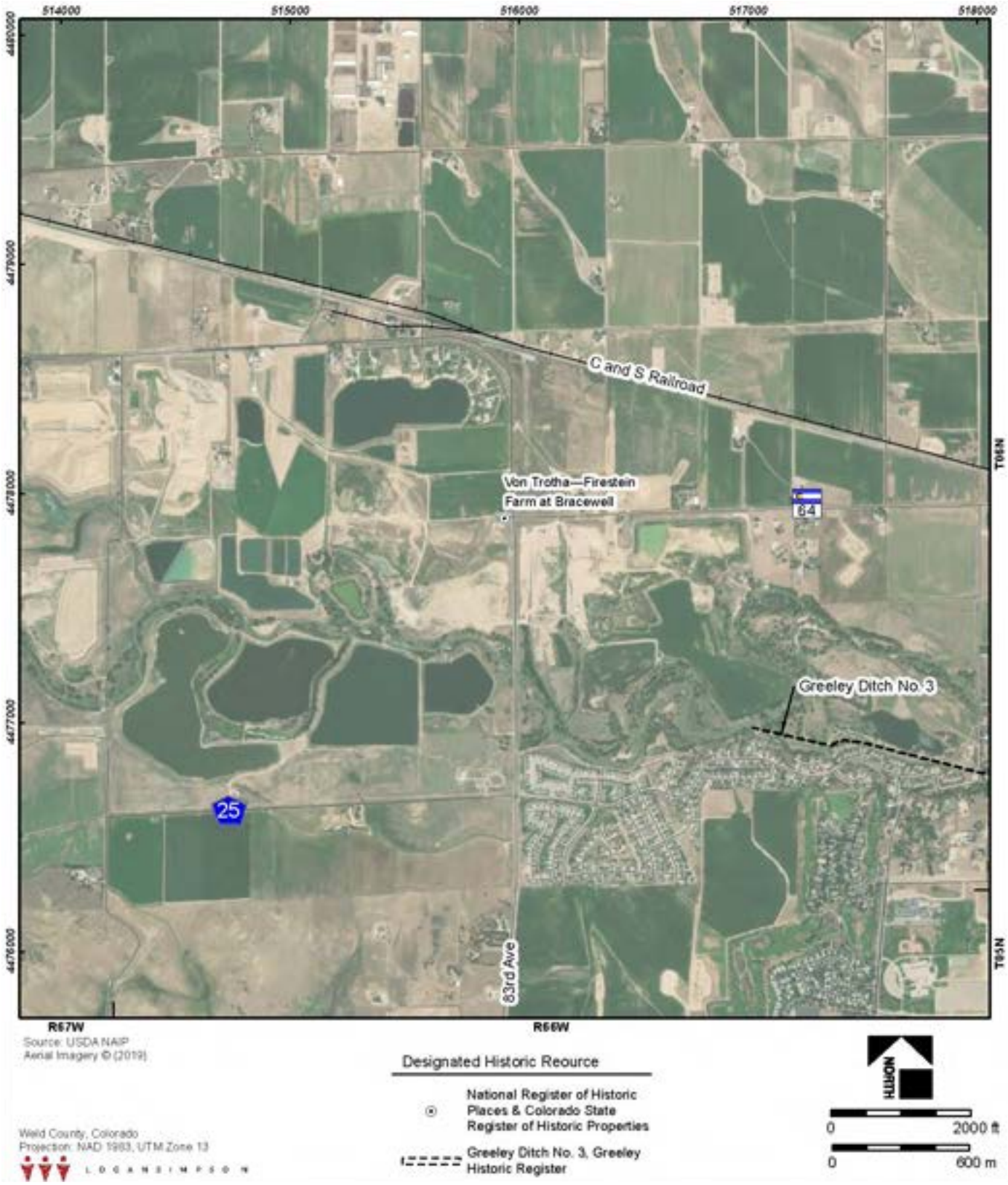

Figure 125. Location of indicative designated resources outside of the survey area.

Figure 126. Location of indicative designated resources outside of the survey area.

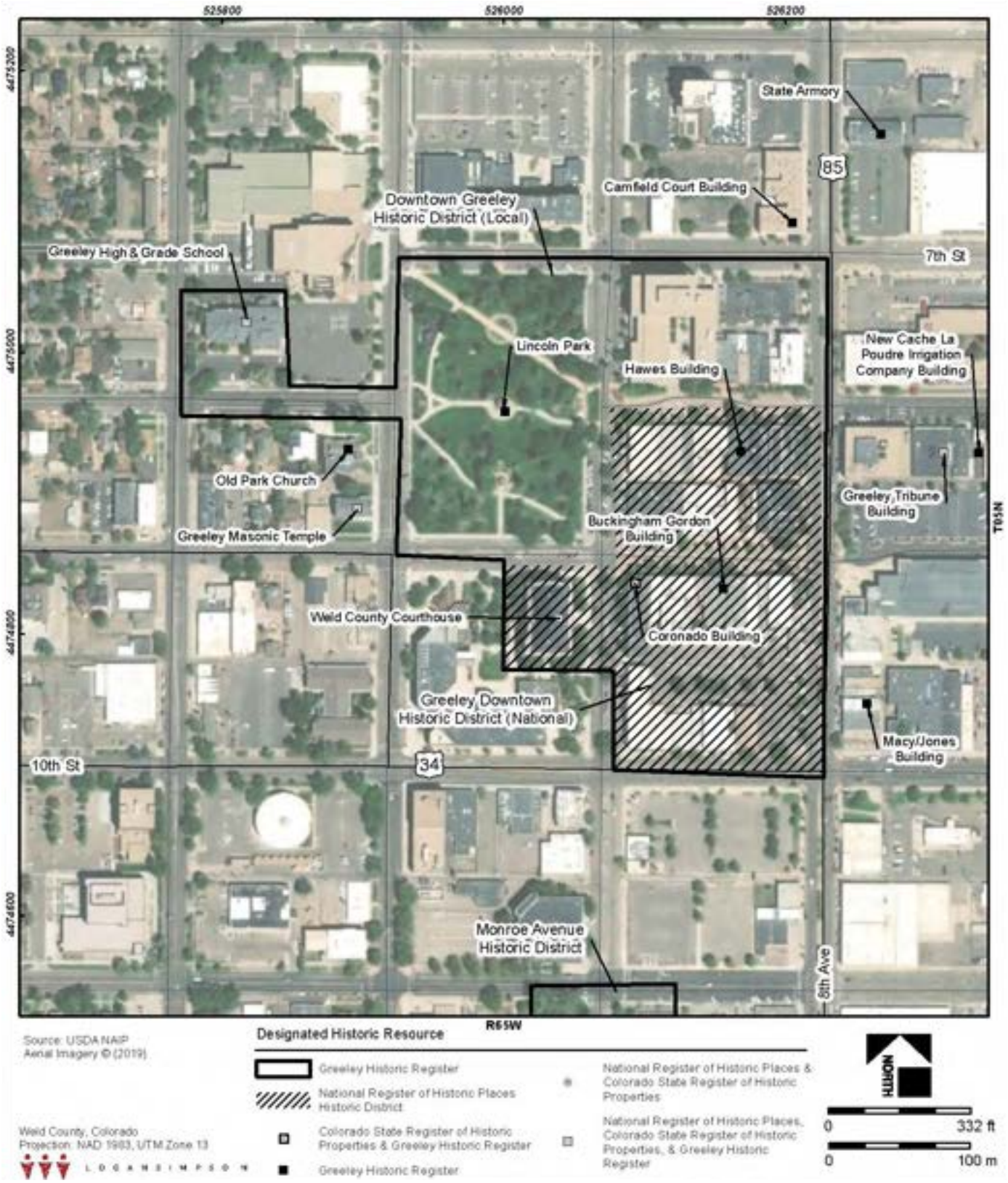

Figure 127. Location of designated resources within the survey area.

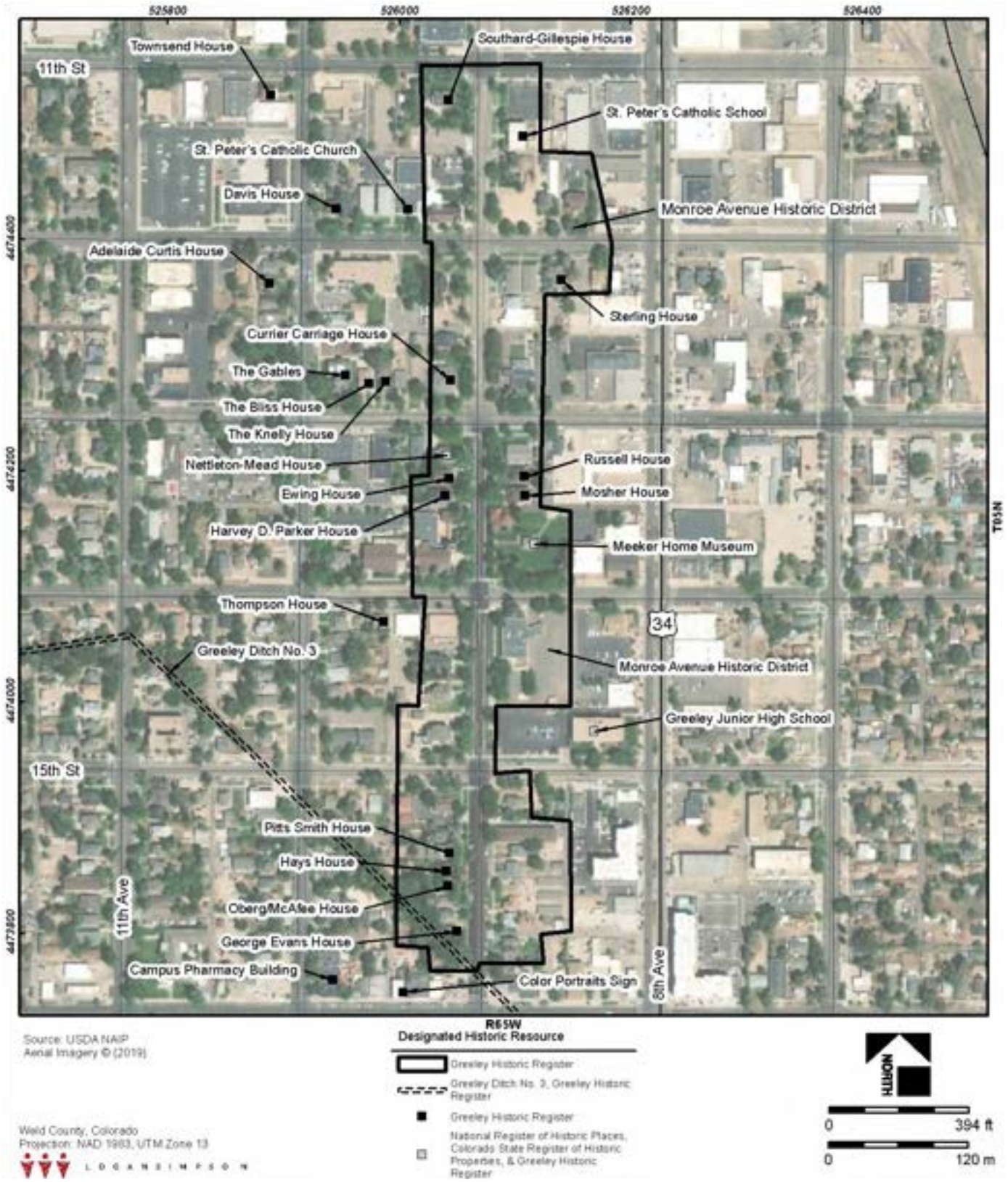

Figure 128. Location of designated resources within the survey area.

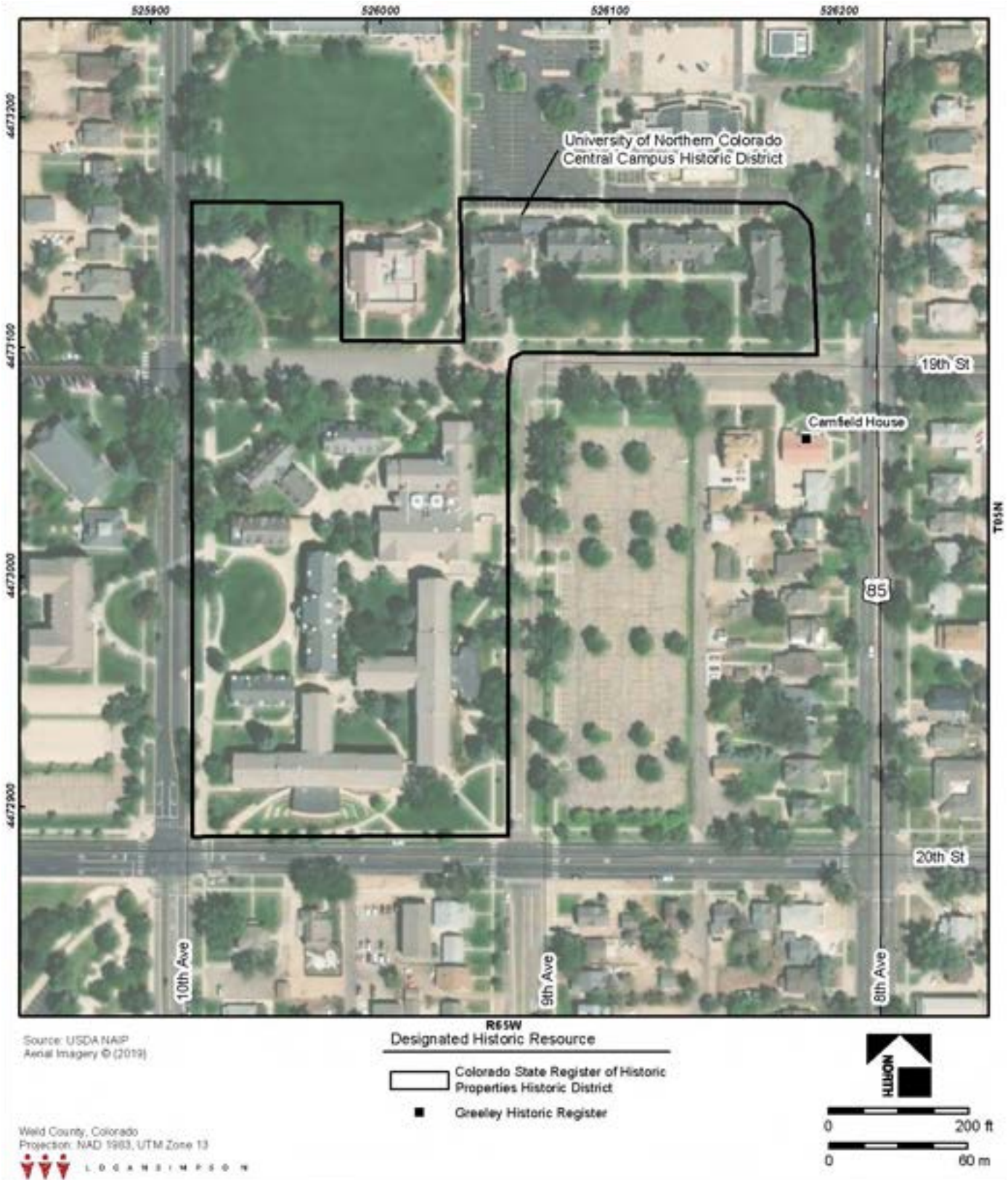

Figure 129. Location of designated resources within the survey area.

Appendix C: Data Categories for Function and Uses of Historic Properties

Data Categories for Functions and Uses (pp. 20–23) from National Register Bulletin: "How to Complete the National Register Registration Form."

Category	Subcategory	Examples
DOMESTIC	single dwelling	rowhouse, mansion, residence, rock shelter, homestead, cave
	multiple dwelling	duplex, apartment building, pueblo, rock shelter, cave
	secondary structure	dairy, smokehouse, storage pit, storage shed, kitchen, garage, other dependencies
	hotel	inn, hotel, motel, way station
	institution housing	military quarters, staff housing, poor house, orphanage
	camp	hunting campsite, fishing camp, summer camp, forestry camp, seasonal residence, temporary habitation site, tipi rings
	village site	pueblo group
COMMERCE/TRADE	business	office building
	professional	architect's studio, engineering office, law office
	organizational	trade union, labor union, professional association
	financial institution	savings and loan association, bank, stock exchange
	specialty store	auto showroom, bakery, clothing store, blacksmith shop, hardware store
	department store	general store, department store, marketplace, trading post
	restaurant	cafe, bar, roadhouse, tavern
	warehouse	warehouse, commercial storage
	trade (archaeology)	cache, site with evidence of trade, storage pit
SOCIAL	meeting hall	grange; union hall; Pioneer hall; hall of other fraternal, patriotic, or political organization
	clubhouse	facility of literary, social, or garden club
	civic	facility of volunteer or public service organizations such as the American Red Cross
GOVERNMENT	capitol	statehouse, assembly building
	city hall	city hall, town hall
	correctional facility	police station, jail, prison
	fire station	firehouse
	government office	municipal building
	diplomatic building	embassy, consulate
	custom house	custom house
	post office	post office
	public works	electric generating plant, sewer system
	courthouse	county courthouse, federal courthouse

Category	Subcategory	Examples
EDUCATION	school	schoolhouse, academy, secondary school, grammar school, trade or technical school
	college	university, college, junior college
	library	library
	research facility	laboratory, observatory, planetarium
	education-related	college dormitory, housing at boarding schools
RELIGION	religious facility	church, temple, synagogue, cathedral, mission, temple, mound, sweathouse, kiva, dance court, shrine
	ceremonial site	astronomical observation post, intaglio, petroglyph site
	church school	religious academy or schools
	church-related residence	parsonage, convent, rectory
FUNERARY	cemetery	burying ground, burial site, cemetery, ossuary
	graves/burials	burial cache, burial mound, grave
	mortuary	mortuary site, funeral home, cremation area, crematorium
RECREATION AND CULTURE	theater	cinema, movie theater, playhouse
	auditorium	hall, auditorium
	museum	museum, art gallery, exhibition hall
	music facility	concert-hall, opera house, bandstand, dancehall
	sports facility	gymnasium, swimming pool, tennis court, playing field, stadium
	outdoor recreation	park, campground, picnic area, hiking trail
	fair	amusement park, county fairground
	monument/marker	commemorative marker, commemorative monument
	work of art	sculpture, carving, statue, mural, rock art
AGRICULTURE AND SUBSISTENCE	processing	meatpacking plant, cannery, smokehouse, brewery, winery, food processing site, gathering site, tobacco barn
	storage	granary, silo, wine cellar, storage site, tobacco warehouse, cotton warehouse
	agricultural field	pasture, vineyard, orchard, wheat field, crop marks, stone alignments, terrace, hedgerow
	animal facility	hunting or kill site, stockyard, barn, chicken coop, hunting corral, hunting run, apiary
	fishing facility or site	fish hatchery, fishing grounds
	horticultural facility	greenhouse, plant observatory, garden
	agricultural outbuilding	well house, wagon shed, tool shed, barn
	irrigation facility	irrigation system, canals, stone alignments, headgates, check darns

Category	Subcategory	Examples
INDUSTRY/PROCESSING/ EXTRACTION	manufacturing facility	mill, factory, refinery, processing plant, pottery kiln
	extractive facility	coal mine, oil derrick, gold dredge, quarry, salt mine
	waterworks	reservoir, water tower, canal, darn
	energy facility	windmill, power plant, hydroelectric dam
	communications facility	telegraph cable station, printing plant, television station, telephone company facility, satellite tracking station
	processing site	shell processing site, tool-making site, copper mining and processing site
HEALTH CARE	hospital	veteran's medical center, mental hospital, private or public hospital, medical research facility
	clinic	dispensary, doctor's office
	sanitarium	nursing home, rest home, sanitarium
	medical business/office	pharmacy, medical supply store, doctor or dentist's office
	resort	baths, spas, resort facility
	government office	municipal building
	diplomatic building	embassy, consulate
	custom house	custom house
	post office	post office
DEFENSE	arms storage	magazine, armory
	fortification	fortified military or naval post, earth fortified village, palisaded village, fortified knoll or mountain top, battery, bunker
	military facility	military post, supply depot, garrison fort, barrack, military camp
	battle site	battlefield
	coast guard facility	lighthouse, coast guard station, pier, dock, life-saving station
	naval facility	submarine, aircraft carrier, battleship, naval base
	air facility	aircraft, air base, missile launching site
LANDSCAPE	parking lot	parking lot, parking structure
	park	city park, state park, national park
	plaza	square, green, plaza, public common
	garden	vegetable garden, flower garden
	forest	forested area
	unoccupied land	meadow, swamp, desert
	underwater	underwater site
	natural feature	mountain, valley, promontory, tree, river, island, pond, lake

Category	Subcategory	Examples
	street furniture/object	street light, fence, wall, shelter, gazebo, park bench
	conservation area	wildlife refuge, ecological habitat
TRANSPORTATION	rail-related	railroad, train depot, locomotive, streetcar line, railroad bridge
	air-related	aircraft, airplane hangar, airport, launching site
	water-related	lighthouse, navigational aid, canal, boat, ship, wharf, shipwreck
	road-related (vehicular)	parkway, highway, bridge, toll gate, parking garage
	pedestrian-related	boardwalk, walkway, trail
WORK IN PROGRESS	(use this category when work is in process)	
UNKNOWN		
VACANT/NOT IN USE	(use this category when property is not being used)	
OTHER		