

Walking Tour: Maplewood Neighborhood

July 19, 2010

Starting Location: East side of Maplewood School, 1201 21st Avenue

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.

Background/Context

Isaac Wright, Abram Mumper, William Green and Franklin Green owned the area and platted the subdivision in February 1910. The Maplewood Subdivision is bounded by 16th and 21st Avenues and 11th and 13th Streets. The neighborhood developed primarily between 1910 and 1958. Characteristics of the neighborhood include fairly wide streets with sidewalks and tree lawns, large trees providing a canopy over streets, and variety of architecture reflecting the history of neighborhood: Tudor Revival, Craftsman, and vernacular. Very little house and building construction occurred between 1941 and 1945, as America put its resources toward fighting the war. More modern styles include Post WWII architecture: Minimal Traditional, Ranch and Contemporary. Many new houses were built when the school was constructed in the early 1950s.

Context of Post World War II architecture

Several factors led to development of post war houses in this subdivision. The economic boom, the increased size of the middle class and bigger families (baby boom), the general feeling of optimism throughout the country, boom in suburban growth, increased construction, and a new family ideal affected the development of housing in the postwar era. The family was seen as the source of happiness and entertainment and economic prosperity supported family togetherness and privacy. This stemmed in part from the Cold War mentality; in an insecure world, the family provided security and protection against subversion. Out of this also developed an ethic of conformity: many houses of the period were VERY similar on the exterior, particularly with very little to no ornamental detailing. Following the war, modern styles became popular.

I would like to introduce Mark Thompson and/or Ann Ramirez from Maplewood School, who will speak about the school/history.

1. Maplewood School, 1201 21st Avenue

Atchison and Kloverstrom architects out of Denver designed the school and Empire Construction Company, general contractors out of Englewood built it. Most of the south wing of the school was built in 1951. E.H. Horton Plumbing and Heating Company of Greeley did the mechanical work. Citizens of Greeley passed a bond issue in 1951 to pay for the completion of the Maplewood School building. The school district named the school after the subdivision and originally constructed it as an elementary school. They converted it into a middle school in 1975 and then converted it back into an elementary school in 2010.

When it was built, it had a kindergarten, 12 classrooms, an auditorium-gymnasium, a handicraft room, cafeteria, physical education shower and dressing rooms and an

administrative suite. When the south wing opened in September 1951, there were roughly 200 students with one section of kindergarten and each of the grades from 1 to 6. In 1952, the gym, office and part of the north wing were added. Later four classrooms were added to north end of the north wing and it was completed in summer of 1957. This addition enabled the school to handle 2 sections of 6th grade and 3 sections of each other grade through 5th. Prior to that addition, 6th graders in the Maplewood attendance area went to Heath Junior High because of the lack of space at Maplewood. In 1961, 2 classrooms were added on the south end of the south wing. In 1988, the west wing was added and in 1999 an addition was built on to the west end of the 1988 addition.

By the 1960s, Greeley had grown tremendously, and the boundaries had expanded to 35th Avenue, shopping malls were beginning to be built, glass and aluminum facades were put on historic buildings in downtown in an effort to attract customers, and historic buildings were demolished.

Modern architecture

Function and utility became more important following World War II. For example, at the January 1953 building dedication it was pointed out to parents that the directional glass block over the classroom windows maximized the use of natural light.

Many houses in the area built after World War II and around same time as the school

The school was dedicated on January 26, 1953 and included guided tours of the building, a PTA meeting and a dedication program

Laurence C. Burley was the principal of the school. Burley lived at 2212 10th Street Road, a block and a half from the school. He and his twin brother began teaching immediately out of high school. Laurence taught at Akron Junior High School, the elementary school in Julesburg, and later got a B.A. at what is now the University of Northern Colorado (UNC). He then served as principal of Central Platoon School in Brush; he married Adah Ohlsson in Brush in 1940 and came to Greeley in 1949. He received his MA from UNC in 1950 and worked in District Six for 21 years, including teaching at Arlington Elementary School and Central Elementary School before working at Maplewood. He taught at Maplewood for one year before becoming principal. He was active in education organizations at the local, state and national level and belonged to First United Presbyterian Church

2. Lilly House, 1821 13th Street

Built in 1949, Edwin and Blanche Lilly were the original owners. Edwin worked at Clough Furniture Company until his death between 1963 and 1965. He served as Secretary, Treasurer and President of the company. His wife Blanche and seven children continued to live in the house after his death. She served as Secretary-Treasurer of Clough's Furniture Company after his death and later worked as an interviewer at a Research Service

This house and the house to the east at 1817 13th Street, also built in 1949, have

characteristics of the Contemporary style of architecture, including the flat roof with wide overhanging eaves. Contemporary architecture has two distinctive subtypes based on roof shapes, flat or gabled. The flat roofed subtype is a derivation of International style. These houses are sometimes called American International style. They resemble International style with the flat roof and no decorative detailing. Contemporary usually has a combination of materials on the exterior wall surfaces, such as brick, wood, and/or stone, are most commonly one story and wide overhanging eaves also a characteristic.

Contemporary architecture was favored in architect designed houses of the 1950s, through 1970s. Other common features of Contemporary Architecture, especially popular in the 1940s-early 70s, include avoiding traditional form and detail, exposed supporting beams and other structural members, contrasting wall materials and textures, unusual window shapes and placements.

3. 1817 13th Street - Smith House

Wayne and Jane Smith were the original owners of this house, built around 1949 or 1950. Wayne worked in real estate, including for the D.C. Royer Agency and Shaw Real Estate as an agent. He died in 1962 or 1963 and Jane and her children continued to live in the house. Jane worked as a pharmaceutical clerk at Weld County General Hospital, now known as Northern Colorado Medical Center.

4. 1802 11th Street - Peterson House

Peter T. and Mary Peterson were the original owners of this house constructed in 1928. He worked as a carpenter and retired by 1931. The house changed hands numerous times and other residents include: Dr. Nathan Edwin Andrews, who was a chiropractor who lived there with his wife Ellen Margaret and children from 1939 through 1948-1950. Nathan and Ellen married in 1928. Before coming to Colorado, he worked as a farmer, at logging camps, as a carpenter and at a Ford Motor Plant in Wisconsin. In 1929 he graduated from chiropractic school. He first opened an office in Windsor in 1929 and then in 1937 he opened an office in Greeley; later in 1938 he closed the Windsor office and he and his family moved to Greeley. The Palmer School recognized him in 1977 for his service as the longest in the profession of any chiropractors at the time. He was active in chiropractic professional organizations and local groups such as the Elks Club, and was a member of the First Christian Church.

Ellen had come to the United States from Norway to study chiropractic medicine. When they were expecting their second child, she was exiled to Mexico while citizenship papers were being processed. She was re-admitted to the US as a citizen in time to have her child in the US. She was an active woman who attended school in Oxford, England and Edinburgh, Scotland and she was a writer, seamstress, knitter, and skier, collector of antiques and mother of five. Ellen died in October of 1971 and Nathan died in 1985.

Architecture

This house is not a particular architectural style, but it has several interesting architectural features, including the clipped gable roof with decorative brackets under the eaves, paneled columns, multi-light-over-one sash windows, and the wood lap siding.

5. 1903 11th Street - Newman House

This Craftsman style house was built in approximately 1917 - 1918 for H.C. Newman and his wife Susie. He worked as an agent for WT Raleigh Co. Following Newman, the property changed hands quite a few times. Residents included:

1928: William and Winifred Saunders - William worked at Bain-Saunders Motor Company

1933: Howard and Violet Rienks - Howard worked at the Great Western Sugar Co.

1935: William W. and Augusta Wyatt - foreman at the CCC (Civilian Conservation Corps) Camp

1936: Ray and Vona Young - City of Greeley steam engineer

1937 - 1943: Andrew and Anna Alexander - novelty salesman
Several others b/n 1943 and 1950

Earl and Jean Collins purchased the house between 1948 and 1950 and lived there until his death in 1997. Earl was born in 1915 in Stratton and married Jean in 1945 or 1946 in Raton, New Mexico. Earl was the proprietor of Alco Roofing and Insulation Company and retired in 1970. They then owned and operated an antique store known as the Warehouse Antique Store. Earl served in World War II in Europe and the South Pacific.

This Craftsman style house has characteristic features including wood lap siding, triangular braces, exposed rafter ends, fake half-timbering and stucco, a full-width porch with a decorative wood frieze, solid wood rail, multi-light windows over one and a high degree of integrity (few changes).

6. 1816 12th Street, Adrian House

The house was built around 1914 for J.W. Brownfield and his wife Nettie. J.W. was a retired farmer. In 1917 James W. Adrian and his wife Edith purchased the house. They worked at Greeley Commercial College; J.W. was the manager and president and Edith was a teacher. Following his death in 1930, she lived in the house with her children and she worked at Greeley Commercial College as owner, president and manager until she retired in approximately 1961. Edith lived in the house until her death in 1978. Their son Graydon, a banker, served in the Army in the South Pacific during WWII and was vice president of Greeley National Bank.

This Craftsman style house has exposed rafter ends, vergeboards with unenclosed eave overhangs, and wood shingle siding. Wood shingle siding is the second most common siding material for Craftsman style houses, but not as common in Greeley. Lapped wood siding, also known as clapboard, is the most common. It also has a hipped roof with cross gables on the side and the gabled dormer on the front.

7. Green House, 1902 12th Street

This Craftsman style house was built in 1914 for W.E. Green and his family. William Edgar Green was the son of Greeley pioneer William M. and Anna M. Green, who were married in 1864, came to Greeley with other Union Colonists in 1870. They died in 1899 and 1913.

By 1910 Greeley was recognized as one of the best automobile towns in Colorado, there being 336 registered autos. Greeleyites loved the car and dealerships and service stations began to appear along 8th Avenue between 5th and 16th Streets. The Green Family was no exception. As you can see on the house, the roof of the porch extends over the driveway, which is how the house was originally built.

William E. Green, born in 1873 in Greeley, was a well-known farmer and stockman; he worked in partnership with W.H. Rice of Windsor. In 1906 he married Mary Heath, whose family were also part of the original group of Union Colonists and had one child, Helen, who died in 1925 from spinal meningitis. William was described as one of Weld County's most successful farmers. Mary attended the State Normal School. Her sister was Edith V. Heath a Greeley teacher for whom Heath Junior High School was named. William Green died in 1924 from complications from acute appendicitis. His business partner W.H. Rice described him as one of Weld County's finest and noblest men.

Mary Green continued to live in the house until 1969. William's brother Frank moved in several years after William's death until his death in 1963. Frank was a Greeley attorney and managed the affairs of the property. He started practicing law in Greeley in 1895 after his graduation from the University of Colorado law school. Along with having a private law practice, Frank worked as Assistant District Attorney and served as mayor of Greeley for two terms from 1905-1909. During his tenure as mayor, the mountain water system was completed. The Green family originally owned the land now occupied by the Maplewood School, the Congregational Church (First Congregational Church of Greeley), the hospital (North Colorado Medical Center) and many houses. Frank and William Green owned the farm in partnership. The family farm was 155.5 acres, bounded by 16th St. on the south, 11th Street on the north, 23rd Ave on the West and the roughly 16th Ave on the east. They sold land for Maplewood School at a nominal cost between \$800-\$1,000/acre. Frank had been offered \$4,000/acre but refused to charge the district that much. They also sold land to the hospital for a low cost of \$1,000/acre. They sold land to the churches for low costs as well (to First Congregational Church and the First Christian Church).

This house is an example of Craftsman style of architecture. Characteristic features on this house include: the side gabled roof (a subtype of Craftsman style - about 1/3 of this style have side gabled roofs), a full width front porch with battered columns (with sloping sides), a solid brick rail with contrasting stone caps, half piers on each side of the stairs, decorative wood frieze under the eaves, roof extends over driveway for covered parking, 6 over 1 light windows, use of brick and stucco with wood, exposed rafter ends, wood shingle siding in the gable ends, fake half timbering and triangular braces.

8. 1905 12th Street, Kinney House

This house was built in approximately 1939 for Donald and Ruth Kinney. Donald was the president and manager of Northern Colorado Finance Company through 1940 and then started his own business, Kinney Loan and Finance Company. He was active in the community, belonging to the First Methodist Church, Elks Lodge, Lion's Club and the

Greeley Chamber of Commerce. They sold the house to David and Elizabeth Herries in 1959-1960. David worked as the office manager of the Bayly Manufacturing Company and as a salesman and agent at several real estate offices. The current owner purchased it in 1969 or 1970.

This English Norman Cottage is a modest simplified version of Tudor Revival style. The style was popular from 1890-1940; in Greeley it was popular in the 1930s and was considered an alternative to bungalows. The style is loosely based on Medieval and Tudor style buildings. Characteristic features include one story, brick exterior (sometimes stucco or stone), steeply pitched roof, side gabled roof with intersecting front gable, casement windows, decorative brickwork, arched entrances, multi-light windows, and large front picture windows.

9. 1930 12th Street, Burnard House

This Craftsman house was built in approximately 1912 for Horace W. Burnard, proprietor of Superior Dry Cleaning Co. He sold the house to Frank P. Matthews, the advertising manager for the *Greeley Tribune Republican* newspaper. Frank lived there with his wife Carolyn until his death in approximately 1945. Carolyn continued to live there, and she worked as a music teacher and organist.

Joseph William Murphy and his wife Jacqueline were the next owners of the house from 1956 until early 2002. Joe Murphy was the owner of Welch & Associates, a real estate firm. He was active in the community, as a realtor and a public servant. He was appointed to the Greeley City Council in 1974. He sought the position on the Council to provide better representation for residents of Ward I. He had served on the Zoning Board of Appeals from 1971-1973, was a member of the committee which made recommendations to the city charter commission in the late 1950s, and was a member of Rotary, the Elks Club, director of the National Association of Realtors, among other groups. They had eight children and was a member of St. Mary's Catholic Church. Joe and Jacqueline Murphy married in August 1949 and then moved to Greeley. His wife Jacqueline died in October 1998; she had grown up in Texas and went to the University of Colorado in Boulder for a degree in business administration. She too was active in the community. She was instrumental in starting the Greeley area Junior and Adult Great Books programs, and she worked with them for 30 years. She was a member of the Greeley-Evans School District 6 Accountability Committee and served on the District 6 School Board from 1977 – 1981. She also served as an election judge in Weld County. Finally, she was a member of organizations including the Women's Panhellenic Association of Greeley, the Kappa Alpha Theta Alumni chapter, Friends of the Weld County Library, etc. She was also a member of St. Mary's and St. Peter's Catholic Churches and she volunteered at St. Peter's Catholic School, where her 8 children attended.

This Craftsman style residence has characteristic features including stucco exterior, decorative brackets, fake half timbering, exposed rafter ends, a porch with rounded arch and solid rail, and ribbons of one-over-one wood frame double hung windows.

10. 2105 11th Street

This ranch house was built in 1952 and Carl Stromberger was probably the first owner. Ray Jerome, owner of the Home Dairy Café, and his wife Sylvia were the next owners of the house from approximately 1956 until at least 1968.

Ranch houses originated by several California architects in the mid-1930s. They replaced Minimal Traditional houses and dominated house building in America through the 1960s. The increased use of automobiles contributed to the popularity of ranch houses because compact homes on small lots were replaced by sprawling houses on larger lots. They were typically asymmetrical one-story with low-pitched roof, broad, rambling façade. Several versions include hipped roofs, cross gabled roofs, side gabled roofs. They frequently have several exterior materials, such as a combination of brick and wood. Other significant features include decorative shutters, porch-roof supports (if there is a porch), overhanging eaves, an attached garage, large picture windows and/or ribbon windows (three or more adjacent windows), an open plan, private outdoor patios in the rear, which contrasts with late 19th and early 20th century houses with front porches; this reflects the emphasis on the family and family togetherness.

11. 2115 11th Street

This Minimal Traditional house, built in 1952, changed hands many times. The first owner probably Shalto Davis, who worked for Weld County. Other owners and/or residents included E.A. Erickson, the director for Youth for Christ; William Thomas, Jr. the sales manager for Greeley Gas Company; and Don McMahon, a teacher at Meeker Junior High. Reuben A. VanBuskirk purchased the house in 1959-60 and lived there through 1968. He was a salesman at Jones Sporting Goods.

Minimal Traditional architecture is a simplified form loosely based on the Tudor revival, with the dominant front gable and chimneys, but with a lower roof pitch and lacking ornamental detailing; some had shutters and multi-paned windows, reminiscent of Tudor style. It first became popular in the late 1930s and dominated building after WWII into the early 1950s.

12. Luther Park

Luther Park was completed in the Spring of 1949 and was named for Henry Luther, who sold the property to councilman George Davis, who donated four acres to the city and suggested naming it Luther Park. It is the original site of the Luther farm.

The Luther family was important in Greeley; both Henry and Albert were public servants for many years. Albert James Luther, a veteran of the 1898 Spanish-American War, was the former Weld County Clerk, deputy county assessor, undersheriff, and worked for the *Greeley Tribune*. Henry Luther was active with the Weld County Republican Party and served as secretary for many years.

Original trees planted in this ten-acre park included evergreens, Lombardy poplars, Carolina poplars, elms, hackberry and ash trees, spirea and lilac bushes. Les Dauth donated the evergreen trees from the Dauth property in the Big Thompson Canyon in

memory of his father George. Various clubs, including the Greeley Garden Club and the Cosmopolitan Club contributed to the landscaping. There was a lake that was 200 feet long and 80 feet wide with a fountain in the middle. 10th Street was cut through the park in 1947 (before landscaping was completed)

In 1976, the City installed new playground equipment that “encourages creative play” as they installed it in other City parks as well (beyond just swings and slides). In 1986, the City Council rejected a proposal to cut an access road through Luther Park from 10th Street to a proposed Hardee’s restaurant between 9th and 10th Streets, near the intersection with 23rd Avenue.