

Cranford/University Area walking tour

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Starting location: 10th Avenue and Cranford Place

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Please contact the Greeley Historic Preservation Office at 970.350.9222 for questions, more information or if you would like to duplicate or use these tour notes.

On this tour, you will notice an abundance of different architectural features and styles. Understanding what the architectural features and materials on a building are can help you determine what architectural style the building is. Knowing the style of the building can give you an approximate construction date and understanding of the era in which it was built. It is also interesting and useful to compare a building with surrounding buildings to see how similar and different area structures can be.

Gunter Hall

The 1920s in Greeley experienced a building boom in this part of town, with 133 houses built in the Cranford neighborhood from 1920 to 1929. The student population at the Normal School grew steadily from 1890 though ~1925-30. The School was renamed Colorado State Teachers College in 1911. There was a 158% increase in the number of students between 1917 and 1927, partially because of the end of WWI, many students went to colleges and universities around the country. This growth of the college influenced the development of the surrounding neighborhood. Many rental properties were created to meet the demand for off-campus housing. CSTC set standards for rentals so they would be safe for students.

President Crabbe (Pres. From 1916-1924) built Gordon, Belford, and Decker Halls in 1921 (women's residence halls) to attract more female students. President Frasier (1924-1948) built Gunter Hall in 1927-28 (was dedicated on January 25, 1948. Gunter Hall was the proudest structure built during Frasier's presidency. He also built the 2nd presidential home in 1928 and the Hadden and Hays Residence Halls in 1931 for men to promote male enrollment.

Gunter Hall was named for Julius T. Gunter who met with the state's college presidents in 1917 to look at financing capital improvement projects. State legislature passed a levy of 3/10s of a mill for 10 years to generate income for state colleges. Gunter Hall was the last building constructed from that money. It was designed by William N. Bowman Company (who also designed the Weld County Court House). It was used for a gymnasium, women's gym, classrooms, and offices of the Physical Education Department.

Collegiate Gothic style of architecture: this style is most evident on large institutional and educational buildings around Colorado. **“employed because of its moral overtones for academic, political, and religious buildings.” (from university of fl website).** It is characterized by: monumental proportions, battlement towers, tall central tower, arched entrances, abundant multi-light window openings. This building has Gothic arches,

attached stepped buttresses, a tall battlement tower, castellated parapet, stone accents and shields and is of masonry.

1821 11th Ave, Challgren House

This home was built in approximately 1917-18. Rancher John Challgren and his wife Hilda were the first owners who lived here with their daughters Margueritte and Patsy. His wife Hilda was a member of KK Club (a club for women). John partnered with G.B. Winder on a farm near Windsor. They lived here through at least the mid-1940s.

This home is an example of Craftsman style architecture (built predominantly from 1905-1930 and mainly in the late teens and 1920s in Greeley).

Craftsman style architecture was a movement against industrialization and machine-made products, which were occurring at the same time because it focused on handmade and natural products and the work of the master craftsman.

The Greene brothers' work inspired this style. They were architects from California who designed simple Craftsman style bungalows. Their work was given publicity in such magazines as *Good Housekeeping*, *House Beautiful* and *Ladies Home Journal*. This led to the appearance of pattern books with plans for Craftsman bungalows. This style became extremely popular around the nation for a short period of time.

The Craftsman movement was based on simplicity, handcraftedness, functionality and closeness to nature. Simplicity in shape (rectangular) and roof (side or front gabled, low pitch), naturally colored materials, front porch, rustic appearance, exposed rafter ends and wide overhanging eaves were characteristic features of the style. The wide overhanging eaves served as gutters to keep moisture away from the house and created shade during the summer.

Characteristics on this house include: side-gabled roof, exposed rafter ends, shed dormer, brick and stucco exterior, full width porch with decorative brickwork and brick piers, 4/1 double hung wood frame windows.

1631 11th Avenue Jacobs/Nixon House

James L. Bartlett likely built the house at 1631 11th Ave in ~1906 and lived in the house through ~1910-12. Bartlett and his wife Grace first appeared in the city directories in 1904-05 residing at 1801 11th Ave, and he worked as Secretary and Manager of Bartlett Lumber Co, a building material and coal company in downtown Greeley. Bartlett sold the house to John T. Jacobs in August 1912. He was an attorney with his office in the Coronado Building, which he built and owned in 1905. He was born in New York State in 1869 and came to Greeley in 1887. He received his law degree from the University of Colorado Boulder. He and Alice Nixon married in September 1893. Prior to living in this house, Jacobs served as a county judge and lived at 1329 8th Ave. John T. deeded this house to his wife Alice Nixon Jacobs in August 1912 and then again on June 29, 1921 with "Consideration \$1.00 natural love and affection, and other good and valuable considerations." (Qtd. from property abstract)

Mr. Jacobs served as county judge from 1899 through approximately 1902. He had many contributions to Greeley's development in his capacity as an attorney and as a citizen. He advocated for the existing courthouse to be constructed, particularly in the design, and for the construction of Greeley High School on 14th Ave. He was active in Republican politics. He and Alice Nixon has two sons: Eastman Nixon Jacobs, born in 1902, and John Theodore Jacobs, Jr., born in 1903.

Alice Nixon Jacobs was born in Iowa on December 31, 1874, to Azar and Sarah Jane Nixon. According to her obituary, "she came to Greeley as a small child in a covered wagon. She was in the first graduating class of Colorado State Normal School at Greeley and the youngest graduating member—age 16." During the time she lived in Greeley, she was a member of the Pioneer Society and the Daughters of the American Revolution.

In August 1934, John T. Jacobs, Sr. was chosen by the Republican Party to be a primary candidate for the Eighth Judicial District Judge position, but later withdrew before the election because he felt that a contest for the primary election would be bad for the Republican Party. Mr. Jacobs lived in this house until his death in March 1939.

His wife Alice Jacobs stayed here until 1945. She deeded the house to her son John T. Jacobs, Jr. who then sold the house to Ralph and Flora Noffsinger in April 1945. Peggy Ford of the Greeley Museums provided the following information about Ralph Noffsinger:

Ralph was born in Center, CO, attended Barnes Business College in Denver, and returned to Center where he farmed until 1929 when he moved to Greeley and became a partner in NLN Manufacturing Company with his brother, Fred, and Geroge Loustalet. Specializing in farm implements, the company became the Noffsinger Manufacturing Company. The company's office and manufacturing plant are still in Greeley in 2009.

The Noffsingers lived here until they sold it to Pillar of Fire, a Colorado Corporation in approximately 1957, which owned the house until 1990. Available information suggests Pillar of Fire only used it as a residence.

In 1990, the current owner Jessie Jacobs purchased the house and moved in. Ms. Jacobs is the granddaughter of the attorney John T. and Alice Nixon Jacobs.

This Foursquare residence is a rectangular, two-story, wood frame structure with an asphalt shingle, hipped roof. Roof features include wide overhanging eaves, brackets, and hipped dormers with brackets. River cobble covers the foundation and it has a narrow wood lap siding on the first story and wood shingles on the second story of the exterior. The main façade is broken into three bays and contains a centered entrance with sidelights. The one-story, covered entry has triangular brackets supporting a gabled roof with slightly flared eaves and a metal balustrade rail. A porch on the south side of the house has river cobble walls and columns. A concrete cap covers the top of the wall and a shorter river cobble wall by the west steps leading to the porch. A flat wood frame roof

covers the river cobble porch. A “J” enclosed in a circle is carved into one of the river cobble stones on the house under the porch roof. Windows are nine-over-one wood frame with metal storm windows. The river cobble chimney is located on the south wall of the house. A detached garage, built by John T. Jacobs in the 1930s, is located in the rear, to the west of the house. A second detached garage, built at the same time as the house, of concrete block with wood drop siding on the gable ends is located to the west of the small concrete garage.

The house is a good example of the Foursquare type of house, although it does not exemplify a particular style. Foursquares were popular after 1900, which would corroborate a construction date of ~1906 for this property. The square plan, two-story height and minimal decoration were the primary features identifying the form. Characteristic features of the Foursquare on this house include being two stories, narrow wood lap siding with a beltcourse separating the wood shingle second story, unadorned exterior, the wide overhanging eaves with brackets, and the central dormers on the front and rear. The use of river cobble for the exterior of the foundation and the south porch is particularly distinctive and unique, as it is not a common building material in Greeley. The house may have been built by J.L. Bartlett, as he was the original owner and operated a building materials company. There are a significant number of foursquare houses in the larger Cranford area, reflecting a building trend in this area.

1801 13th Ave, Allen House

This house was built in 1919 for Albert J. Allen and his wife, Grace Norcross Allen. Allen moved to Greeley in 1893 at the age of 20 and attended Normal School. In the 1890s he was active in Greeley athletics, as a member of the Greeley Wheel Club and a runner in district contests. He married Grace Norcross Henderson in 1905. Allen was secretary of the Weld County Abstract & Investment Company for 28 years and a member of the Greeley Elks Club. He died on March 25, 1928.

Grace Norcross Allen came to Greeley in 1870 with her parents, Mr. and Mrs. William R. Norcross, who were members of the Greeley Colony. She was a local historian and has written many articles about Greeley's history. Soon after Albert's death, Grace Norcross Allen sold the house to Rex Eaton in November 1928. Grace Allen died in March 1948.

Rex and Margaret Eaton lived in the house from 1928-1952. Rex was a farmer and banker, manager of Eaton Investment Company. He was the grandson of Benjamin Harrison Eaton, who was elected governor of Colorado in 1884. He served as president of Eaton National Bank, chairman of Weld County Republican Central Committee and as a National Republican Committeeman from Colorado. Served on the board of Colorado A&M, now Colorado State University.

Robert Noffsinger, a prominent local businessman (manufacturing and farming and Ralph Noffsinger's nephew) owned the house from 1952-1963. He was part of the second generation to operate Noffsinger Manufacturing Company. The family also owned more than 20 farms in Weld County.

The house is significant for its architecture with is an example of Colonial Revival. Characteristics include the accentuated front door with hood molding and decorative brackets, the multi-paned glazing, double hung windows, and the wide overhanging eaves with decorative brackets.

1315 Cranford Place, Apple House

The telephone directories indicate this house was constructed by the winter of 1929 with Frank Potts and his wife May living here. Frank and May both grew up in Missouri. They married in Burlington Junction, Missouri on February 3, 1904 and moved to Greeley in 1921.

By 1931, Clay R. and Ruth W. Apple had purchased and moved into this house. Mr. Apple was born on a farm in Southern Illinois in April 1891. He enlisted in the Marine Corps in 1917 and served in WWI. He was discharged in 1919 with the rank of First Lieutenant. He met Ruth Wilkins at Illinois College. She was born in October 1893 in Metropolis, Illinois. She received her Bachelor's degree from McKendree College in Lebanon, Illinois and her Master's degree from George Peabody College in Nashville. She taught high school English in Illinois and Virginia. By 1920, Mr. Apple started law school at the University of Colorado at Boulder and paid for most of this schooling by teaching at the Boulder Prep School. They married in December 1922 in Metropolis, IL and moved to Greeley in the summer of 1923. He practiced law here until he retired at the age of 85. For two years during WWII they lived in Washington, DC while Mr. Apple worked for the Department of Justice in the Claims Division. While there, he represented the United States in a case against Antarctic explorer Admiral Byrd, who had filed a suit against the United States Government for back pay and allowances. Admiral Byrd lost the lawsuit.

Mr. Apple served as Weld County Attorney from 1934 to 1940, in which he dealt with civil matters including taxes, roads and county business. Other significant involvements include his membership on the Board of Governors of the Colorado Bar Association and activity as a trustee, deacon and elder of the Presbyterian Church. He served as the Commander of the American Legion, President of the Kiwanis Club, Director of the Chamber of Commerce and was a member of the Masonic Lodge. He involved himself in the Democratic party and served as an elector in the 1936 presidential election.

Mrs. Apple was also a member of the First United Presbyterian Church, Chapter I of PEO, Greeley Woman's Club, and American Association of University Women. She passed away in October 1985 at this home. Following her death, Clay moved to Sunnyvale, CA to live with his daughter, Louise Williamson and her husband John. He passed away in Sunnyvale in August 1988 at the age of 97.

William J. and June L. Clipper lived here from approximately 1987 through 1990. He had served in the Army Air Corps, based in Maryland, and worked in construction until he retired in 1974. William and June married in September 1952 in Maryland and moved to Greeley in 1953. They had both retired by the time they lived in this house. William

passed away at the Veteran's Administration hospital in Cheyenne, WY in March 1990 at the age of 67. June died in 1994.

From 1991 through 1993, Penny Crouse lived here. By 1996 local realtor Pres L. Montoya owned and lived here. He sold it to the present owner in 2004.

This Craftsman style bungalow residence is a cross-shaped, single story, wood frame structure with an asphalt shingle, side hip-on-gable roof. The home was constructed on a concrete foundation with a red- and sand-colored brick from the garden/basement level red brick exterior. Brick details also include quoining at the exterior wall junctions. The gable ends feature stucco with faux half-timbering. The roof features include exposed rafter ends, roof beams and wide overhanging eaves.

The entryway is positioned slightly left of center on the main façade. Extending to the right across the main façade is an open, partial-width porch constructed of brick walls and columns. Details include a brick archway and extended gable over the porch stairway.

All windows have been replaced with wood windows matching the original. Main level windows include one-over-one, wood frame sash windows with faux, snap-on muntins matching the original muntin configuration. Windows feature contrasting red brick sills and red brick simulated lintels above the windows. Basement level windows are one-by-one sliding windows.

Two brick chimneys adorn the residence. The first smaller chimney west of the ridgeline is constructed of red brick but features a sand-colored brick course near the chimney cap. The second larger gable wall chimney on the east side features red brick with a contrasting sand-colored brick diamond pattern on the main level and repeats the sand-colored brick upper course near the top.

This example of Craftsman style bungalow is significant for Greeley because of the use of contrasting brick colors, fake half-timbering, decorative rafter ends and roof beams, the front porch and brick detailing around the windows. The red- and sand-colored brick detailing, including the alternating bricks on the watercourse, the sills and lintels, and the detailing on the chimney, are very unique features on this house that contribute to the architectural significance of the house and garage. Brick versions are less common than those with wood exteriors, adding to the significance of this example.

1861 12th Ave, Noffsinger House

Built in approximately 1938-1939 the house had various owners until Fred P. and Ollie Noffsinger purchased the house in approximately Dec. 1943 and lived there until 1961. The Noffsingers were a very prominent family in Greeley, particularly related to the development of agriculture and farm machinery. Fred Noffsinger was the founder of the Noffsinger Manufacturing Company and worked as a partner until his death in May 1950. The company designed and built the first original potato graders, diggers, and related products, the first "automated" equipment used in the potato industry. Mr. Noffsinger

was well known for his innovations in the industry and got national recognition in the 1950s for developing a super high-performance two-row potato harvester. Fred's wife, Ollie Noffsinger, was also active in the community as a member of the First Baptist Church, Greeley Women's Club, the Knife and Fork Club, the American Legion Auxiliary and the Order of the Eastern Star. She lived in the house until her death in August 1961.

The following owners were Michel and Marie Alexander, who owned the house from 1963 until 1999. During World War II, Michel Alexander worked for the federal government in Tennessee on an atomic project and later worked as a manager of the fishing division of the Wright and McGill Company until he retired in 1973. Prior to marrying Michel, Marie worked at an ammunition plant in Denver during World War II.

This house is an example of an English Norman Cottage architectural style. It is a simplified version of Tudor Revival and has characteristic features including the steeply pitched roof, narrow eaves and a gable over the off-centered entry, a gable over a window on the front elevation, brick exterior, and metal frame windows.

1203 19th Street, Hereford House

It was constructed in 1936-1937 for Alma Hereford, who owned the Toggery Shop, a ladies' ready-to-wear shop on 8th Avenue. She was a widow and lived in the house until her death in 1966. Her sister Marjorie MacKenzie lived in the house with her until her death in 1979. Marjorie worked for her sister at the Toggery Shop.

Prominent local architect Sidney Frazier designed this house. He also designed St. Peter's School at 1112 9th Ave, built in 1926; the Greeley Tribune Building, located at 714 8th Street, 1928; and Greeley Junior High School, at 811 15th St., 1938. He designed it as a duplex with a full apartment on each end of the house with a garage in the middle. The house exemplifies the Art Moderne style of architecture. This streamlined style reflects strong industrial influence. Motifs are taken from quintessential industrial products (cars, trains, planes, ships, etc.), sleek curves denotes speed, rounded windows, smooth facades with casement windows flush with wall, the horizontal orientation, round effect and lack of ornamentation reflect the idea of looking ahead to the future and the industrial era. In residences it resembles International Style, popular at the same time, which reduced decorative detailing to the barest minimum. This is a rare example of an Art Moderne residence. Features on this house include the one story with a flat roof, the decorative horizontal stripe which was originally painted black, the asymmetrical façade, the rounded corners with windows continuing around the corner, the glass block and the ledge along roofline.