

Sunrise Neighborhood Historical & Architectural Context Report

SHF Grant #2011-M1-019

City of Greeley, CO

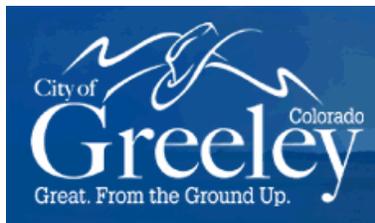
December, 2011



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HISTORY *Colorado*

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History of Greeley's Sunrise Neighborhood

Introduction

"Greeley has its east side the same as New York, but it does not contain the squalor and wickedness of that part of the metropolis. Still people are living there who are far from being wealthy, yet that is the only difference between them and their richer brothers and sisters of the west, north and south side."
Greeley Tribune, 12/31/1896

Greeley's Sunrise Neighborhood, known historically as the East Side and less frequently the East Ward, is generally considered as the neighborhood east of the railroad tracks. For the purposes of this study, it is more specifically defined as the area of the City of Greeley bounded by the railroad tracks to the west, 5th Street to the north, the Cache la Poudre River and the Highway 85 bypass to the east, and 16th Street to the south. The neighborhood consists of 321 total acres and, as of 2010, contains 544 parcels. It evolved into an independent community with its own business district, churches, schools, and a park. It is a neighborhood of mixed uses and economic and cultural diversity.

While physically demarcated within the City of Greeley by its man-made reference points, the Sunrise neighborhood is set apart from the remainder of the homogeneous Greeley by its cultural diversity. Greeley originated from a joint-stock company known as the Union Colony that was founded in December of 1869. The mostly Anglo and Protestant members formed a company charged with establishing a town in the West. Original colonists, early settlers, Germans from Russia, Japanese, Hispanics, and people of various religious affiliations, eventually lived side by side within the Sunrise neighborhood's borders. The area has been aptly referred to by some as the Ellis Island of Greeley. The neighborhood has retained its diversity, and, therefore its integrity. ((See *Early Settlement (pg. 7) and Community Planning and Development (pg. 9) for more information*))

The Sunrise neighborhood flourished in the first half of the twentieth century and later became an area often characterized with low income, blight, and racial problems. Although proud of their unique heritages and contributions to the community, some felt a stigma became associated with the former East Side neighborhood.

Today, "things are turning around" and its citizens are optimistic about the future of the neighborhood. Key buildings within the neighborhood have been rehabilitated. Community members point to the large percentage of the population that owns their property and are permanent residents.

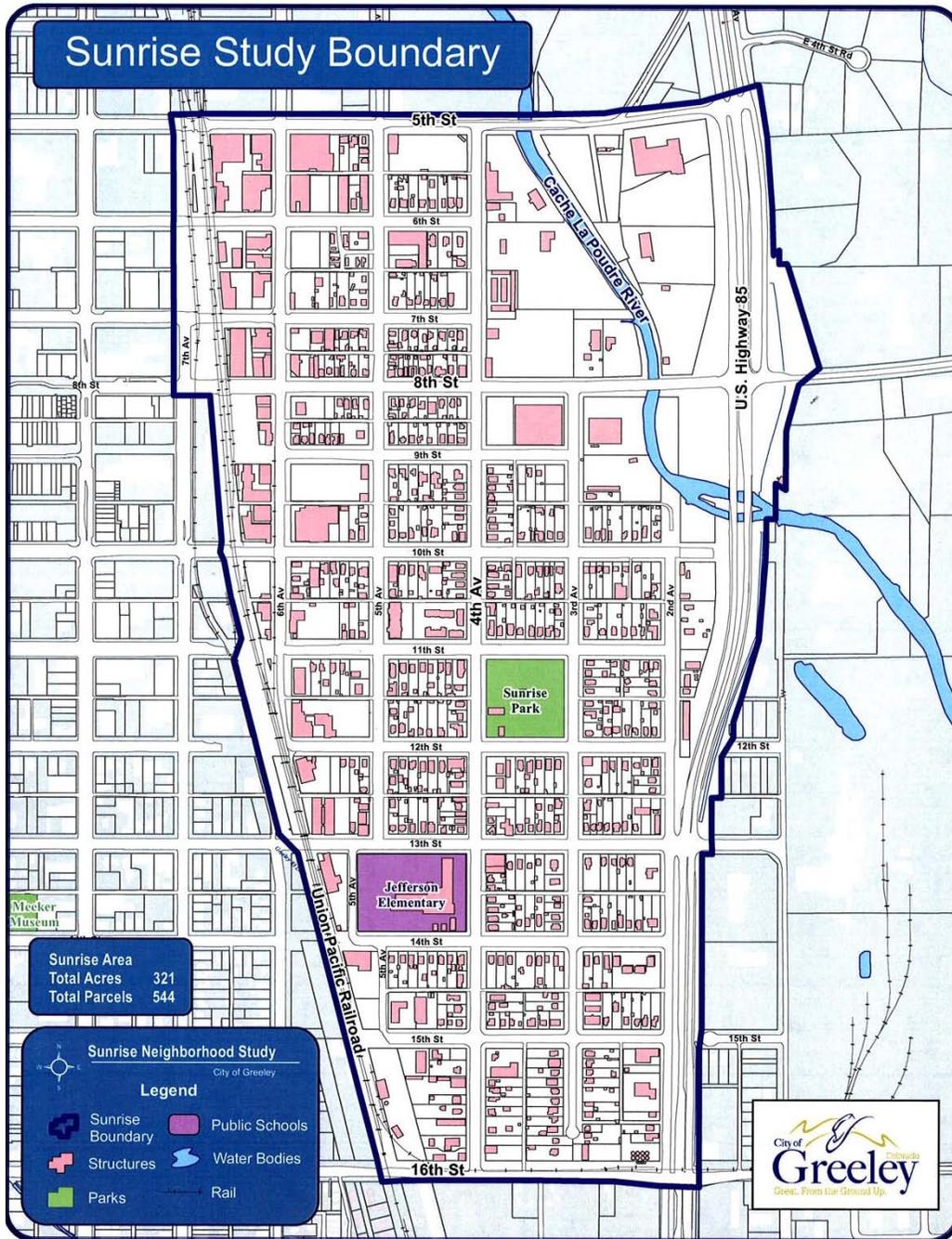
A unique set of circumstances, trends, and hard work forged the neighborhood into what it is today. The Sunrise neighborhood is a physical manifestation of the history of the area. Pivotal themes associated with the settlement and growth of the West played out in this neighborhood. What began as a utopian experiment, known as the Union Colony, for some and the American Dream for others turned into a viable community by the mid-part of the twentieth century.

There has been change in the neighborhood's 140-year history; however, much remains the same. The oral history tradition indicates that the Sunrise neighborhood appears much the same today as it did in the mid-part of the 1900s.



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Planning map of Sunrise neighborhood. City of Greeley, 2011.

Geography: Landscape and Setting

Located approximately 55 miles north of the state's capitol in Denver, Greeley is the county seat of northeastern Colorado's Weld County. The grass-covered Great Plains stretch to the east of Greeley, while the Rocky Mountains rise to the west. The South Platte River meanders through northeastern Colorado, forming several shallow river valleys on its route to the Midwest. Greeley is located near the confluence of the South Platte River and Cache la Poudre River. The area was labeled part of the "Great American Desert" after Major Long's expedition tour of 1820.

The City of Greeley is located in the High Plains area, with an elevation of about 4,700 feet above sea level, while Colorado's famous Mile High City of Denver is 5,280 feet above sea level. Although the eastern plains of Colorado are often characterized as "flat and windswept," there are subtle elevation variations.

The Cache la Poudre's headwaters are located in the Front Range, in the area of the current-day Rocky Mountain National Park. The river descends eastward through the Poudre Canyon and north of Fort Collins in Larimer County. The Cache la Poudre meets the South Platte River east of Greeley. Legend has it that the river was named for a French trappers' gunpowder stash in the 1820s.

The fertile sandy loam soil of the area adds to the agricultural capacity. Rich with mature trees, shrubs, and well-maintained lawns, Greeley's oldest trees tend to be evergreens. Original Union Colonist and editor of the *Greeley Tribune*, J. Max Clark advocated the planting of trees in the early town site and found the evergreen to be the most successful, with "particular advantages," including color in the winter months and limbs with small needles that would bend when covered with the snow rather than break. He also suggested that too many trees not be planted in close proximity to a house, believing (in the true Progressive era ethic of sanitation and public health) that constant shade was unhealthy and promoted disease. Thus, he maintained: "...to form a perfect tree, it must have room to expand the same as an individual." (*Greeley Tribune*, 07/20/1899)

Located on the City of Greeley's eastern edge and within the river valleys, the Sunrise neighborhood is generally level with little perceiv-

able variation in elevation within its boundaries. Wide, tree-lined streets, and a predictable street grid, with all streets aligned to the cardinal compass points, combined with the general openness of the former plains to create a neighborhood of neat and comfortable zones within the community- commercial, residential, transportation, and industrial. The planners of the Union Colony were pioneers of irrigation, which is apparent today in sidewalks with high curbs due to former irrigation systems that utilized roads and the numerous ditches and waterways. Consistent lots, blocks, and terrain made construction achievable. Traditional building patterns prevailed with the house located in the front of the lot and outbuildings in the rear, near alley access. A uniform setback from the street characterizes the residential area. The monumental buildings in the neighborhood (schools and churches) often occupied the corner parcels. Whether by good luck or great foresight, the original planners created a dynamic, living neighborhood.

The founding principles of the Union Colony resulted in a place where there is "room to grow." The 1875 Colorado State Business Directory noted Greeley as "quiet, orderly, and a pleasant community...made up of the choicest Eastern elements," with a population of 2,200. As of the 2011 federal census, the population of Greeley is estimated at 92,000 persons.



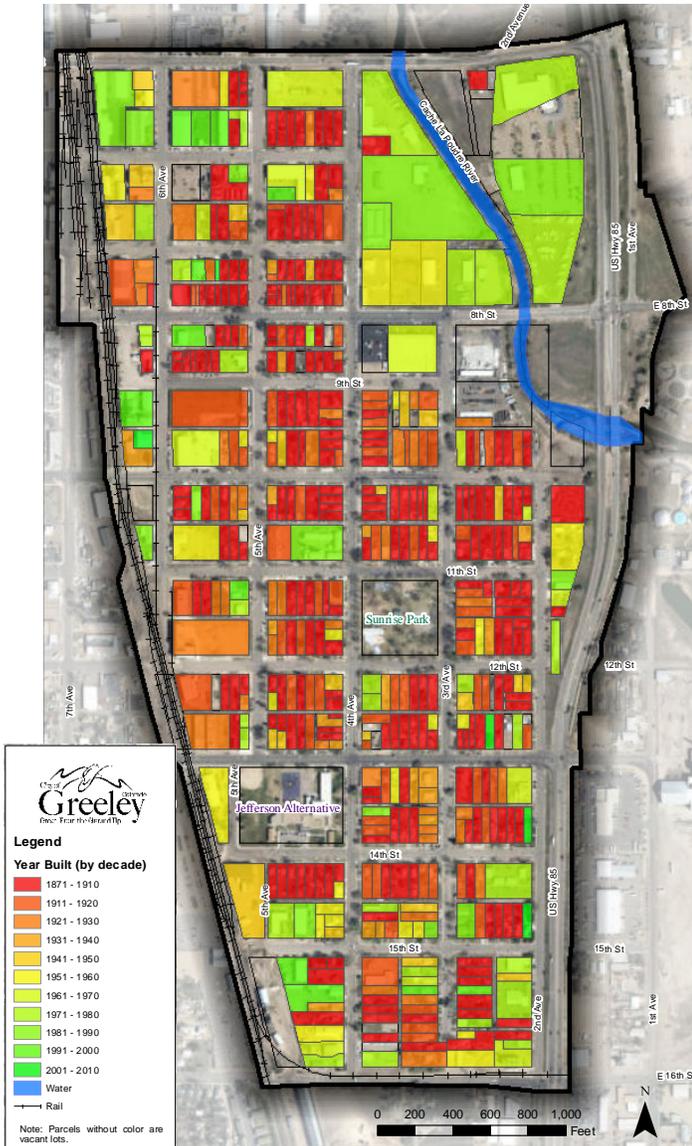
Early Settlement (1869-70)

People of European descent and various nationalities made inroads into the areas of present-day eastern Colorado in the 1820s and 1830s. First to enter the Platte River Valley and its tributaries were the fur trappers. Beaver pelts became a valuable commodity when the fashions of the day favored hats made with beaver. The industry flourished for a short time, with four adobe trading posts built on the Platte River between present-day Denver and Greeley in the 1830s, including nearby Fort Lupton in 1835 and Fort Vasquez in 1837.

Beaver were trapped and the population of the native animal declined, along with the desire for the previously stylish hats of beaver pelt. Next, the buffalo were hunted to near extinction in the efforts to supply buffalo robes. Once again, the trade flourished and vanished. However, the crossroads had been made and the area witnessed increased population growth.

The Cheyenne and Arapaho inhabited all of eastern Colorado north of the Arkansas River around the mid-part of the nineteenth century. The Native Americans relinquished title to lands on the Colorado Plains through various treaties and agreements in the mid-1860s. The last battle with the Plains Indians in Colorado was fought in 1869. With the eviction and permanent removal of the native people, large areas of land were available and offered for settlement by the U.S. government.

When the Union Pacific constructed its portion of the intercontinental railroad across the West, it chose Wyoming as the crossing for the Rocky Mountains and entered Colorado Territory only at the extreme northeast corner. In 1869, the Denver Pacific railroad began construction of its connection from Cheyenne to Denver. The terminus of the line its first year was Evans, in Weld County, just south of present-day Greeley. Evans, named in honor of the Territorial Governor of Colorado John Evans, was established in 1867. The town's location proved to be convenient when the Union Colony's locating committee was looking for a site to build a town, as the locating committee members had early access to the areas close to Evans and found the area attractive for the future community's needs.

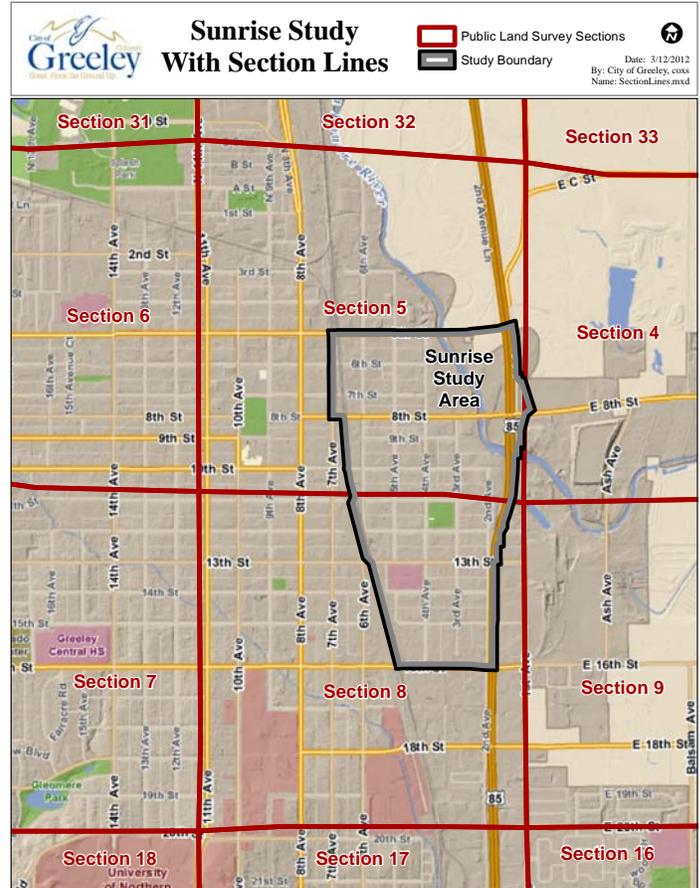


Planning map of Sunrise neighborhood highlighting decade of construction. City of Greeley, 9/19/2011.

The parcel of land in Section 8 that became Sunrise Park and most of the East Side neighborhood was preempted and purchased from the United States for \$200 by David H. Williams in 1870. Williams, age 29, lived with his wife Cassandra and two children in Evans at the time of the 1870 U.S. Census. A native of Ohio, his occupation was listed as “freighter.” Williams sold his quarter-section in the northeast portion of Section 8 to the Union Colony in 1871. Louis F. Bartels owned the west half of Section 8 and Cornelius C. Conklin owned the southeast quarter of Section 8. All three landowners in the section made claims for land patents from the U.S. government in 1870. The United States Census records show Louis F. Bartels, age 41, living in Denver with a wife and seven children in 1870. Born in Hanover, Germany, Bartels’ occupation was grocer. Louis F. Bartels appears somewhat later in newsprint in the *Greeley Tribune*, involved in a money dispute that appeared in district court in 1902. Cornelius Conklin does not appear in federal census records in Colorado.

The southeast quarter of Section 5, the northern portion of the current Sunrise neighborhood, was purchased by Eugene Abbott for the Town of Greeley in 1889 from the United States. This quarter-section had not been officially homesteaded or claimed until the Town of Greeley utilized the General Land Office’s 1844 Occupation of the Public Lands as a Town Site Act which provided for town site development by sale of lands owned by the United States to trustees of a town. Other portions of Union Colony lands were purchased from the Union Pacific, which had acquired large tracts of land granted by the U.S. Government.

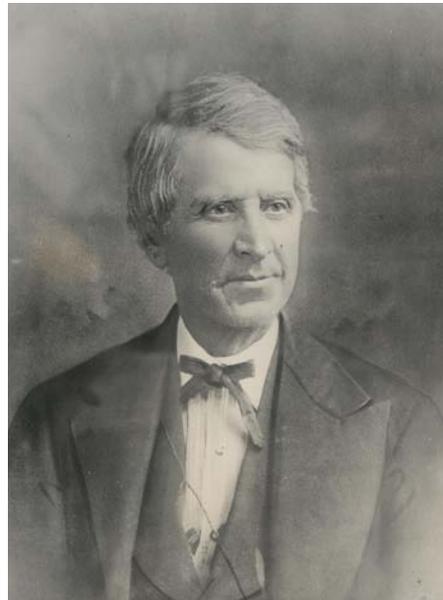
Thus, Greeley did not experience a homesteading period as much of Colorado did. Most of the land was privately owned for a short time before being transferred to the Union Colony’s ownership. Purchased by the individuals in 1870, these lands were most likely speculative real estate ventures, as the 160-acre quarter-sections were quickly bought and sold. No buildings or structures from this period are known to exist in the Sunrise neighborhood.



Map of Sunrise neighborhood study area. City of Greeley, 3/12/2012.

Community Planning and Development

The events that led to the establishment of Greeley provide a background for this unique neighborhood. In 1869, 59 members comprised the colonization company called the Union Colony, and eventually over 700 people became members of the colony, although they may not have resided in the community (Greeley, Colorado: The Historical Picture Album, page 4). Greeley was established in 1870 as an agrarian-utopian community and the settlers purchased memberships to the colony for \$155. Colonists had to be financially secure and possess the mandatory virtues of temperance and industry. The founding principles were temperance, religion, education, agriculture, irrigation, cooperation, and family values.



Nathan Cook Meeker, circa 1870. Photographer unknown. City of Greeley Museums, Permanent Collection.

Greeley's founder, Nathan Cook Meeker, had experience with planned communities. A believer in the teachings of the French utopian writer Francois Marie Charles Fourier, Meeker had been a member of the failed Trumbull Phalanx. Meeker, as well as a number of prominent contemporaries including the famous Transcendentalists



Planning map of Sunrise neighborhood highlighting building use. City of Greeley, 9/19/2011.

Ralph Waldo Emerson and Nathaniel Hawthorne, followed the Fourier belief that human fulfillment could be achieved through the organization of ideal communities where residents would involve themselves in agriculture and industry in a rural setting. As a result of his experiences, Nathan Meeker learned the importance of hard work by the community members and put great emphasis on the selection of colonists for the Union Colony.

After the Civil War, when Meeker was working as the agricultural editor for the *New York Tribune's* founder and editor Horace Greeley, Meeker planned to establish a colony in the West. Horace Greeley enthusiastically supported Meeker's vision and the two ran editorials in the *New York Tribune* regarding the venture. A call asking for members appeared in the paper in 1869 with great success. Eventually, a locating committee formed, and in 1870 the group decided on an area near the confluence of the South Platte River and the Cache la Poudre River in Colorado Territory. The group used the fees collected from each colonist to purchase the original town site lands. The earliest colonists arrived in April 1870.

Original plans for Greeley provided for: four wards (North, South, East, and West); parks; 100-foot-wide streets and alleys 20 feet in width; schools; and, irrigation. John F. Sanborn surveyed the town and sketched out his ideas for the community. Enterprising citizens marked off streets with a plow on April 25, 1870, with the colonists allowed a lot in town for a home and either a garden plot in close proximity or acreage farther away for a farm (Dugan, page 28). The original town's plat reached from Island Grove Park on the north (now 1st Street), to 1st Avenue on the east, to 16th Street on the south, and to 14th Avenue on the west.

Within the first year, the community had evolved from a city of tents and temporary board and batten sheds to one with approximately 400 homes, a definable downtown business area of two blocks, and several churches. The Union Colony's community was named Greeley in honor of Horace Greeley. Horace Greeley promoted the town, assisted with financial matters and served as the Union Colony's Treasurer, owned property, and visited once, but never lived in the town that bore his name. The community called Greeley became the Town of Greeley in 1871, and later, was incorporated as a city in 1886. (Peggy Ford, "Greeley's History Distilled") Meanwhile, the

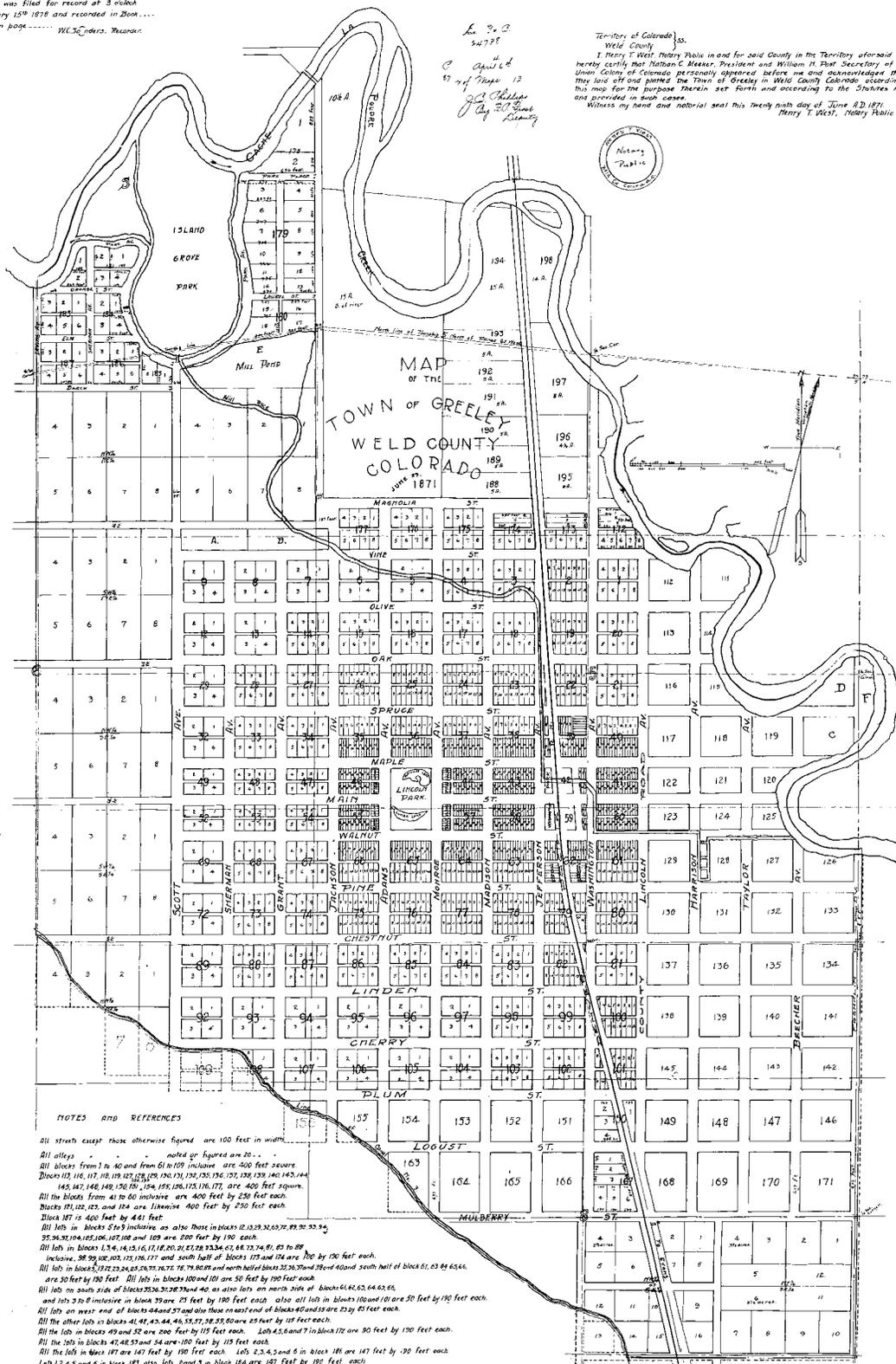
agricultural colony movement produced other fledgling area communities.



Horace Greeley. Date and photographer unknown. City of Greeley Museums, Permanent Collection.

East-to-west-aligned streets were named after species of trees, while the north-to-south avenues honored famous American men. Commercial activity focused around Main Street and along the railroad tracks. The naming system for streets changed to the current numerical pattern, with numbered streets aligned to the east and west and numbered avenues running north to south, in 1884. This further enforced the predictability of street location and easy identification with a house and street number to a neighborhood.

The utopian aspects of the new community waned within a few years; however, dedication to temperance, moral virtues, and education survived. The foundation for a permanent community school was laid within the first year and a public library was established in 1886. Colonists dug the early irrigation ditches, the first of which was operable by the first summer, 1870. They constructed a fence around the colony to keep open range cattle out of colonists' gardens. The cooperative spirit of the first few years achieved some remarkable results.



NOTES AND REFERENCES

All streets except those otherwise figured are 100 feet in width.

All alleys ... noted on figures are 20 ...

All blocks from 1 to 60 and from 61 to 109 inclusive are 400 feet square.

Blocks 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet square.

All the blocks from 41 to 60 inclusive are 400 feet by 250 feet each.

Blocks 171, 172, 173, and 174 are likewise 400 feet by 250 feet each.

Block 187 is 400 feet by 461 feet.

All lots in blocks 57 to 9 inclusive are also those in blocks 12, 13, 31, 32, 63, 70, 83, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 and 110 are 200 feet by 100 feet each.

All lots in blocks 1, 2, 4, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet by 250 feet each.

All lots on each side of blocks 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet by 250 feet each.

All lots on west end of blocks 44 and 57 and also those on east end of blocks 46 and 52 are 25 by 65 feet each.

All the other lots in blocks 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet by 250 feet each.

All the lots in blocks 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet by 250 feet each.

All the lots in blocks 187 are 147 feet by 150 feet each. Lots 2, 3, 4, 5, and 6 in block 188 are 147 feet by 150 feet each.

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171 are 400 feet by 250 feet each.

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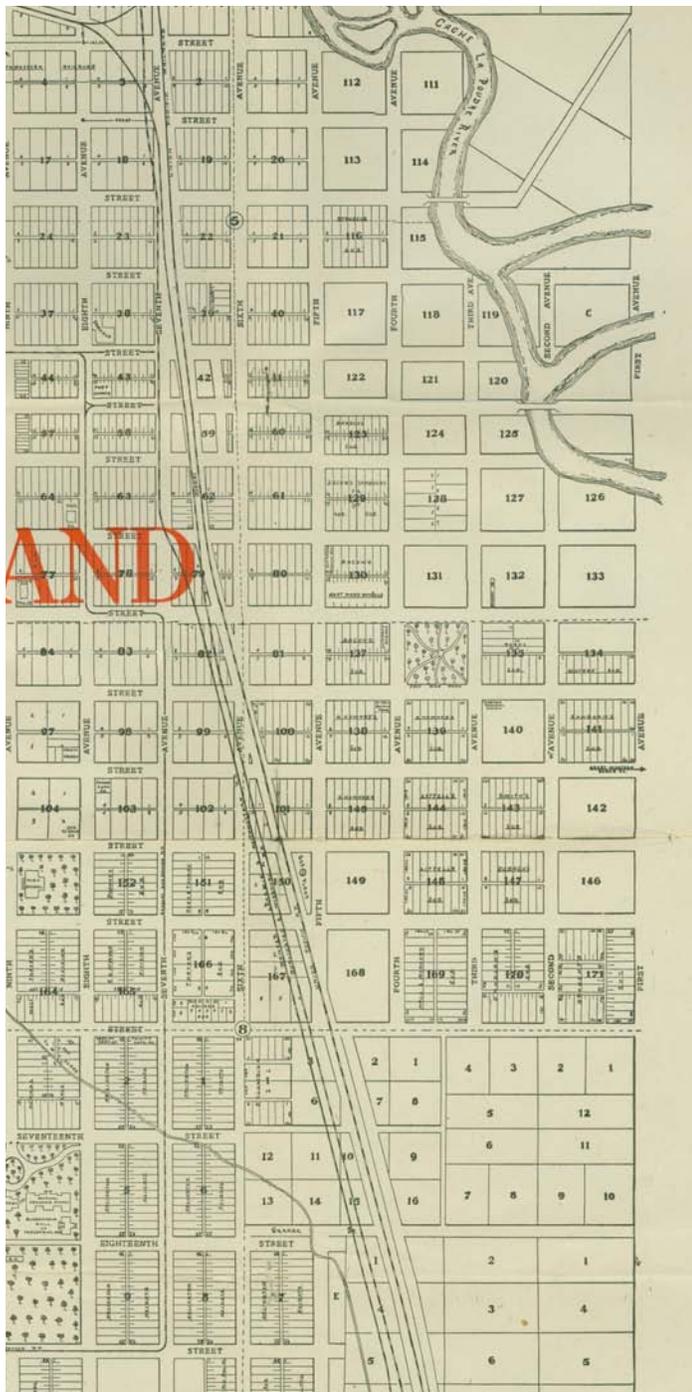
Map of Greeley, Colorado showing 1871 neighborhood conditions. City of Greeley. The Sunrise neighborhood of today is primarily located in the northeast quarter of this map.

Filed in County Clerk & Recorder office of Weld Co. June 29, 1871. 6



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 Sunrise Neighborhood
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Map of Greeley, Colorado showing 1916 neighborhood additions. Compiled by Charles E. Littell for the C.T. Ahlstrand Real Estate Company, Greeley. City of Greeley Museums, Permanent Collection.

The settlement of Greeley's East Side occurred somewhat slowly in the years following the initial arrival of the Union Colony members. Growth centered around the new downtown. The town installed electric street lights in 1885, a steam-powered pumping station for its water system in 1899, and telephone service by 1900. Several businesses thrived along the railroad tracks. From 1880 to 1890, the population of Greeley approximately doubled (Hafen, vol. I, page 456). Main Street, now 8th Street, became the well-established thoroughfare of the town's business district. The decade was expansive and prosperous for many, and the town's merchants and other citizens looked to the East Side for construction needs.

Land transactions in the area were recorded as early as 1870; however, substantial development occurred in 1899 through 1902 when the first subdivisions were carved out of the original town and recorded in anticipation of the housing needs for the workers of the sugar beet factory. With sugar beet factory hopes, the land on the East Side became important for its development potential. The primary residential subdivisions were: Bacon's Subdivision, O. Howard's Subdivision, and Sanborn's Subdivision.

Littell's Subdivision in Blocks 144 and 148 in 1900 contained the standard 16 lots. Later subdivisions in the Sunrise neighborhood included Reed's Subdivision, Water's Subdivision, Smith's Subdivision, Dubach's Subdivision, and F.M. Barber's Subdivision north of the park on Block 123, between 4th and 5th Avenues. With the exception of Barber's subdivision, the later subdivisions typically were of one city block or less and located to the south and east of Sunrise Park.

A.T. Bacon filed the plat for his residential subdivision in the East Side and was likely the first developer of the neighborhood. The subdivision known as Bacon's Subdivision consisted of Blocks 137 and 130, and the west half of Block 129 in Section 8. The area was surveyed and platted by J.D. Buckley of Greeley. The area extended from 9th Street on the north to 12th Street on the south, and from 4th Avenue on the east to 5th Avenue on the west. Unlike the other plats

in the neighborhood containing 16 lots, the blocks in Bacon's Sub-division were divided into 32 small lots. Although advertised in the newspaper as the affordable lots in the East Side, one would have to purchase multiple lots in order to erect a building or construct a narrow one. Mr. Bacon does not appear in federal census records in 1870, 1880, or 1900. However, A.T. Bacon was involved in the real estate business as evidenced by advertisements in the *Greeley Tribune*. In the spring of 1892, Mr. Bacon and his wife moved to Denver and placed an ad announcing their house on 14th Avenue available for rent by B.D. Sanborn. A.T. Bacon served as an alderman and then as mayor for the city before relocating to Denver. An announcement of the reading of his will appeared in the *Greeley Tribune* in March 1903.

O. Howard's Subdivision was recorded in 1902 to the south of the Bacon Subdivision, in Blocks 138, 139, and 145. Oliver Howard's subdivision had 16 lots to a block and was located on both sides of 4th Avenue, south of the park block. Oliver Howard, previously superintendent of schools for Weld County, aged fifty-nine at the time of the 1900 U.S. Census and born in Massachusetts, was living on 3rd Avenue. In addition to himself, his household consisted of a wife, four children, and three lodgers (one from Russia, one from Ireland, and one from Illinois).

Burton D. Sanborn filed the plat for Sanborn's Subdivision in 1900. This subdivision comprised Block 141, Block 170, and filled in the east half of Block 129, with the west half previously platted by A. T. Bacon. Burton D. Sanborn was born in Vermont and was the son of John F. Sanborn, the surveyor of the original town of Greeley. As of the 1900 census, B.D. Sanborn lived with his wife, Carrie, two children (later to be joined by a third), a German servant, and a boarder on 9th Street. His occupation: "capitalist." B.D. Sanborn was actively involved in real estate and insurance matters, but most notably worked on irrigation projects. His obituary in the July 19, 1914 *Greeley Tribune* described him as the "father of irrigation in Northern Colorado." (Walking tour notes, Sept. 19, 2011) His work in irrigation had a significant impact on agriculture in Northern Colorado because it allowed farmers to diversify their crops. With irrigation, potatoes, sugar beets, onions, and other crops besides wheat were

both possible and profitable. The Italianate-style Sanborn House, located to the west of the current Sunrise neighborhood, at 1018 9th Street was constructed in 1883 by George Wyman.

With the subdivision of the early 1900s and the grid of the original town established, the Sunrise neighborhood took on much of its present appearance. The grid aligned streets and avenues to the cardinal compass points, while uniform, square blocks (except on 8th Street where they are smaller and rectangular) with small houses contrasting with a large factory and warehouses became the norm. It had always been bounded by the railroad tracks to the west; now the sugar beet factory on the east completed the border. It became the "melting pot" of Greeley, housing the newest immigrant agricultural and agricultural-related factory workers.

The first generation of settlers to the town, the Union Colonists, already had their middle-class and upper-class homes by the time the East Side subdivisions were developed. These earlier buildings were often Victorian, high-styles residences on the south, north, and west sides of the original town. As the location of the 1902 sugar beet factory and warehouses and industry, the East Side working class and middle class residents became the property owners.

Thus began the relationship between real estate sales and marketing, the introduction of sugar beet culture, and the formation of the idiosyncratic Sunrise neighborhood.



Notice of lots for sale in Greeley's East Side appeared weekly throughout October 1899. In October 1901, B. D. Sanborn advertised lots for sale by the sugar factory. *Greeley Tribune*, 06/12/1902.



The 1882 Bird's Eye View of Greeley is a slightly artistic rendering of the cartographer's perception of the early city. The map depicts Greeley with the eastern portion of the city in the foreground, with views to the mountains in the west. In general, the East Side is sparsely populated and density appears greatest in the downtown area. The illustration also shows tree-lined streets, further evidence of the importance placed on trees in the community. Denver Public Library, Western History Collection



Early Greeley irrigation ditch - Denver Public Library, Western History Collection.



Mill Power Canal near Island Grove Park, 1871. Photographer unknown. City of Greeley Museums, Permanent Collection.

Irrigation

Reliable access to water was the first order of business for the newly established Union Colony at Greeley. The first settlers arrived as early as April 1870 and the first irrigation ditch, Ditch No. 3, reached the new town in early June. A river-bottom ditch taken out of the south side of the Cache la Poudre, its demand exceeded the original design and it was enlarged in 1871, 1872, and 1873. Designed to water the lots and gardens of the town of Greeley, the water in the canal flows from west to east and skirts the Sunrise neighborhood by a few blocks to the south on its path from the Cache la Poudre to the South Platte River.

The Mill Power Canal provided the water to fuel the 1870 mill and ran directly through the eastern portion of Greeley. The canal entered the town from the north, then turned generally southeast at 2nd and 3rd Streets, following a generally east and southeast route from 11th Avenue to 6th Avenue. The canal then dropped directly south on 6th Avenue at 4th Street, continued to 9th Street, then took a right angle and turned due east at 9th Street until it reached the mill. Small bridges crossed 6th Avenue at 5th, 6th, 7th, and 8th Streets. The water from the canal turned a water wheel to generate power. It was part of the Colorado Milling and Elevator Company complex. Sanborn maps detailed the feature through 1901, but on the 1906 map, it no longer appeared. By January 1906, the Model Milling and Elevator Co. consolidated locations at 5th Street and 7th Avenue, just east of the railroad tracks. At that time, the mill had twenty-four elevators and utilized a combination of city water and water from wells.

Many of the East Side residents regarded the Mill Power Canal as a source of disease and death. Accounts of tragic accidental drowning deaths involving area toddlers and youths filled the newspaper pages in the 1880s and 1890s. On August 6, 1896, a petition was signed by residents and presented to City officials declaring the canal a nuisance. Dr. Jesse Hawes and other prominent citizens proclaimed the canal a source of disease. The canal was owned by the Colorado Milling Company, but not maintained by them. Furthermore, the petitioners stated that the city was footing the bill for operators of the mill and that the company was not paying taxes.

The City of Greeley maintained that it was not within its powers to act. The matter went to the courts, and an 1899 decision resulted in the termination of the canal. The lengthy trial and debates included discussion of prior appropriation and priority of agricultural uses over industrial uses of water. By early 1901, the City advertised for bids to fill in the canal. The first stage of the project was the filling of the Mill Power Canal from 5th Street to the east side of 4th Avenue. (*Greeley Tribune*, 08/06/1896, 01/05/1899, 01/17/1901)

Of the four irrigation ditches planned by the Colonists, Ditch No.2 was the most revolutionary, although located to the north of the city and the current Sunrise neighborhood. It was the first large-scale community enterprise of its kind in Colorado and the first built to water extensive areas of dry bench land. Work began on the canal in the fall of 1870 on the north side of the Cache la Poudre River. It proved to be too small for the needs during the first irrigating season and was enlarged in 1872 and then again in 1877. When completed, the canal was thirty-six miles long and thirty-two feet wide on the bottom. The farmers using the canal eventually organized the Cache la Poudre Irrigating Company and purchased the canal in 1878. It then became known as the Cache la Poudre Canal. (Hafen, pages 122-127)

The year 1874 proved to be dry and difficult for the early Greeleyites. The country was in the midst of a nation-wide economic depression after 1873. Locally, troubles started with the agricultural colony in Fort Collins. Agriculturalists in Fort Collins were diverting water and using it for their crops, denying water to the citizens of Greeley further downstream. In the ensuing months, arguments about water appropriation and beneficial use occurred and both towns recognized the need to work a compromise. The "Colorado Doctrine" of water law prevailed and was adopted into the Colorado Constitution in 1876. The doctrine established water law for most of the drier, western states and upheld the theory of "first in time, first in right." The doctrine ensured reliable water for Greeley and its agricultural areas into the future because the community had diverted and utilized the water before the upstream user of Fort Collins.

Water for personal property irrigation was supplied to the citizens of the East Side and future Sunrise neighborhood by a series of

small canals, which today might be referred to as gutters, located on the side of each street. This system provided for water for gardens of the town lots. As sidewalks and streets became covered with concrete and asphalt and the irrigation gutters were replaced with city water provided via water lines, the neighborhood's irrigation system evolved into one of large rain water gutters at the sides of streets with a high curb and drains at the corners of blocks. These are visible to this day in the Sunrise residential neighborhood.

Historic resources associated with the theme of water and irrigation abound in Greeley; however, most are located outside the boundary of the Sunrise neighborhood. Residences related to prominent personalities in the irrigation and water subtheme are located to the west of the railroad tracks and outside of the subject neighborhood's boundaries or are no longer extant. The National Register-listed Nettleton-Mead House, associated with the early Union Colony ditch engineer, is located on 9th Avenue and the Sanborn House, associated with developer B.D. Sanborn, is located on 9th Street. Ditch No. 2 does not enter the neighborhood, and while the No. 3 Ditch is landmarked and appropriately celebrated, it misses the Sunrise neighborhood by a few blocks. The offices assigned to the canals and irrigation companies are to the west of the neighborhood, centered in the downtown district on 8th Street. The most prominent water diversion feature associated with the East Side location and Greeley's development, the Mill Power Canal, is no longer visible. The canal was filled in the early 1900s. Archaeological evidence of the canal may exist under 6th Avenue and other paths along the historic course of the resource.

For more information on irrigation resources in the Greeley area, see Michael Holleran's "Historic Context for Irrigation and Water Supply: Ditches and Canals in Colorado."





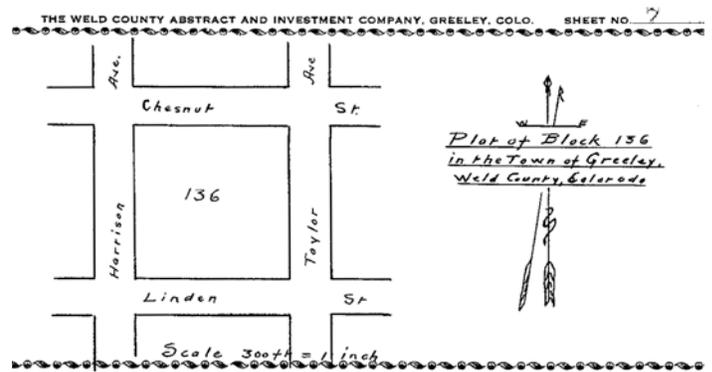
Sunrise Park, Greeley, CO, bandstand. Date and photographer unknown. City of Greeley Museums, Permanent Collection.

Sunrise Park

Perhaps the most highly prized and recognized community feature of the neighborhood is Sunrise Park. Sunrise Park was the third park established in Greeley, behind Lincoln Park and Island Grove, both located to the northwest.

Block 136 in Section 8 became the park parcel known today as Sunrise Park. The property's abstract (in possession of the City of Greeley) details the parcel at Harrison and Taylor Avenues and Chestnut and Linden Streets in 1871 when the Union Colony took ownership. The surrounding properties are noted with block numbers as well, yet they are divided further into lots. Block 136 then experiences a series of private owners, and street renaming in 1884, until it returned to the City's ownership in 1915.

The Union Colony sold Block 136 to Almandrin M. and Almema L. Olds in March 1871. The Olds family appears in the 1870 federal census living in Greeley. Almandrin was 49 years old at the time, born in Vermont, and working as a "house carpenter." His wife,



Historic Abstract of Block 136. City of Greeley.

Almena, 10 years his junior, kept house. The Olds sold the property by the end of 1871 to Andrew J. Colvin. Andrew J. Colvin deeded it to his son Verplanck in December 1872. Andrew Colvin does not appear in census records in Colorado in 1870 or 1880. Verplanck Colvin does not appear in census records in Colorado for the years 1880, 1890, 1900, 1910, or 1920; however, there is mention of him in the October 7, 1891 *Greeley Tribune*:

"The Hon. Verplanck Colvin of Albany, New York, son of the late Senator Colvin, of that city, we notice is a candidate for state engineer and surveyor on the New York Democratic state ticket. Both of the above named gentleman visited Greeley in the early days and invested in real estate in the city, and Mr. Calvin [sic] we believe still owns property here...."

Even though the parcel was obviously set aside and not divided into lots for development, it took time and the hard work of city promoters to make a real park happen. An editorial in the April 6, 1905 *Greeley Tribune* states:

"It is well known that no intentional discrimination has been made against the east side, but still, on account of its newness, it has but few of the advantages enjoyed by the older portions of town. Within the next five years, the east side will be built up as solidly as any other part of the city, and some sort of breathing spot should be provided for. . . . Now, while land is comparatively cheap in that section, why couldn't the city buy about a block of ground there, and make it into a public park? It is true, that the park in the center of town is as open to east siders as to anybody else, but a long walk for the sake of a few minute's rest in the park takes most of the charm away. A nice green park at some convenient place on the east side would have a tendency toward the building of better homes there, and in many ways would enhance the value of property in that section."

The park was voted into City of Greeley care on April 6, 1915. A clear majority of residents voted in favor of the park, with 536 persons voting for the park and 304 against. In October 1915, the City purchased the block from Verplanck Colvin, after a lawsuit in District Court involving eminent domain, for use as a designated park. It was developed in 1916 with the planting of 200 trees. Piping and water connections for irrigation of the park further transformed the parcel into a grassy landscape that same year. (Various clippings and notes in the Sunrise Park file, City of Greeley Museums, Hazel E. Johnson Research Center) Some of the trees planted throughout the early days have survived, with the park's ash and elm trees identified as the oldest in the park.

The park came to be referred to as East Side Park; however, it seemed to lack an official name. In early 1928, the Greeley Garden Club members proposed naming the park. Suggested names

included Meeker, Morning Side, Barnum, Howard, Sunrise, and Washington. (Ibid)

Throughout the remainder of the neighborhood's history, confusion exists as to the park's name. In the 1930s, various newspaper articles mention Sunrise Park, and the 1942 City Directory lists Sunrise Park at 3rd to 4th Avenues from 11th to 12th Street. Yet, the City Directory refers to East Side Park at the same location through the remainder of the 1940s. Many long-time residents of Greeley still refer to East Side Park to this day.

The 1960s and 1970s brought social tensions nationwide and with it, an awareness of the new populations in the Sunrise neighborhood. A sizeable Hispanic and Mexican population had presented itself in the area during the middle half of the twentieth century. The summer of 1974 saw a proposal by some of the neighborhood's younger citizens, sometimes referred to as Chicanos, to rename the park. The issue was referred by City Council to the newly created Human Relations Commission. The name Tlatelolco Park was proposed by the group of youths who suggested the name had historical and cultural significance for Chicanos and would give young Chicanos in the area something that they could relate to their culture. Andrew Gurtner (the former owner of the neighborhood icon the East Side Market and unofficial "mayor" of the East Side) and others opposed the name change. The Human Relations Commission came back in October 1974 with a compromise proposal to name the park after Father Dominic Morera, the Spanish priest of the North Side's Our Lady of Peace Catholic Church who served from 1941-1958. The Commission agreed that there was much significance in naming public facilities in honor of an individual or an event. In November, Council rejected the name change citing "deep ethnic problems." In the end, the controversy brought to light larger issues of bigotry and the change in demographics in the neighborhood. (*Greeley Tribune*, 11/06/74, 10/30/74, and 07/03/74)

The mid 1970s resulted in Sunrise area neighborhood priorities and a City response to address area resident's concerns. Work was initiated in the 1970s and '80s with the City's first Community Development Block Grant funds. The study was carried out with the assistance of the residents and neighborhood meetings were char-

acterized as cordial and cooperative. The process resulted in park improvements and the paving of some of the neighborhood's streets.

The decades of 1980s and 1990s saw decline in the neighborhood, and with it, a decreased capacity on the part of stewards to care for their properties and the park. In 1996, a gang-related killing occurred in the Sunrise Park area. Outraged residents called for a change and increased police presence in the community.

A thorough neighborhood study resulted in the 2006 Sunrise Neighborhood Plan. The plans provide for upgrading east-Greeley's Sunrise Park residential area. A large portion of the City's granted federal community development funding is proposed for Sunrise area expenditures. The residential area, often viewed as an older residential island amid strong industrial and commercial development, takes priority. Guidelines for the neighborhood demonstrate strong support for home rehabilitation and advocate the rezoning of some non-residential areas to residential. In all, the programs focus on general beautification and improvement and maintenance of public facilities.





Lincoln School, Greeley, CO, 1918. Photographer unknown. City of Greeley Museums, Permanent Collection.

Education

“...when the beet sugar factory is completed and the east side receives an influx of new families, it is probable that further additions [to the East Ward School] will have to be made.” Greeley Tribune, 11/07/1901

Greeley’s growth in the 1880s resulted in over-crowded classrooms. Greeley’s populace, progressive-minded citizens and proponents of quality egalitarian education, provided for several “ward” schools to help ease the congestion. Washington School served the North Ward, Horace Mann School the South Ward, and Lincoln School the East Ward. The Lincoln School replaced the frame school buildings at the East Ward site.

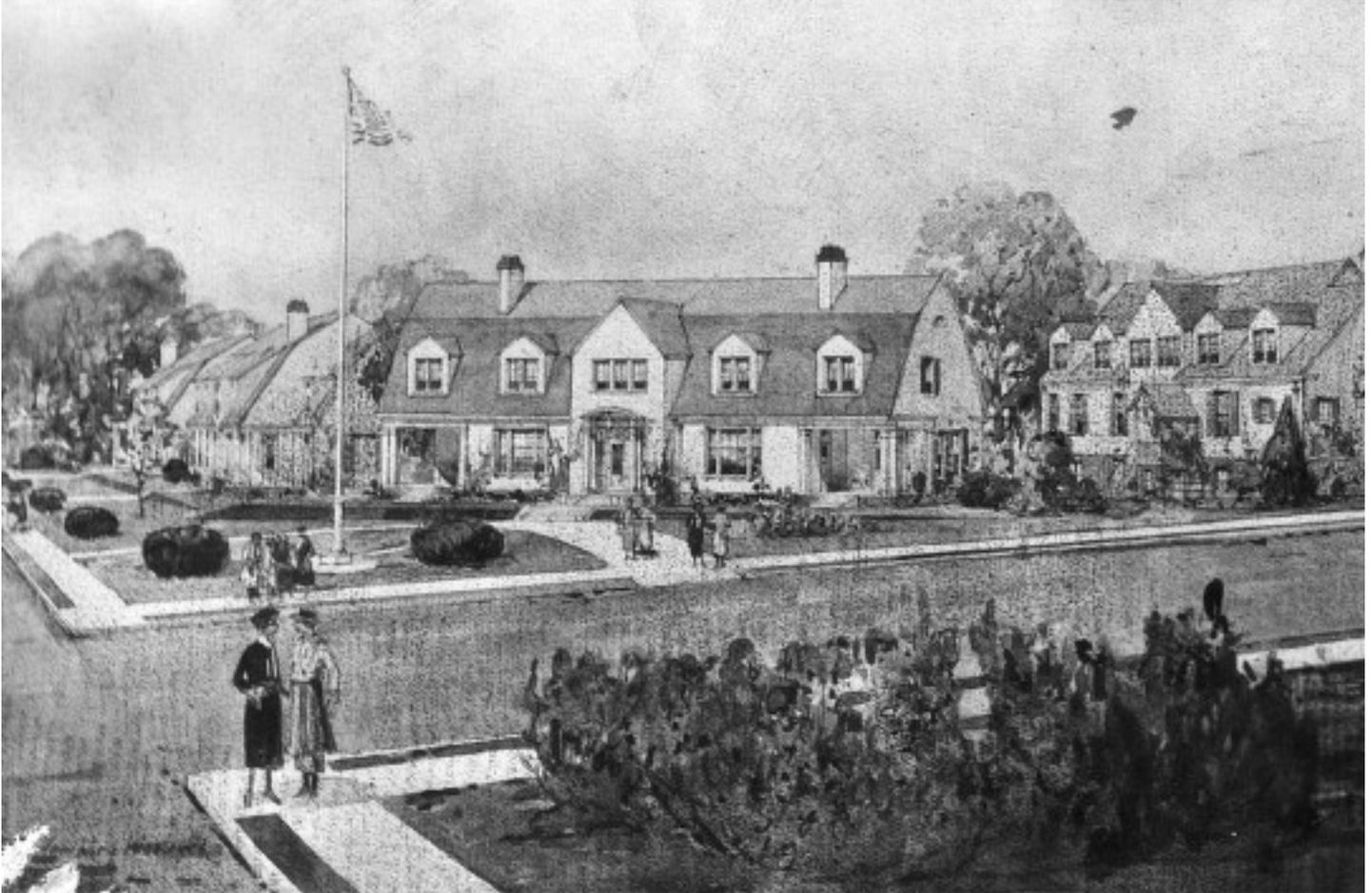
Also in the 1880s, Greeley-booster advocated for an institution of higher learning. A normal school, an educational institution where the focus was on training teachers, fit in well with the local ethic of life-long learning, while the vocational merit of such a school conformed with the city-founders’ ideals. Greeley’s citizens could also boast of its high education levels. This atypical community sent more students to the University of Colorado at Boulder than any other city

in the state, except Boulder itself (Boyd, page 252).

The State Normal School was approved by the Colorado Legislature in 1889. The first building on the campus, located to the south and west of the Sunrise neighborhood, was completed in 1903, just as the East Side neighborhood was experiencing its growth phase associated with the sugar beet industry. The State Normal School became the Colorado State Teachers College in 1911 and Colorado State College of Education in 1935. The institution became the University of Northern Colorado in 1970. Women’s dormitories were not constructed at the college until 1921 and African-Americans were not allowed to board in the 1936 Public Works Act residential campus buildings; therefore, it is probable that many of these students let properties or boarded with others in the less expensive East Side neighborhood.

The early East Ward school buildings comprised a complex in the south half of Block 130 and were of simple and functional construction. The school brought together a wide range of ethnic backgrounds from the diverse community. In Greeley’s East Side, the Sunrise neighborhood, Germans from Russia and Irish immigrants attended classes with the children from the older generation of Union Colonists. Like most schools, the ward schoolhouses played a major role in the assimilation process. Although the Sunrise neighborhood became an increasingly German from Russian enclave, classes at the school were not held in German. The school helped provide a solid foundation for the community. Although intended to provide a place of education for the children of the East Side, it also became a social center. Several newspaper articles and notices of events reference social events at the schoolhouse, including mention of regular Sunday school lessons and a sewing club.

With the construction and operation of the sugar beet factory, the East Side neighborhood’s population rose dramatically. The initial East Ward school buildings were replaced by the more permanent brick building as the population numbers in the area became established. Constructed in 1915, the existing Lincoln School structure was an impressive improvement over the previous frame buildings. The new building symbolized a permanent neighborhood which prioritized education and the needs of the community’s families. The similarly designed Washington School in the North Ward was con-



Rendering of University of Northern Colorado's campus . Denver Public Library, Western History Collection, 1921.

structed at 6th Street and 13th Avenue.

Master builder F. M. Barber constructed the Mission Revival style East Ward School building, also known as the Lincoln School. The 1900 United States Census notes a Frank M. Barber living on 13th Street in Greeley with wife Nancy, three children, and a nephew, Herbert Barber. Both he and his nephew worked as carpenters. By the 1910 census, the busy Barber household contained five children. Also by that decade, Frank had become a “contractor” in the buildings trade and had subdivided a block north of the school. Frequently working on projects during the building boom of the early 1900s

in Greeley, Frank owned a shop that employed two other people, served as carpenter for several home remodels and additions, and built the 1900 Hazelton School addition and belfry (*Greeley Tribune*, 9/06/1900). He made numerous appearances before city government officials seeking an extension of the water main to 13th Street and eventually served as an alderman. By 1920, Frank Barber lived on 12th Avenue and his household contained two more members, both son-in-laws.

Greeley’s emphasis on education and new educational philosophies resulted in the Lincoln School conducted as a platoon school

in the 1920s. National educational reforms in the 1920s through the 1940s were a popular trend as a result of the Progressive era. It divided the school into two groups, called platoons. While one group was in the homeroom and studying the fundamentals, the other group exercised activities known as “specials” (art, music, physical education, etc.). The groups switched at midday, thereby increasing the number of students the school could accommodate.

Postwar prosperity and the emergence of the Baby Boom generation in grade school resulted once again in over-crowded educational facilities and the need for more classrooms. Greeley’s population expanded and grew to the south in concert with the college’s growth. Many in the community recognized the need for more public school facilities. The school district decided to build another elementary school in the heart of the Sunrise neighborhood to ease over-crowding at the Lincoln School. Built in 1953, the new school on 4th Avenue became Jefferson Elementary in honor of President Thomas Jefferson.

Built in Greeley’s East Side as a supplemental school for Lincoln School District (within School District 6), it replaced the Lincoln School when it closed in 1970. Jefferson Head Start School operated within from 1972 to 1973. Jefferson remained an elementary school until 2010, when it combined three other alternative schools in the district to become Greeley’s sole alternative high school.

After school consolidation in the 1960s and the Lincoln School’s closure in 1970, the Mission Revival style building housed the first location of the Aims Community College. More recently, the Sunrise Community Health Center operated in the building and offered medical services to lower income residents until its recent relocation. The Mission Revival Lincoln School currently remains vacant. Meanwhile, the Jefferson School served the neighborhood as an elementary school, as planned, until 2009. Declining enrollments in the neighborhood resulted both as the Baby Boom generation aged along with its subsequent Baby Bust, and as economic uncertainty of the national economy fell into recession in 2008. Numerous headlines and news coverage documented the revenue shortfalls in the school district and highlighted residents’ concerns over school closures. Many district officials and neighborhood advocates sought to

find an equitable solution. In the end, the neighborhood elementary school closed and Jefferson now operates as the district’s alternative high school, known as Jefferson High. The elementary school children in the neighborhood now attend other Greeley schools.



Transportation

Railroads made Greeley an early center for transportation in Colorado Territory. Territorial Governor John Evans and several prominent Denver businessmen financed the construction of a railroad link from Denver in Colorado Territory to Cheyenne, Wyoming Territory. After learning of the transcontinental railroad's route that avoided Denver in favor of the more feasible northern path through Wyoming, the men wanted to ensure Colorado's prominence and boost the economy. In the spring of 1870, the newly formed Union Colony at Greeley was platted almost equidistant from Denver to Cheyenne on the Denver Pacific Railroad, Colorado's transportation corridor.

In November 1867, Denver promoters organized the Denver Pacific Railway and Telegraph Company to link Denver with the Union Pacific rail line in Cheyenne, Wyoming. The Denver Pacific surveyed and graded the land in preparation for the first tracks. The Denver Pacific's first tracks on the route from Wyoming Territory to Denver reached Evans, in Weld County, in 1869. The station remained in Evans until the line was completed in 1870, concurrent with the founding of the agricultural colony in Greeley. The town was platted with the railroad tracks running through the heart of the community, with the tracks positioned generally north to south on 7th Avenue. In general, the part of the town east of the tracks was known as the East Side.

The Denver Pacific became part of the larger Union Pacific in 1880. Warehouses and other agricultural industry buildings lined the tracks in Greeley, while the depot was located on the west side of the tracks. The East Side became a neighborhood and community within the larger town owing to its separation from downtown Greeley and the other districts by the railroad tracks.

In 1881, the Union Pacific backed the incorporation of a railroad that extended up Front Range canyons. Among its many lines, the Greeley, Salt Lake, and Pacific built a standard-gauge track from Fort Collins to Greeley. The Union Pacific later absorbed the Greeley, Salt Lake, and Pacific in an 1890 consolidation. (Railroads in Colorado Historic Context, page 54).

By 1886, Sanborn maps for Greeley detail two railroad lines with

a series of several tracks along 7th Avenue. The Denver Pacific occupied the eastern-most set of tracks heading straight north out of Greeley on its way to Cheyenne. The Greeley, Salt Lake, and Pacific Railroad utilized the western set of tracks. This configuration, with several sidings, lasted until the 1895 Sanborn map, when the Union Pacific took the place of the Denver Pacific. By 1901, the well-established Union Pacific routes remain and the Colorado Southern Railroad appeared in place of the Greeley, Salt Lake, and Pacific Railroad. The various tracks and sidings appeared on the Sanborn maps until only the Union Pacific tracks appear on the 1927-1946 Sanborn map. At this time, the western-most set of tracks had been removed in places near 7th Avenue to accommodate the Union Pacific passenger station.

By 1905, the six sugar beet processing plants in northern Colorado consolidated into the Great Western Sugar Company. Railroad lines connected all of the factories by 1907. (Railroads in Colorado Context) The various spurs and sidings threaded throughout Greeley's East Side. Although most of the sidings became inoperable, the railroad track beds and remnants of the line are visible in Greeley's eastern district.

The 1930 Union Pacific Depot, the third depot in Greeley, replaced the earlier building constructed of stone that had served as the community's depot for over forty years. Master architect Gilbert Stanley Underwood designed the building before the onset of the Great Depression. Passenger railway service discontinued in the 1990s and the building became the home of the Chamber of Commerce and other promotion organizations. The brick railway station has been listed on the National Register of Historic Places since 1993 and was one of the early listings on the Greeley Historic Register. It is located just outside the Sunrise neighborhood boundaries, at 902 7th Avenue.

Transportation made commerce and agriculture possible. Rail access proved critical to Greeley's success. It provided travel to established residents and proved a reliable source of transport to ferry in new immigrants. More importantly, it provided rapid transport of goods, both produce and livestock, to markets centers throughout the country.



The railroad and its tracks provided the backbone for the city's commercial and agricultural development. Warehouses, mills, grain elevators, hotels and boarding houses lined the tracks roughly along 7th Avenue. While the original business district remained on 8th Street west of the tracks, the functional buildings of the Sunrise neighborhood through the railroad district told the story of Greeley's development.

The original planners of the Union Colony provided for wide streets to accommodate travel, whether by wagon or foot. Boardwalks and sidewalks crossed the railroad tracks and connected the East Side to the rest of Greeley. Numbered streets and the predictable grid provided easy transportation within the community.

The wide, tree-lined streets of Greeley accommodated pedestrians, horse-drawn wagons, automobiles, and streetcars from circa 1910-1922. Hitching posts disappeared from downtown in 1915, while 8th Avenue became the "Motor Row" district complete with dealerships and service stations. The Denver and Greeley Railroad Company opened in 1910 as the city's electric mass transit system. The line connected the college area on the south of town with downtown via 7th Avenue and 8th Avenue.

On March 31, 1908 the Greeley City Council adopted Ordinance 177 which granted the Greeley and Denver Railroad Co., a corporation comprised of local entrepreneurs, franchises and privileges to construct an electric railroad in Greeley. Directors of the company were: P.W. Allen, F.A. Green, H.G. Clark, J.C. Mosher, J.H. Woolf, E.J. Decker, C.H. Wheeler, O.O. Russell, W.M. Boomer, D.A. Camfield, N.C. Jackson, and I. Rothschild. The culmination of a decade of boosterism and promotion on the part of prolific businessmen and the newspaper, the electric railway had originally been intended to connect Greeley with Denver and surrounding agricultural communities and not specifically designed as a commuter train. Nonetheless, construction of the scaled-back interurban line began in the summer of 1909. A small obstacle occurred during the summer that delayed construction. On August 21, 1909, approximately 70 of the Greek and Italian laborers installing the tracks decided to strike, protesting their wages. They demanded an increase in daily wages from \$1.45 to \$1.64. The requests were not immediately met, and many of the

laborers defected to work the Union Pacific's better paying project east of Greeley. Despite the delay, the three and one-half mile line opened, with approximately 7,000 of Greeley's citizens enjoying a free ride on May 30, 1910. (Various notations in the Street Car file at Greeley Museums)

Four cars operated and ran the line, timed to 15-minute intervals. Each car had a motorman and a conductor. The initial years saw brisk business and an extension of the line to Island Grove Park at Greeley's north end. However, the popularity of the automobile and a barn fire in November 1917 which destroyed equipment and cars doomed the company to failure by 1922. According to City Directories, the electric railway employed a peak of 15 employees living in Greeley in 1913 and only 3 in 1922. (Various notations in the Street Car file at Greeley Museums) Greeley was the last city in the state to get streetcars and the first to abandon them. (Pictorial History of Greeley, page 63)

In much of suburban America, residential development and streetcars are synonymous. Traditionally in the United States, transportation provided for suburban residential development because it gave workers access to their employment location. The organizational pattern of suburban housing traditionally circled around the downtown, often in concentric circles, yet following the streetcar's linear path. With streetcars, residential development occurred along street lines. This was not necessarily so for the East Side as the modest houses and developments were already in close distance to the major employers (i.e., the sugar company, agriculture related businesses, and the warehouses near the railroad tracks). Small residential subdivisions developed in the Sunrise area in the early 1900s, for the most part, with the arrival of the beet sugar factory. Additionally, the electric streetcars operated to the west of the neighborhood, across the existing railroad tracks. Therefore, the neighborhood grew in the early part of the twentieth century and existed without the benefit of mass transit.

The automobile grew increasingly popular in the 1920s. The automobile age proved a boon for the development of the neighborhood. Modest craftsman-style bungalows, each with a small detached garage located at the rear of the lot, dominated the construction scene.

Row after row of the ubiquitous style prevailed throughout town and especially the East Side neighborhood. With the improved mobility and access of personal auto travel people could work outside the neighborhood and maintain their neighborhood residency. The later developed lots within the southern portions of the neighborhood feature Minimal Traditional style houses and eventually Ranch houses with large attached garages.

Major highways entered the city, and eventually the infrastructure provided a physical boundary to the neighborhood. The evolution of the automobile and state highways improved transportation within the area by providing better roads. The wide streets originally planned for the town accommodated travelers of all sorts, yet some streets and avenues by the railroad tracks remained unpaved until recent years.

U.S. Highway 85 travels through downtown on 8th Avenue, while the bypass serves as the eastern-most boundary of the Sunrise neighborhood. 5th Street's eastern terminus is at 1st Avenue/Highway 85 Bypass, while 8th Street crosses Highway 85 and to the east of town becomes State Highway 263. The neighborhood became a clearly delineated entity with a large residential island amid edges of highway, railroad, and busy commercial streets. Yet, children still play in the streets and on the sidewalks. Access to the park is largely enjoyed. The 13th and 8th Street transportation corridors are often busy, but there is still a neighborhood feel.

Immigration

“The New York Journal...statement that 95 per cent of the laborers employed in the sugar beet fields in California are Chinese and Japanese. That tallies with what the Tribune has all along held, that we could never grow beets cheap enough to manufacture into sugar until we either imported labor or became a race of slaves and peons.” Greeley Tribune, 7/8/1897

The East Side became the “melting pot” of Greeley, as Hispanics, Irish, African-Americans, Germans from Russia, and Japanese lived within its confines. Originally, a few of the Union Colony families constructed their homes there, then Germans from Russia, Japanese, and later, Hispanics and Mexicans. While a few African-American families lived in the neighborhood historically, they never had a large population in the area. The immigrant families seemingly welcomed each other, and with the exception of a few altercations at the park between the Irish and German youths in the 1920s and 1930s, there was little strife (Sandra Scott, telephone interview).

Perhaps not on board with the strict virtues and founding principles of the Union Colony, or maybe the newer residents just felt comfortable with their own kind, each large wave of immigrants congregated in the East Side of Greeley, the future Sunrise neighborhood. The historian David Boyd mentions the German peoples with disapproval and cites their fondness of beer in his recounting of the Union Colony’s early days. There was not much room for variety in the strict mores of the Union Colony at Greeley.

The first large identifiable ethnic group to settle in Greeley and what would become the Sunrise neighborhood was the Germans from Russia, also called Volga-Germans and German-Russians. Germans from Russia were people of German heritage living in Russia, originally in the 1760s at the invitation of Catherine the Great of Russia. In the late nineteenth century to about 1910, many immigrated to the United States to avoid repression and seek better opportunity.

Germans from Russia arrived in the Kansas and Nebraska areas in large numbers, then in Colorado in the beet growing areas of the South Platte Valley. It has been suggested that the region was similar to the farming lands of Russia and, therefore, there was a certain

appeal and comfort associated with the climate. Although German in their cultural and ethnic background, the initial immigrants were identified as natives of Russia in census records because of the location of birth. By 1940, Weld County counted 2,473 natives of Russia (Hafen, vol.II, page 107). These undoubtedly were the Germans from Russia who flocked to Greeley’s agricultural areas and the East Side.

The immigrants were recruited by the sugar beet company to work in the factory and farm the beets. On the average, the immigrants were poor people on their arrival to the United States. In addition, little good farming land was available at the time of their arrivals in Colorado, as the homesteading era had already come and gone. Consequently, the Germans from Russia and most turn-of-the-century American immigrants consented to demanding and poorly paid work.

The sugar beet company in Greeley specifically recruited Germans from Russia to work at the East Side’s new factory after hearing favorable reports of their work ethic and familiarity with the entirety of beet raising and processing. Sugar beet factories had already opened in neighboring communities, including the nearby Loveland site. The Germans from Russia were noted as being especially hard working and thrifty. The entire family typically worked the fields. The families were white and not likely to drink and carouse as single men might, which made them even more attractive to employers. Some families rented farms to grow beets in the summer and lived in houses that they purchased in Greeley’s East Side in the winter. The women and girls were sought after as domestic house workers because they had a reputation for being scrupulously clean and tidy.

H. Timothy, field man for the Greeley Sugar company, will go to Lincoln, Neb., next Saturday to bring back the 25 Russian families that are coming here to work in the beet fields this summer.

Germans from Russia were specifically recruited by the sugar beet industry to work in Greeley as evidenced by numerous Greeley Tribune articles. Greeley Tribune, 4/23/1903

A real estate agent who influenced the development of the neighborhood was Charles W. Beer, better known as C.W. and according to a 1902 *Greeley Tribune* headline, "The Only Beer in Greeley." Involved in much of the city's development, including securing the electric railroad, C. W. Beer's name appeared in regard to many of the sales of east Greeley residential building lots. He was noted as "an authorized immigration agent for northern Colorado, and home seekers will find it to their advantage to consult him for rates before deciding to locate" (*Greeley Tribune* 08/14/1902). A native of Pennsylvania, C.W. Beer lived on 6th Street with his wife Katie and two children through the early 1900s.

By 1905, W.E. Kinsella, another realtor, was developing lots in Greeley's East Side, from the railroad tracks to the eastern edge of town. Most of these residences were small, four room cottages, later to be known as Hipped-Roof Box type houses. The location appealed to the population of factory and agricultural workers, specifically the newly-arrived Germans from Russia, as the Great Western Sugar factory was only blocks away to the east.

Mr. Kinsella is the topic of much anecdotal information, but little in the way of historical or archival evidence exists regarding him. William E. Kinsella, age 53, appears in the 1920 federal census. Living in Greeley with wife Flora, he owned his home on 11th Avenue. Born in Iowa to a father who was a native of Ireland and a mother who was born in Canada, the title he gave enumerators for his occupation was "agent" in the real estate industry.

Developed in the East Greeley subdivisions of the early twentieth century as housing for the often immigrant sugar beet workers, the Hipped-Roofed Box residential buildings featured in the Sunrise neighborhood, with concentrated numbers along 2nd and 3rd Avenues. These small, basic houses were constructed for the new population of sugar beet workers and purchased by Germans from Russia. As the neighborhood's citizens became slightly more affluent, more stylized version of the building form began to appear in the mid-1910s through the 1930s.

Constructed in 1915, the Stroh House at 312 12th Street is a good local example of a more stylized Hipped-Roof Box residence. An ornamental concrete block foundation supports the home, with pilaster and Corinthian columns on the porch. The proprietor and manager

of the East Side Grocery store on 4th Avenue (which employed German-speaking clerks and was a popular neighborhood establishment), J.J. Mellor, originally owned the house. John J. Mellor, born in Wisconsin, was the son of parents who emigrated from England. By the 1920s, John J., age 49, was living with his wife Libby and three children. (US Census, 1920) Next, the Reverend Henry J. Stroh moved into the building in 1938 and lived in the house, longer than any other occupant, until his retirement in 1962. Stroh took up residence at 312 12th Street when he became the pastor at St. Paul's Congregational Church. He was born October 15, 1894 in Lincoln, Nebraska, moved to Greeley in 1937 after completing a graduate degree in seminary studies, and served as pastor of the church for 25 years. (Walking tour notes 2010)

While the Hipped-Roof Box plan of residence dominated the building scene at the time of the opening of the sugar factory and the East Side's significant population explosion, the subsequent decades witnessed the proliferation of the Bungalow and the Craftsman style. The Borgens' House, recognized by the Greeley Historic Register, on the 400 block of 13th Street is a notable example.

Conrad Borgens built the Craftsman style house himself in 1920 at a cost of approximately \$3500. Conrad worked as a carpenter and lived in the house with his wife Marie Katherine (Mary) and their children Fred, Carl, Reuben, Harold, Helen, and Reinholdt. Conrad was born to a German family in Frank, Russia in approximately 1876. His family farmed and he served in the Russian Army, building wagons and carrying cannons, which is possibly where he got his carpentry skills. Marie worked as a cook in the house of Conrad's parents in Frank, Russia, and she and Conrad married in approximately 1900. Conrad and Marie came to Nebraska by way of Canada, and then to Colorado sometime around 1917 to 1918. He knew there was a large German community in Greeley and decided it was a good place to apply his trade skills as a carpenter. Conrad did the finish work on several residences near the University, including the State Register-listed President's Residence on the college's central campus, and the First National Bank. The Borgens became U.S. citizens in the 1920s and never mentioned persecution on account of their heritage during the World War II period, but Marie told family members of discrimination and anti-German sentiment in Greeley during World War I.

In 1903, Germans from Russia threatened to strike. The headline for the March 12, 1903 edition of the *Greeley Tribune* read:

“Beets May Be Cultivated by Them This Season: Sugar beet raisers have been complaining of the charges made by the German-Russian cultivators, claiming that a flat rate of \$21 an acre was exorbitant.

Japanese laborers were brought to the area specifically to replace the Germans from Russia who threatened the system. Japanese became the new laborers of preference in the newspaper editorials because they charged on a tonnage basis rather than the acre, supposedly giving them more incentive to work. In April 1903, the newspaper announced that nearly 100 Japanese laborers were imported from Wyoming to work the beet fields of northern Colorado.

The first generation of Japanese immigrants came to the Great Plains as sojourning contract laborers for railroad or mining companies in the late 1890s and early 1900s, as few other occupations were open to them. After completing their contracts, many worked for farmers, and eventually some became owners of small businesses and farms themselves. In the Greeley area, the Japanese tended the beet and onion fields, and like the Germans from Russia, proved thrifty and were able to purchase properties in town.

By 1908, the *Greeley Sun* newspaper indicated that there were approximately 200 Japanese living in Greeley’s East Side (Sunrise walking tour 2010). While the Germans from Russia populated the residential portion of the East Side neighborhood and became synonymous with the cottage-style housing of the early 1900s, the Japanese tended to purchase small businesses and live in the same building as the enterprise and are not associated with a particular style of residence.

The Japanese settlement in Greeley was managed by two local business men: George Ikeda and J. Ishii. George Ikeda owned and resided at the no longer extant Japanese Provision Store at 205 13th Street. He was an employment agent for Japanese farm workers. In November 1911, Ikeda was arrested for “conducting a wayside inn without a license” when police searched his building and confiscated two barrels of beer, five quart bottles of beer, 174 bottles of whiskey, and 50 empty bottles of whiskey. Mrs. Ikeda claimed that they were

missing \$320 the next day. The couple hired an attorney and filed suit against the police stating that they executed an unlawful search and that the money and liquor should be returned. In April 1912, the Ikedas won the case based on the fact that he gave liquor to people in his residence and did not profit from the sale of it. (*Greeley Tribune*)

William and Suzuha Ogawa operated the Japanese Contracting Company, an employment agency that helped meet the need for Japanese laborers, at 401 9th Street. In 1924, they were involved in expanding a produce cooperative. (Ibid) William appears in the 1910 Census in Greeley as a 30-year-old native of Japan. He immigrated to the United States in 1904. At the time, William lived with his employee, also born in Japan and 29 years old. His housemate’s surname is mostly illegible, but possibly Wasada. His first name was Georgie.

The commercial property at 1220 4th Avenue has a varied history and connection to the Japanese immigrant past and the East Side’s commercial history. Built by 1917, J. A. Slender worked as proprietor of the East Side Coal and Feed Store at this address. From about 1920 to 1928, George W. Bird operated Bird’s Grocery at the address. Feed and coal were sold in addition to groceries. From circa 1923 through 1926, J.A. Myers Blacksmith Shop was located at the rear of the building. From about 1931 to 1933, William A. Baker and his wife Bessie lived and operated a grocery at the property. Several occupants appeared from that time until 1948, including: George W. Barnett and the Barnett Grocery Store, Apostolic Church, George and Mildred Hubble, Independent Holiness Mission, and Gillette Studio. By 1948, Paul and Tsugiye Hoshiko opened Bright’s Fish Market and Grocery at the address. (Walking tour, 2010)

Paul Hoshiko was a Japanese immigrant who came to the United States in 1906. He married Tsugiye in 1913 in Seattle, Washington and moved to Greeley. He farmed in the Greeley and Kersey areas, with he and his wife eventually moving to 1220 4th Avenue and opening Bright’s Grocery and Fish Market. They operated the market until about 1962, when the Hoshikos retired and moved to Denver. They had six children, four boys and two girls. Bright Hoshiko, one of the sons, served in the Army during World War II and farmed in the

Kersey area. Paul, Jr., also a son, was very prominent in agriculture and agriculture-related industry in Weld County. Paul Jr. served as director of the Lower Latham Ditch and Reservoir Companies. He converted the Kuner-Empson plant in Greeley into an onion storage and marketing warehouse and served on several onion-related boards and associations. In 1995, he and his wife were honored as grand marshals of the Greeley Independence Stampede parade. (Walking tour, 2010)

Another commercial venture associated with the Japanese immigrant population was the Japanese Floral Art Shop at 1118 15th Street, which is a few blocks west of the current boundaries of Sunrise neighborhood. Sanborn maps indicate that Nisa Sato was the proprietor. He does not appear in census records in Colorado.

The many specialty or “ethnic” stores and establishments within the East Side signify not only the presence of the immigrant communities, but also exemplify the development of the town. The many small commercial ventures and other structures demonstrate the important role various cultures played in fostering the town’s development. What had traditionally been a sparsely populated area of Greeley had transformed by the early 1900s into a neighborhood that could support an expanding array of specialized trades that catered to a specific clientele. The increasing and prospering new populations in the neighborhood reflected economic success and growth in this segment of the population.

The many Germans from Russia and Japanese immigrants who worked in the beet fields brought a change in the East Side community’s ethnic profile. As those immigrants became established citizens, Mexicans and Hispanics took their place in the agricultural fields and soon presented themselves in larger numbers in the neighborhood. Many located in the north section of Greeley, earning the name Spanish Colony for the area. Others became business owners.

The building which houses Moreno’s Market at 322 13th Street in Greeley’s East Side was constructed in 1919. In the 1920s, the Lincoln Highway garage operated at the address. A series of auto related businesses and a warehouse occupied the building until 1985, when Pete Moreno purchased the building and established his busi-

ness there. The building experienced extensive renovations in 2010 when the east wall and roof were replaced. (Walking tour, 2011)

Born and raised in Greeley, Pete Moreno attended school on the North Side. He originally owned and operated Pete’s Dry Wall and Construction Company located across the street from the current market. After purchasing the building at 322 13th Street, he started a small deli. The store kept growing with the help of a loyal clientele, and soon became a full market. He recalls the East Side of Greeley being comprised of a mostly German population who settled there. The East Side Market was a German oriented grocery on 4th Avenue and there was also a German clothing store, a furniture store, and a boarding house. In the early 1960s, he recalls the German population began moving to the west of town and Mexicans and Hispanics bought the houses made available with their departure. The neighborhood has a good mix of people and he says that the citizens of the community respect the store. (Pete Moreno telephone interview, 9/14/11)

In the Sunrise neighborhood and much of Weld County, the Hispanic and Latino population has become a visible element within what was a German enclave. As of the 2000 Census, approximately 35 per cent of Greeley’s citizens are of Hispanic or Latino culture of any race. And while the May 15, 2009 *Greeley Tribune* maintains that the Hispanic growth rate had flattened, a quick search of the Weld County Assessor’s records reveal that a large number of houses within the existing Sunrise neighborhood are now owned by people with Spanish surnames. Thus, the neighborhood has retained its integrity in that it is home to many ethnicities and the diversity within the neighborhood maintained.

Religion

Nathan Meeker and the Union Colonists founded the town on several principles, one of which was religion. The colony reserved lots for any denomination desiring to construct a church. The church edifices were visually prominent and were typically built on corner lots. Protestant sects predominated, with Methodist, Baptist, Presbyterian, Episcopal, and Congregational churches organized the first year. From the early 1900s to the mid-half of the twentieth century, Germans from Russia, Japanese, Hispanics, and Jews contributed their religious traditions to the East Side landscape.

Germans from Russia

In religious affiliations, some Germans from Russia were Lutherans, but the majority tended to be Congregationalists. This was due, in part, to the newly arrived immigrants in the American Midwest being assisted by a Congregationalist church in Iowa. The faith was similar to their basic core value of community life and the new Americans embraced the Congregationalist faith and became loyal adherents. (Hafen)

St. Paul's Congregational Church

The first families of the congregation came to Greeley from Lincoln and Hastings, Nebraska in 1902 by the Great Western Sugar Company to work in the beet fields. Others migrated here directly from Russia. As time progressed, more and more families continued residing in Greeley after the harvest (or campaign), causing rapid expansion in this portion of Greeley's population. They met regularly on Sunday in a beet shack and held a worship service in the morning. Elder fathers conducted services, reading sermons from a book. St. Paul's Congregational Church was established on Sunday, August 11, 1905, in the beet shack of Wilhelm Bretthauer, located on a farm seven miles northwest of Greeley. A group of people gathered in worship decided to organize a church and erect a church building. The congregation's first building in the neighborhood, 213 11th Street, was constructed in 1909 and named St. Paul's Christian Church. Later that same year, they built a larger church in the cur-

rent location at 12th Street and 4th Avenue. By 1915, the church had outgrown its venue which led to the construction of the existing building. In 1939 the church was enlarged by adding a side room to the sanctuary and another row of benches in the balcony. Services were held exclusively using the German language until World War II, when English services were phased in. In 1956, the congregation remodeled the church edifice. Einhorn and Nash served as architects for the Gothic Revival edifice, while the contractor was Greeley-based Hensel Phelps. (Walking tour 2010)

Greeley Buddhist Temple

The Greeley Buddhist Temple is located at 221 8th Street in a building the Weld County Assessor's Office dates to 1973. There is a bronze seal above the entry door. Traditionally the Buddhist temple for the region was located in Fort Lupton, with the Greeley location considered a branch. Little is known of the origins of the Buddhist group in Greeley, but one of its charter members, Toyoji Kagohara, was friends with *Centennial* author James Michener. The Kagohara family was mentioned as one of several families who arrived by train in 1905 to the fictional town of Centennial to work the beet fields for Russian farmers. According to Tom Kagohara, Toyoji's son, Michener used the Kagohara name in his novel because of his friendship with the family. Some of the Kagohara children attended the College High School to the west of the Sunrise neighborhood and were students of Michener's. "T" Kagohara appears in the 1920 Census, 38 years old and living in the Hazelton Precinct. He is noted as a farmer, born in Japan, and living with his wife, Teya, and three children. Teya died in 1952 and Toyoji remarried in 1955 and had six children in all. Son George farmed a place northeast of Kersey. Son Tom became a well-recognized Weld County businessman and farmer. (Walking tour 2011, 1920 US Census)

Beth Israel Synagogue

The small, modest house at the corner of 5th Street and 11th Avenue served as the location for Beth Israel Synagogue. Early Greeley Jews did not have an official place to worship. Rabbi William S. Friedman with Temple Emanuel of Denver would travel to Greeley in

the 1890s and early 1900s to lecture at the Unitarian Church before there was a place to meet. In May 1903, Rabbi Friedman gave the commencement speech at the high school. William S. Friedman appeared in the 1910 Census living in Denver with a wife and son. Forty years old at the time, his occupation was noted as “Minister-Jewish.” He was born in Illinois to parents of German origin. The residence at 503 11th Street was constructed in 1900 and served as the location of the synagogue well into the mid part of the twentieth century.

Beth Israel Synagogue eventually moved out of the neighborhood to the building at the corner of 9th Street and 13th Avenue and later to the Glenmere area.

Health and Sanitation

Prior to the turn of the twentieth century, epidemics and pandemics often defined community life. Health and sanitation policy in the United States, and Greeley, Colorado, was in its infancy. In late 1897, a diphtheria outbreak in East Greeley closed schools until mid-January, 1898. Public notice of the schools reopening appeared in the *Greeley Tribune* and indicated awareness, as well as a generalized fear, of a wide variety of infectious diseases:

“The public schools will be reopened Tuesday, January 4. . . . No pupil afflicted with small-pox, diphtheria or scarlet fever, or coming from a house where such disease exists, shall be allowed to remain in school. [Students must get a] certificate from the city board of health if disease existed in the house or family before returning to school. School books that may have become infected, must not be brought to school, they should be burned.”

Though the school closure was due to diphtheria, the published notice listed a variety of other contagious diseases. There turned out to be good reason for fear of other contagions as one outbreak followed another into the next century. In 1898, measles and malaise made people on the East Side of Greeley sick: “Our part of the city still has the measles,” proclaimed the section of the newspaper dedicated to East Side happenings (*Greeley Tribune*, 3/31/1898). Houses were quarantined through 1898. The following year, breakouts of typhoid fever were reported: “We must not think that because four of Mrs. Austin’s family are in the hospital with typhoid fever, that the canal is responsible” (*Greeley Tribune*, 08/10/1899). In 1901, “quarantine measures [were] enforced by the city board of health” in response to a scarlet fever outbreak (*Greeley Tribune*, 04/11/01).

Life in turn-of-the-century Greeley brought its share of sorrow to the citizens despite the successes of the early growth. The obituaries of the time list child after child, season after season, which succumbed to the latest wave of disease and were interred at Linn Grove Cemetery. Therefore, the public was very aware of the contagious nature of disease and its association with crowded conditions and poor sanitation by the early 20th century.

Nationwide, the Progressive movement was underway. New York City’s appointed commission investigated public health and tenement building reform and recommended changes that were enacted. Tenement buildings were now restricted in height and occupancy, while ventilation and windows, a patio, or a porch of some kind became mandatory. The general well-being of America’s new citizens became a policy priority. According to Progressive beliefs, public health could be achieved through local government. A wave of political reform swept the nation, while the social reform aspect of the Progressive era manifested itself physically in design reforms.

In Greeley’s Sunrise neighborhood, the deadly contagions of the late 1890s and early 1900s and subsequent awareness of public health resulted in the filling of the Mill Power Canal. The Spanish flu epidemic of 1918 was the final illness the citizens would have to tolerate.

The combination of the local living conditions with the nation-wide reform movement resulted in the numerous Bungalow-type houses in the neighborhood. Built primarily in the late teens and early 1920s, the Bungalows in Greeley’s East Side featured prominent porches, windows, and open and airy floor plans compared to the closed, compartmentalized Victorian styles of the previous era. Additionally, the immigrant group identified with the neighborhood at the time was the Germans from Russia. Often characterized as meticulously clean and tidy, the Germans from Russia shared a value and ethic of cleanliness. The new style of house became attractive to those who were occupying the neighborhood.

The Bungalow-type and Craftsman style ennobled the modest homes of the rapidly expanding working and middle class of the Sunrise neighborhood. The social reformers of the time brought about design reforms that were represented in the local housing stock. The characteristic sturdy structure with clean lines, ventilation, and sun exposure became ubiquitous in the neighborhood.



A sugar warehouse in Greeley, circa 1902-1910. Denver Public Library, Western History Collection.

Commerce

The earliest commercial district in Greeley's East Side developed along 8th Street, as an eastern extension of the busy downtown corridor. Throughout Greeley's early history, the downtown business district centered on Main Street, later to be named 8th street. Business flourished along 8th Street and naturally progressed across the railroad tracks to the east following this corridor. At the time of the sugar beet factory's construction, the corridor could boast of several produce related warehouses, the ice plant, and a number of produce and service related businesses.

The June 1886 Sanborn map details a lively and active district lining the railroad tracks in eastern Greeley. Numerous lumber yards existed, along with warehouses, storage sheds, and coal sheds. A cattle pen was placed directly east of the railroad tracks, close to the intersection of 7th Avenue and 9th Street, for the quick transport

of cattle to market. The Greeley Flour Mill stood in the East Side neighborhood, farther to the east. By 1891, the East Side hosted the Irrigation Pump Company with a foundry at 6th Avenue and 12th Street and the Wallace Bros. and Ewing Creamery at 7th Street and 4th Avenue. Much the same in 1901, the district east of the tracks contained several warehouses and a couple of feed mills. Robie and McCutcheon established a lumber yard at 9th Street and 6th Avenue in 1901. The 1906 Sanborn map details the Model Milling and Elevator Company near the intersection of 5th Street and the railroad tracks. The Kuner Pickling Company appeared directly north of the Model Mills. McIndoo and Sneyder Contractors and Builders appeared prominently among the many lumber yards. The 1909 map details the many lumber yards and warehouses which characterized the area. McIndoo and Company replaced the McIndoo and Sneyder partnership of the previous years. As of 1918, lumber yards still dominated the built environment of the East Side. The Wm. Mayher Lumber facilities occupied both sides of 5th Avenue near the railroad tracks. The Bartlett Lumber Company at 5th Avenue and 12th Street was diversifying, adding Cement Bricks and Cement Tile to their services. The F.M. Barber Planing Mill appeared at 6th Avenue and 8th Street. The 1927 Sanborn map details a change in the type of businesses in the area. Although several produce warehouses still lined the tracks, the East Side had transformed into an area with garages, auto parts stores, and other auto-related business.

Throughout these years, markets and groceries thrived and served the neighborhood's new occupants. The Red Front Grocery ran advertisements in the *Greeley Tribune* stating that it was the only "anti-trust" store in Greeley. Additionally, it catered to the needs of the Germans from Russia as their numbers increased in the area: "The Red Front has put on two extra clerks who speak German. Mr. Rocho also speaks German, which enables him to handle this trade successfully. He has about forty German families who trade with him, and more are coming...." (*Greeley Tribune*, 05/29/1902) The long-time neighborhood establishment, the East Side Grocery, appeared on 4th Avenue in 1901 (Weld Co Assessor). The grocery business flourished at the location, contributing to the establishment of a meat market next door. The May 29, 1902 edition of the *Greeley*

Tribune announced: “East Greeley is to have a meat market. McKinney and Duvall are putting a building next to the East Side grocery and will occupy it with a stock of fresh and salt meats, when ready.” In turn, the East Side Grocery was enlarged on its north side in August 1902, just as an adjacent boarding house was constructed. However, the early successes turned and the new markets experienced a series of unfortunate events. By October of 1902, fires had caused significant damage as the newspaper reported that the business had “twice burned and thrice erected.” (*Greeley Tribune*, 10/02/02) Yet, the East Side Grocery opened its doors and operated until the early 1970s.

Andrew Gurtner purchased the East Side Grocery in the late 1950s. Mr. Gurtner moved to Greeley in 1940, served in the Army Air Corps during World War II, and then returned to Greeley in 1943. He lived for a brief time in the Craftsman-style residence at 426 11th Street in the 1940s and owned a painting business until 1958. He purchased the East Side Grocery at 1217 4th Avenue in Oliver Howard’s Subdivision and operated the business until his retirement in 1971. Mr. Gurtner was very involved in local activities and considered the “Mayor of East Greeley.” He participated in a range of public service activities, including service on the Planning Commission, the Weld County Health Board, and the Greeley Sanitation Committee. He served on City Council. Noted for his Sunrise neighborhood advocacy, he helped the East Side clean up and attract businesses back to the neighborhood when many were abandoning the area in favor of the west side of town in the 1970s and 1980s. (Neighborhood meeting July 2011 and walking tour notes 2011)

Constructed in 1908 as a storage warehouse located one block to the east of the railroad tracks, the building at 1002 6th Avenue also housed local grocery markets. City Directories list Wilhelm’s Grocery at the location in 1917 and Miller’s Grocery was listed in 1920. Many different businesses operated from within until the 1960s when Greeley Tent and Awning took up shop. In the late 1960s, Walter Schmidt opened Schmidt Upholstery, which he operated for 40 years. (Weld Co Assessor and walking tour notes 2011)

By the 1940s, City Directories reveal the neighborhood was the location of several junk dealers and second hand stores, grocery

markets, auto repair shops, furniture stores, ash haulers, and moving and storage facilities. Unlike the downtown commercial block buildings, these buildings mostly were mostly freestanding, with four separate walls and individual entrances. The buildings displayed a wide range of construction materials, including brick, concrete block, and metal.

The Clay Center of Northern Colorado at 1024 6th Avenue represents the warehouse ventures of the 1950s in the East Side neighborhood. Numerous businesses have been located at the property since the 1930s, with the Associated Seed Growers occupying the site until approximately 1950. The current structure was constructed in 1958 as a warehouse and discount store. In 1963, Gold’s Auto Parts was located at the address, and in 1973, the business changed its name to Big John’s Auto Parts and Supplies, with a junk yard taking up the majority of the property. It is currently the Clay Center of Northern Colorado, where people can take pottery lessons. The current owner, Tim Preston, has owned the building for almost two years. He believes the original owner was A.B. Gold, a Polish immigrant. (Walking tour 2011 and Tim Preston interview)

The Japanese-owned commercial ventures included the markets and retail businesses at 1220 4th Avenue, 205 13th Street, and 1118 15th Street. These were previously discussed in further detail in the Immigration section of this report.



Clay Center - 1024 6th Ave. Greeley Historic Preservation Office, Colorado State University interns, 11/30/2010

Industry

“Toward the east, the assured beet sugar factory, has given an impetus toward present improvement and future growth and promises to make this a flourishing district in our community...all evincing ready money and a strong belief in the success of our city.” Greeley Tribune, 06/20/1901

The Greeley Flour Mill, established in 1870 in east Greeley by original colonists, produced wheat flour at a facility on what would become 3rd Avenue. Water provided via the Mill Power Canal turned a water wheel, which generated power for the mill's use. It was part of the Colorado Milling and Elevator Company complex, which consolidated operations in Greeley at the Model Flour Mills at 5th Street and 7th Avenue, just east of the railroad tracks, by 1906. J.L. Ewing established the Model Flour Mills in 1876. James L. Ewing was born in Pennsylvania to a father of Irish origin and located to Greeley in the 1870s. He lived on 9th Avenue with Elizabeth, his wife, and was employed as a “grain dealer.” The Model Flour Mills stored flour and grain, while potatoes were warehoused in the basement. J.L. Ewing sold the mill operation to the Colorado Milling and Elevator Company by 1886; however, he continued to manage the company into the early 1900s. At that time, the mill had twenty-four elevators and utilized a combination of city water and water from wells. The mill facility was remodeled and the current reinforced concrete grain elevators and mill were constructed in 1922. The original mill and elevator complex was demolished in the 1960s. Model Flour Mills processed flour until 1949 and eventually closed the plant in 1962. D & D Bean Company purchased the site from the Colorado Milling and Elevator Company in 1968. Weld County Assessor's records list the current owner of the grain elevator and three warehouses as the Trinidad Bean and Elevator Company. (Pictorial History of Greeley, Sanborn maps, 2007 Walking Tour, 1900 US Census)

Early among Greeley's industrial complexes of the East Side was the Great Western Sugar factory. It was located east of 1st Avenue at 13th Street and constructed in 1902. It became the first large employer in the Sunrise neighborhood.

The sugar beet industry in Colorado originated on the Western

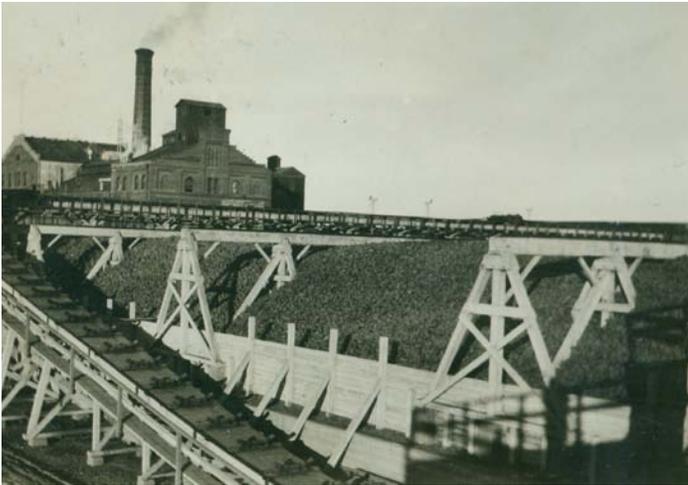


Model Mills. Date and photographer unknown. City of Greeley Museums, Permanent Collection.

Slope. Factories were constructed along the Arkansas and South Platte River valleys, with the factory in Greeley built in 1902. By 1909, 79,000 acres were planted in sugar beets in the region, and that year, Colorado became the leading beet sugar-producing state in the union. (Hafen, vol. II, page 141)

A committee led by A.M. McClenahan was established to “get a factory” in Greeley (Walking Tour, 2010, quoted from “First Beets to Factory in 1903” by Hazel E. Johnson). Arthur M. McClenahan was a 49-year-old “loan broker” living on 10th Avenue at the time of the 1910 federal census. McClenahan and other sugar beet boosters held various meetings with the public and discussed the details of the project. E.H. Dyer and Company of Cleveland, OH served as the general contractor for the construction of the building that would become the Great Western Sugar Company factory. The factory required 2.5 million bricks, which were obtained from Boulder. Construction began in November 1901 and was completed in time for the 1902 season. A large celebration was held to commemorate the opening of the factory on October 30, 1902. Hundreds of people, including locals and those from neighboring towns, toured the new facility. Additionally, the *Greeley Tribune* mentioned an interesting event in May 1903 when a group of German agriculturalists touring the state visited Greeley. They were taken to the sugar factory,

which was decorated with German and American flags. Communication between the groups was not a problem, as the German visitors spoke English and Greeleyites were fluent in German. (*Greeley Tribune*, 5/21/1903 and walking tour notes, 2010)



Great Western Sugar Factory, Greeley, 1920. Photographer unknown. City of Greeley Museums, Permanent Collection.

The factory represented significant agriculture activity in the area. The Great Western Sugar Company was the leading processor of sugar in the country. By 1920, Colorado was producing 25 percent of the nation's sugar. Weld County was the leader of beet sugar production in the state. (Walking tour notes, 2010)

Leprino Foods, the world's largest mozzarella cheese producer, is currently constructing a factory at the site of the former Great Western Sugar Company. The remnants of the sugar factory complex have been removed, the site regraded, and parts of the new structure are visible. It is a five year construction project that will produce an 800,000 square foot facility when finished. It will employ an estimated 500 people. (Walking tour notes, 2010) The first phase of the plant is now in operation.

Most of the Sunrise neighborhood developed with the Great Western Sugar Company; however, the neighborhood did have other commercial and industrial ventures. Some came and went, while others, like the Greeley Ice House, became neighborhood icons.



Greeley Ice and Storage Company, circa 1940-50. Photographer unknown. City of Greeley Museums, Permanent Collection.

"The Greeley Ice and Storage Company was established in 1897. Ice-making machinery was ordered from Reading, Pennsylvania and installed in February 1898 in an unused portion of the Greeley Pump Works, which was located between 11th and 12th Streets on 6th Avenue." (Walking Tour notes, 2010) Prior to this, ice was harvested from surrounding lakes and even as far away as Walden, Colorado on occasion. The ice company was not always able to keep up with the demand, as told by the July 1900 issues of the *Greeley Tribune*. "The 1890s ice house was torn down in approximately 1929 and the northern two-thirds of the current structure was built in 1930. By 1930, Greeley Ice and Storage manufactured up to 32 tons of ice daily and employed 28 to 30 people. In 1940, the ice house expanded and the south third of the building was added. The location of the ice plant adjacent to the railroad was important for the operators of Greeley's many produce warehouses located along the tracks. Greeley Ice and Storage also had an ice station on 8th Avenue and 6th Street. Various other businesses occupied this building with Greeley Ice and Storage, including Associated Seed Growers, Inc., Marshal Ice Company, and Stehman Distributing Company." (Walking Tour notes, 2010)

A utilitarian building with little ornamentation due to its function, yet features decorative letter Xs in the upper brickwork, the Ice House

has become the sentinel brick building of the Sunrise district. The Ice and Storage's iconic ghost sign is still present. The Ice Company operated well into the 1980s.

Weld County Assessor's records estimate the construction date of 500 9th Street at 1918; however, this property was originally listed in the 1928 city directory as D and L Transfer and Storage Warehouse, owned by H.J. Lafferty. By 1933, the name changed to Lafferty Moving and Storage Warehouse. From 1935 to 1937, V.D. Olson Ice Company operated at the address. Abe Winograd owned the property by 1941, when Reliable Auto Wrecking Company and Storehouse operated at the property. A series of automotive and storage businesses were located at the location until 1952, when Fred's Radiator Service and Shannon Motor Company occupied the property. They appear in city directories through the 1970s. The current owner, Jim Emmett, added the large lawn, orchard, and playground and owns and operates Magnolia River Manufacturing at 601 9th Street. The business was founded in 1991 and manufactures grocery store shelving, produce bins, and signs. (Walking tour 2010, Assessor's Office)

Established in 1927 in Greeley, Noffsinger Manufacturing became a world-wide leader in agricultural and farming machinery production. Fred P. Noffsinger started a partnership with the existing Thompson Potato Grader Company to form the Thompson-Noffsinger Company. In the early days of the company, potato graders and other farming implements were produced. The company earned numerous patents on automated farming machinery and equipment, greatly increasing the productivity level of potato harvesting. The Noffsinger company became nationally and internationally known and associated with innovative, high-quality equipment. In 1956, the company ceased production of farm machinery and focused exclusively on hook chain and grading belt manufacturing. As of the first decade of the twenty-first century, Noffsinger Manufacturing supplied an estimated 80 to 90 per cent of the market in hook chains and 55 per cent of belt chains. Noffsinger's has plants in Idaho, Minnesota, and Prince Edward Island in Canada, with the main offices located in Greeley's East Side. Another well-recognized feature of the district lining the railroad tracks, the Noffsinger Manufacturing company owns and

operates buildings at 531 6th Street (constructed in 2000), 500 6th Avenue (constructed in 1928), and 522 6th Street.

The Greeley Spud Chip Factory produced potato chips beginning in 1932. The small company grew from a home kitchen company to a factory operation located near the intersection of 6th Avenue and 10th Street. According to the 1927-46 Sanborn map, the potato chip factory was housed in a small one and one-half story concrete block building located at the rear of the lot, on the alley. The site of the potato chip factory now features a 1960s era building.

The Bartlett Lumber Company owned most of the 600 block of 9th Street during the first decades of the twentieth century. By 1934, Harry Schank moved the Schank Feed Company from Kersey to this location. Harry's son Thomas operated the business after World War II, during which time he became a highly-decorated fighter pilot. Currently, the complex has an office building constructed in 1910, a grain elevator built in 1937, and a 1993 storage warehouse. The current company's name, Buckboard Bean Company, is displayed prominently on the structures. (Weld Co Assessor's and walking tour notes 2011)



Buckboard Bean Inc. - 608 9th St. - Greeley Historic Preservation Office, Colorado State University interns, 11/30/2010



City of Greeley
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Architecture of Greeley's Sunrise Neighborhood

Introduction

The architecture of Greeley's Sunrise neighborhood is as diverse as the population. The varied uses within the neighborhood result in an interesting mix of buildings and structures- schools, factories, churches, irrigation canals, warehouses, grain elevators, and residential buildings. There is not one particular type or style of building that defines the neighborhood, but rather the mixture.

Most of the residential buildings are modest in size and lack the ornamentation of the "high styles." The industrial and commercial buildings and structures are modest in that they may lack decoration due to utilitarian sensibilities, yet are remarkable in their impact on the landscape due to scale. The neighborhood contains some of the city's oldest buildings alongside the simple residences of Greeley's population explosion of agricultural workers in the early 1900s.

The purpose of the neighborhood historic context and architectural styles guide is to provide an overview of the rich architectural heritage and diversity within the community. The document is not intended as an exhaustive history of any period or topic or as an analysis of all the possible architectural styles within the Sunrise neighborhood.

The neighborhood has gone largely unnoticed by many researchers and preservationists because of its modest nature; however, recent attempts have been made to systematically record the resources by student interns.

Architectural classifications and terminology are derived from the History Colorado Office of Archaeology and Historic Preservation's A Field Guide to Colorado's Historic Architecture and Engineering and other widely accepted styles guides. Date ranges for architectural styles and forms may not correspond exactly with national trends in some cases, but relate to the local events that influenced the appearance of particular building trends in the Sunrise neighborhood.



Graffiti mural at 4th Ave. & 13th St. - L. Schaffer, 9/16/2011



Mural at Sunrise Park - Greeley Historic Preservation Office, Colorado State University interns, 1/13/2011

Building Forms and Types

Overview

Colorado's early buildings and the modest buildings of the Sunrise community are often best described by "type" rather than architectural style. Most of the buildings and structures lack the ornamentation of a particular style and are defined by the characteristics of use or building form. Often the general shape of the structure best describes the resource. The types, or forms, of buildings in the Sunrise neighborhood range from the earliest establishment period of the Union Colony to the ranch houses of the mid-twentieth century.

Sunrise residential building types include: I-House, Shotgun, Hipped-Roof Box, Bungalow, and Ranch House.



Hipped-Roof Box - 1211 2nd Ave. - L. Schaffer, 9/24/2011



I-House - 415 12th St. - Greeley Historic Preservation Office, Colorado State University interns, 1/13/2011



Bungalow - 426 11th St. - L. Schaffer, 9/16/2011



Shotgun - 1018 3rd Ave. - Greeley Historic Preservation Office, Colorado State University interns, 11/18/2010



Ranch House - 1110 2nd Ave. - L. Schaffer, 9/24/2011

I-House Plan (1870-1900)

The term I-House was first popularized in the 1930s following a cultural historian's observation that the type of building frequently occurred in states beginning with the letter "I" (Iowa, Indiana, and Illinois). The building form moved westward with the expansion of the railroads and migration of settlers. The majority of I-Houses in Colorado were constructed between 1875 and 1910.

The I-House is defined by its floor plan. It is two rooms wide and one room deep and has a central hallway or passage. Often, a multiple bay façade faces the road, creating the appearance of a larger house.

Common Features:

- 1 Rectangular plan
- 2 Two room wide
- 3 One room deep
- 4 Gabled roof
- 5 Central passage
- 6 Lack of ornamentation

I-House - 1209 7th Ave., ca. 1885 - L. Schaffer, 9/16/2011



Shotgun Plan (1880-1915)

The Shotgun house is a narrow, front-gabled dwelling that is one room wide. Most are simple folk houses with little ornamentation; however, some present the stylized detailing that was in fashion at the time of construction. The origin of the “shotgun” is debated to this day- some maintain the forms can be traced back to Africa, while others suggest the name is derived from the one-room-deep plan that is lined up like a shotgun.

This form and floor plan is common throughout Colorado, especially in the early mining towns. Only a small sampling is present in Greeley’s eastern side. The Shotgun residences in the Sunrise neighborhood feature muted detailing.

Common Features:

- 1 Front-gabled
- 2 One room wide
- 3 Side elevation two or more rooms long
- 4 Probable shed-roofed addition

Shotgun Plan House - 1018 3rd Ave., ca. 1915 - L. Schaffer, 9/16/2011



Shotgun Plan House - 810 5th Ave., ca. 1900 - L. Schaffer, 9/24/2011



Hipped-Roof Box (1900-1915)

The modest one-story box plan with a steeply pitched hipped roof is possibly the most identifiable working-class house in Greeley's Sunrise neighborhood. These houses were built to accommodate the influx of workers at the sugar beet factory that opened in Greeley in 1902. The square floor plan with hipped roof was simple and cost-effective in construction as there was less need for expensive materials to span and support a long, heavy roof. Rows of Hipped-Roof Box houses appear in the neighborhood, with the highest concentration appearing in the eastern portions of the neighborhood (close in proximity to the no longer extant factory).

Common Features:

- 1 Single-story box plan (often 25' by 25')
- 2 Hipped roof
- 3 Minimal ornamentation



Hipped-Roof Box House - 1519 3rd Ave., ca. 1900 - L. Schaffer, 9/24/2011

Hipped-Roof Box House - 421 13th St., ca. 1900 - L. Schaffer, 9/24/2011



Hipped-Roof Box House - 422 14th St., ca. 1910 - L. Schaffer, 9/24/2011



Bungalow (1910 - 1930s)

The Bungalow is the architectural manifestation of the Arts and Crafts Movement. Characterized by its simplicity and utility, this residential building form spread quickly across the country and was popular from the early 1900s to the 1930s. In the Sunrise neighborhood, the Bungalow was constructed in the 1910s to the 1930s. The Bungalow seemingly replaced the Hipped-Roof Box as the preferred building form in the neighborhood at that time.

The typical Bungalow is a one or one-and-one-half story building with a gently pitched front-gabled roof, overhanging eaves, and a broad porch. The porch features battered porch posts or thick columns. The majority of Bungalow residences are constructed in the Craftsman style.

Common features:

- 1 Front-gabled roof
- 2 Triangular brackets
- 3 Front porch with battered posts or thick columns
- 4 Overhanging eaves and exposed rafter tails

Bungalow House - 416 11th St., ca. 1918 - L. Schaffer, 9/16/2011



Ranch House (1945-1970s)

Most construction waned or even ceased nation-wide during the Great Depression era and the ensuing World War II years. When construction resumed, in earnest, the Ranch House dominated American building tastes and presented itself in the Sunrise neighborhood. While the Sunrise area was already populated and did not experience the large subdivision expanses of postwar Ranch houses, the buildings did appear as infill. The houses were designed to be low and sprawling, based on a western ideal. All of the rooms are on one level and often a garage is attached. The form emphasizes façade width.

Common Features:

- 1 Asymmetrical
- 2 Wide façade
- 3 One story
- 4 Low-pitched roof
- 5 Overhanging eaves
- 6 Picture window
- 7 Attached garage

Ranch House - 1110 2nd Ave., ca. 1961 - L. Schaffer, 9/16/2011



Ranch House - 1411 4th Ave., ca. 1954 - L. Schaffer, 9/24/2011





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Architectural Styles

Overview

Architectural styles are determined by details and the prevailing trends at the time of construction. Most of the styles represented in the Sunrise community are modest examples. However, these modest buildings are good examples of the architectural styles and represent the continuum of growth in the neighborhood.

Sunrise neighborhood styles include: Victorian, Italianate, Gothic Revival, Period Revivals, Classic Cottage, Craftsman, Minimal Traditional, and International Style.



Gothic Revival - 404 11th St. - L.Schaffer, 9/16/2011



Victorian - 316 12th St. - L.Schaffer, 9/16/2011



Classic Cottage - 4th Ave. & 11th St. - L.Schaffer, 9/16/2011



Italianate - 630 13th St. - L.Schaffer, 9/16/2011



Craftsman - 1110 3rd Ave. - Greeley Historic Preservation Office, Colorado State University interns, 12/28/2010

Overview (continued)



Period Revival - 609 13th St. - L.Schaffer, 9/16/2011



Minimal Traditional - 1019 3rd Ave. - Greeley Historic Preservation Office, Colorado State University interns, 12/22/2010



International Style - 1315 4th Ave. - L.Schaffer, 9/24/2011

Victorian

The Victorian period in American architecture relates to the styles that were popular during the last decades of Queen Victoria's reign, about 1860 to 1900. In Greeley's Sunrise neighborhood, two Victorian era residential styles are present: Folk Victorian and Italianate.

During this period, the growth of railroads and rapid industrialization led to changes in residential building techniques and styles. The balloon frame replaced heavy timber framing and traditional shapes. Components could be mass produced and shipped via railroad. The styles clearly reflect these changes through the use of complex massing and elaborate detailing.

Folk Victorian (1870-1910)

Perhaps the most ornamental of the Victorian styles, the style is characterized by its irregular shape, patterned shingles, asymmetrical façade, partial or full-width porch which is usually one story high, and spindlework. Keeping with the ethics of the Sunrise neighborhood, the examples present are more restrained in decoration and detail. The Folk Victorian buildings in the East Side date from 1880 to circa 1900. These dates correspond to national trends.

Common Features:

- 1 Steeple pitched roof, usually w/ dominant front-facing gable
- 2 Ornamental brackets
- 3 Vertically proportioned windows
- 4 Asymmetrical façade
- 5 Saddlebag addition
- 6 Partial or full-width porch
- 7 Turned porch supports and spindlework



Folk Victorian House - 417 6th St., ca. 1890 - Greeley Historic Preservation Office, Colorado State University interns, 9/28/2010

Folk Victorian House - 505 6th St., ca. 1890 - Greeley Historic Preservation Office, Colorado State University interns, 9/28/2010



Folk Victorian House - 531 9th St., ca. 1880 - Greeley Historic Preservation Office, Colorado State University interns, 10/19/2010



Italianate (1870-1880)

The Italianate style was meant to be reminiscent of the houses and villas of the Italian countryside. As some Americans had more leisure time and new found wealth during the Gilded Era, more traveled to Europe and brought home with them ideals in style. In Greeley, most of the Italianate houses correspond to the Union Colony and earliest construction periods. Few Italianate houses exist in the Sunrise neighborhood due to the financial resources of the citizens of this area of Greeley and some were likely demolished as the style went out of fashion.

Common Features:

- 1 Low-pitched hipped roof or flat roof
- 2 Gable ornament
- 3 Tall narrow windows and door openings
- 4 Bracketed eaves
- 5 Projecting bays
- 6 Box or rectangular floor plan

Italianate House - 630 13th St. - L. Schaffer, 9/16/2011



Gothic Revival / Carpenter Gothic (1870 - present)

The Gothic Revival manifested itself physically in buildings reminiscent of medieval churches and castles. The Sunrise neighborhood most likely had a small sampling of residential Gothic Revival style homes, considering the Union Colony's virtues and that the time period in which the style was popular corresponds with the establishment of Greeley.

The most identifiable feature of the style is the pointed arch, known as a Gothic arch. The arches appear at door and window openings.

Common Features:

- 1 Masonry, board and batten, or clapboard siding
- 2 Pointed arched windows
- 3 Steep central gable

Gothic Revival Church - 404 11th St., ca. 1918 - Greeley Historic Preservation Office, Colorado State University interns, 1/13/2011 (non-historic siding)



Gothic Revival Church - 1201 4th Ave., ca. 1915, 1939 addition, 1956 remodel - L. Schaffer, 9/16/2011



Period Revival (1890-1930)

Period Revival style buildings came into fashion during the waning years of the Victorian era. The design philosophy was one of historicism, the architects and builders were seeking more accurate models of historic precedents than the sometimes fanciful high-style Victorians. The Colonial Revival and Dutch Colonial Revival became extremely popular residential styles in most of the nation. Interestingly, those styles are numerous in Greeley, especially in the area surrounding the university, but not in the Sunrise neighborhood. On Greeley's East Side, the Period Revivals are reserved for the civic and public buildings in the community: churches and schools.

Mission Revival (1900-1930)

The Mission Revival style evolved from the original Spanish missions built in California and was made popular as the railroad spanned the continent. Mission Revival and its contemporary style Craftsman generally spread from west to east. In the Sunrise neighborhood, this style is best expressed in the Lincoln School. Other small commercial buildings display the minimal characteristics of the style and are modest examples. Some may have been basic commercial buildings that were remodeled according to fashion and became Mission Revival style at a later date.

Common Features:

- 1 Curvilinear-shaped parapets or stepped parapets
- 2 Central bay
- 3 Masonry walls
- 4 Vertically proportioned windows



Lincoln School - 1028 5th Ave., ca. 1913 - D.Humphries, 09/19/2011

500 9th St., ca. 1918 - L. Schaffer, 09/16/2011



Classic Cottage (1910-1930s)

The Classic Cottage was popular in Colorado during the period of 1910 to the 1930s. The style is seen in the Sunrise neighborhood in residential buildings. It features an elongated hipped roof with a central dormer, a front porch, and porch supports of either thick posts or stylistically simplified columns. Several neat and tidy Classic Cottages are in the area closest to Sunrise Park.

Common Features:

- 1 Hipped roof
- 2 Central dormer
- 3 Porch with posts or columns



Classic Cottage - 423 13th St., ca. 1915 - L. Schaffer, 09/16/2011

Classic Cottage - 418 10th St., ca. 1913 - Greeley Historic Preservation Office, Colorado State University interns, 12/2/2010

Classic Cottage - 219 15th St., ca. 1912 - L. Schaffer, 09/16/2011



Craftsman (1905-1930s)

The Craftsman style developed in southern California out of the English Arts and Crafts Movement, which was a reaction against the architectural excesses of the Victorian era. The movement celebrated the handmade and the products of “craftsman.” It opened houses outward through the utilization of porches and other design elements, in contrast to the closed and compartmentalized Victorians. The style is a physical manifestation of the health and sanitation conscientiousness of the Progressive movement.

Although based on the principles of hand-made craftsmanship, ironically, the style became mass produced and appears throughout the United States. The style spread through the country appearing in pattern books and popular magazines. Sears and other catalogue companies eventually sold kits for Craftsman bungalow houses, making the house even more appealing to many workers. The kit houses most often appear within a mile of railroad access points. It is unknown how many of these kit houses appear in the Sunrise neighborhood. Regardless, the Craftsman style is perhaps among the most ubiquitous styles in the neighborhood.

Common Features:

- 1 Exposed rafter tails and purlins
- 2 Triangular knee braces
- 3 Broad porches with battered or square posts
- 4 Natural cladding materials
- 5 Broadly over-hanging eaves



Craftsman House - 415 13th St., ca. 1920 - L. Schaffer, 09/24/2011

Craftsman House - 426 11th St., ca. 1926 - Greeley Historic Preservation Office, Colorado State University interns, 1/13/2011



Craftsman House - 400 block 11th St., ca. 1910 - L. Schaffer, 09/16/2011



International Style (1950-1970s)

The International Style was a reaction against the perceived falseness of the historicism of previous architectural styles. Practitioners of the style expressed this desire by making the buildings pure and unadorned. The hallmarks of the style include flat roofs, asymmetrical massing, smooth surfaces, and bands of windows. In the Sunrise neighborhood, the Jefferson School best expresses the style.

Common Features:

- 1 Flat roof
- 2 Smooth and simple wall surfaces
- 3 Bands of windows set flush with exterior wall
- 4 Asymmetrical façade
- 5 No decorative detailing around windows and doors



Jefferson High School - 1315 4th Ave., ca. 1953 - L. Schaffer, 09/24/2011

Jefferson High School - 1315 4th Ave., ca. 1953 - L. Schaffer, 09/24/2011



Minimal Traditional (1930-1945)

The Minimal Traditional style was a result of the economic austerity of the Great Depression and the material shortages of World War II. The houses are based on the popular Colonial Revival style; however, they are much smaller and less decorated.

The houses have a simple floor plan and often lack overhanging eaves or other features that may have caused expense. Yet, a picture window is common. Several good examples of Minimal Traditional houses appear in the southeast portion of the Sunrise neighborhood, specifically on 13th Street.

Common Features:

- 1 Small in size
- 2 Usually one story
- 3 Rectangular plan
- 4 Low-pitched roof
- 5 Small covering for entrance rather than porch



Minimal Traditional House - 405 13th St., ca. 1930 - L. Schaffer, 09/24/2011

Minimal Traditional House - 1431 4th Ave., ca. 1945 - L. Schaffer, 09/24/2011



Minimal Traditional House - 401 13th St., ca. 1938 - L. Schaffer, 09/24/2011



Special Use Types

Overview

The numerous commercial and industrial buildings and structures of the area are categorized by function or use to best describe the resource rather than an architectural style. The nature of the use often prohibited installation of architectural detail, while business sensibilities resulted in the absence of ornamentation.

Commercial special use types include the 20th Century Commercial and False Front Commercial buildings. The heavier uses of the area resulted in Industrial, Agricultural, and Warehouse/Storage type buildings and structures.



Agricultural - HWY 85 & 16th St. - L. Schaffer, 09/24/2011



Industrial - 6th Ave. - L. Schaffer, 09/24/2011



Warehouse/Storage - 129 12th St. - L. Schaffer, 09/24/2011

20th Century Commercial (1900-mid-century)

Twentieth Century Commercial style buildings are generally one to two stories high with a flat roof. Usually constructed of brick, these commercial buildings feature little ornamentation other than decorative brickwork along the parapet. The Twentieth Century Commercial buildings feature prominently on 5th and 8th Streets in the Sunrise neighborhood's traditional commercial byways.

Common Features:

- 1 Typically single to two story height
- 2 Storefront glazing
- 3 Transom
- 4 Flat roof
- 5 Large commercial signage



Texaco Station - 531 8th St. - L. Schaffer, 09/16/2011

Ranch Wholesale - 714 6th St. - L. Schaffer, 09/24/2011



El Mercadito - 1234 7th Ave. - L. Schaffer, 09/16/2011



False Front Commercial

The false-front commercial building is an icon of the pioneer West. These buildings were constructed throughout the mining towns, the agricultural towns, and railroad centers in Colorado. The false front is a front wall that extends above a roof and sides of a commercial building creating a more impressive façade. It often obscures from view a modest gable-roof structure of simple building materials. In the Sunrise neighborhood, this type of building can be found historically and in more recent remodels of commercial buildings.

Common Features:

- 1 Gabled roof
- 2 Façade parapet extending above roof
- 3 More stylized cornice and front
- 4 Central entry bay



Iglesia Cristiana Familiar - 203 13th St. - L. Schaffer, 09/24/2011

5th Ave. Grocery Market - 722 5th Ave. - L. Schaffer, 09/16/2011



Martin Produce Co. - 617 6th Ave. - L. Schaffer, 09/24/2011



Industrial

Industrial buildings appear throughout the Sunrise neighborhood and are located in close proximity to the railroad tracks. The majority of the buildings were constructed between 1900 and the World War II era. The use of the building dictated utilization of durable construction materials and resulted in little architectural ornamentation.

Common Features:

- 1 Durable building materials (brick and metal)
- 2 Long, flat roof
- 3 Multiple bays



515 13th Ave. - L. Schaffer, 09/16/2011



Smith Co. - 6th Ave. - L. Schaffer, 09/16/2011

The Greeley Bottling Co. - 1200 7th Ave. - L. Schaffer, 09/16/2011



Ice Building - 1102 6th Ave. - L. Schaffer, 09/24/2011



Agriculture - Grain Elevators, Silos

Like the neighborhood's Industrial buildings, agricultural buildings and structures are concentrated in the area surrounding the railroad tracks. The large mass and scale of the structures appears in contrast to the small- scale, nearby residential buildings. The silos and elevators visually dominate the east Greeley landscape and contribute to the feel of the neighborhood.

Common Features:

- 1 Metal and concrete construction
- 2 Loading docks
- 3 Conical or monitor roof
- 4 Office addition of different material



Buckboard Bean Inc. - 6th Ave. & 9th St. - L. Schaffer, 09/24/2011

Grain Elevator - 601 10th St. - L. Schaffer, 09/24/2011



Silo - 615 6th Ave. - L. Schaffer, 09/24/2011



Warehouse/Storage

The Sunrise neighborhood became the location of moving and storage facilities in the 1930s and 1940s. Most of these buildings were constructed of ornamental concrete block and provided for maximum floor area through simple design and plan. Little to no fenestration typically marked the storage area while windows allowed for natural light in the upper level or office.

Common Features:

- 1 Multiple bays
- 2 Large entry (often garage-type door)
- 3 Office additions
- 4 Durable building materials - concrete block, brick, metal and little fenestration (warehouses)



6th Ave. & 8th St. - L. Schaffer, 09/16/2011

Storage building - 514 7th St. - L. Schaffer, 09/16/2011



Mayflower Transit building - 13th St. - L. Schaffer, 09/24/2011



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"Architectural Diversity in the Sunrise Neighborhood," by Christy Dickinson. Presented April 28, 2011 and to Greeley Historic Preservation Commission on May 9, 2011.

Information on Japanese in Greeley compiled by Melissa Blanckaert, 2011.

Property Abstract for Block 136, Sunrise Park. Provided by the City of Greeley, Historic Preservation Office.

Sunrise Neighborhood Architectural Inventory Forms, 2010, Colorado State University student interns.

Sunrise Neighborhood Walking Tours, 2007, 2010, 2011.



Appendix

Community Meeting Notes

The following notes represent an informal record of public comment and neighborhood memories gathered by Laureen Schaffer, Dennis Humphries and Betsy Kellums during the Sunrise Neighborhood community meeting on 28 July 2011 at the Greeley Mennonite Church, 402 11st Street:

Sunrise Neighborhood Community Meeting, July 28, 2011

Greeley Mennonite Church 402 11th Street

- Laura Archibeque recalled attending the East Ward School. Her kindergarten class had about 10 to 15 kids. She lived on 9th Street and walked to school. The school was called the "Lincoln Platoon School."
- Sandra Scott also recalled kindergarten at the East Ward School. Mrs. Wolfe was the teacher and Mrs. Cook was the 1st grade teacher. Sandra later attended the Jefferson School. The group discussed the circus coming to town via the train in the 1920s and how one time the elephants got loose and created quite excitement in the neighborhood. They also remembered the time the circus needed a Zebra and they painted stripes on a donkey. Ms. Scott stated that several houses in the neighborhood still look the same as when she was growing up. Sunrise Park had a three foot deep pool which was covered in the 1950s during the polio epidemic. She also remembered a gazebo/bandstand in the park, which was removed in the 1960s.
- The East Ward School housed the Sunrise Clinic and was the first location of Aims Community College. Originally there were four buildings at the school, only one remains.
- Several attendees recalled past teachers at the school, in particular Mrs. O'Grady. Several stories were told about the various teachers and childhood antics.
- One family recalled buying their house on the 400 block of 10th Street in 1981. They told how the East Side was a "neighborhood of Germans" described as being very "meticulous". The group then agreed that the neighborhood had very clean yards. The community members were always mowing their lawns and sweeping the gutters. The alleys were always clean. Laundry was not put out to dry on Sundays.
- Mr. Archibeque told how at one time there were two mayors in Greeley- the elected official mayor and an unelected East Side resident, Andy Gurtner, who handled issues concerning the neighborhood.
- The group also recalled La Famosa, a Mexican restaurant run by Tim and Minnie Duran in the late 1940s and 50s. Sandra Scott reported that she got to know the family and stated the Durans had a house with the restaurant next door on 6th Avenue, between 10th and 11th. La Famosa was a neighborhood icon. Molly and Adam Grossman owned the 5th Street Market. The neighborhood was described as being self sufficient as there was a coal company, a creamery, and the 7-Up bottling company at 6th Street and 7th Avenue all located within the Sunrise Neighborhood. Groceries and churches were located within or a short distance from the neighborhood. In addition, residents had gardens and chickens and canned their own food.



- It was reported the Carter family was an African-American family that provided rooms for college students. The group was not sure if it was a boarding house. It is at 6th Street and 4th Avenue.
- Old railroad cars near the river were described as being used as homes for railroad employees. This particular area was not considered to be a “nice” part of the neighborhood. The cars were removed in the 1980s. There was a stable at 4th Street and 6th Avenue, where Big R is now located and 7th Street was reported to extend across the railroad tracks.



Telephone Interviews

The following notes represent an informal record of telephone conversations with various neighborhood residents conducted by Laureen Schaffer, preservation consultant.

Tim Preston/ Clay Center

June 3, 2011

- Mr. Preston reported that he lives in a house west of the Sunrise neighborhood and has lived in Greeley about 20 years.
- His business building in the Sunrise area was constructed in the 1920s with a later addition on 6th Avenue. A beanery with a sign is next door. His building with a ghost sign in the interior, is three stories, and approximately 24,000 square feet. Some of the wood timbers inside measure as large as 20 inches by 20 inches. He purchased the building about one- and-one-half years ago.
- Mr. Preston found a sign used as flooring in the attic that says "A.B. Gold." Previously the building housed a flooring company and prior to that it was vacant.
- The original owner and builder was Mr. Gold of A.B. Gold Auto Parts. Mr. Preston believes Mr. Gold was a Polish immigrant.

Doris Gilreath

September 10, 2011

- Mrs. Gilreath reported she has been in the neighborhood since 1965 and her parents had been in Colorado since 1947. Since that time there has been a lot of change in the neighborhood, but good things are happening: the stable by Big R is useful, the fire house has been restored, and the fields that the owners of Magnolia River let the kids play in are nice. A few houses have been restored.
- She recalled that two houses blew up across the street in a natural gas explosion. No one was hurt and the houses were rebuilt. The house next door was built by the current owner's grandparents. The building on the other side of the Gilreaths is a church, which was formerly the potato chip factory.
- At 6th Avenue and 10th Street the Durans operated a tortilla factory and a restaurant.
- There are many grain elevators in the neighborhood. In 1963, a big explosion caused one grain elevator to burn down, seriously injuring one person.
- Andrew Gurtner was the "mayor" of Sunrise. He had a grocery store and was well-respected, people in the neighborhood looked up to him. He was the leader of the ward.



- They sometimes felt isolated from the rest of Greeley with certain issues, especially concerning the transportation system and sidewalks.
- There used to be a bus stop across the street and now they have to walk to get to one. People in the neighborhood who buy houses and become permanent residents are long-term citizens of the community.
- Mr. Gilreath worked in the fertilizer business. Greeley has always been considered home to the Gilreaths. The Schank family built the grain elevator. The Schank daughter still lives in the area. Mrs. Archibeque always lived in the neighborhood. They built the apartment house by the school.

Sandra Scott/Borgens House

September 14, 2011

- Sandra Scott attended the Lincoln School in the east ward. It was a Kindergarten through 3rd grade school. In the early to mid -1950s, the Jefferson School was constructed. It was for kids in the 4th through 6th grade. Sandra Scott went to the Jefferson School after the Lincoln School, when she was about 9 or 10.
- Ms. Scott grew up in her home, the Borgens House, and was born in Greeley. She lived with her grandfather in the house. She left Greeley for a few years and came back to town as an adult.
- Her grandfather, Conrad Borgens, was a Volga-German. He migrated from Russia via Canada, then Nebraska, and then settled in Greeley around 1917-18. He was always a carpenter and knew a German community was located here. He did a lot of the carpentry work for houses along 10th Street, houses near the University, and First National Bank. Borgens was a real craftsman.
- The African-American family in the community that she remembers was the Osbournes. They lived on 4th Avenue between 14 and 15th Streets. George picked up grass-clippings. His nephew was named Conklin. The Tichner family was another African-American family. Mr. Tichner worked at an auto dealership for about 40 years. There were also a lot of Mexican folks. Many were from Texas and came to the area as field and other agriculture related workers.
- The neighborhood was predominately German. The only altercations she heard of happened in the 1920s and '30s when the Germans and Irish would sometimes get into fights at Sunrise Park.
- The drinking establishments that she knew of used to be downtown. The Elite Pool Hall and Vic's Stereo Lounge served 3.2 beer. And Garden City was nearby. The German folks would brew their own beer. Occasionally there would be a party at someone's house or out on the lawn.
- Life for the German people revolved around the church. Most activities were church related. Often people in the community socialized with each other by taking a walk and visiting on the neighbors' porches. Sometimes when people had parties it would be spontaneous and other times planned. People would roll up the carpets and dance at the houses and play music. The Germans tended to feel comfortable with their own people.



Sandra Scott/Borgens House (continued)

- The German people in the Sunrise neighborhood made a very conservative community. They had modest homes that were very neat and tidy. The Germans came to the area poor, worked hard, and were proud of their homes and maintained them. There was never any blight and the neighborhood was not run-down. The neighborhood had tough times in the 1970s and '80s. There is currently a good sense of community. The neighborhood fell through the cracks for a time, but now it is turning around.
- Ms. Scott's mother told her of a few incidents of discrimination that occurred during World War I. The family spoke German. Her mother grew up speaking German. Their house was checked for hoarding during the war. Her grandfather spoke German, Russian, and English. He believed in trying to speak English and fitting in. During World War II there was not as much discrimination. The German people were more assimilated by then and had been citizens of the country for a while.
- The older German women were suspect of the Hippies and social change in the 1960s. They had a rigid code of conduct. There was a dress code of sorts, women always wore a dress. Hippies were told to get a haircut and clean up.
- The houses in the neighborhood were what people could afford. It was out of economic necessity, not necessarily ethnic.

Pete Moreno/Moreno's Market

September 14, 2011

- Pete Moreno has a small grocery store that was started in 1985. First Mr. Moreno owned a construction company, then purchased the building across the street from the construction company, and the next year started a deli. The business kept growing and is now a full grocery. He has a loyal clientele and started small and kept growing. He first owned Pete's Dry Wall and Construction.
- Mr. Moreno's family are natives of Greeley. In the early to mid-'50s, the neighborhood was a German population. The East Side Market was a German grocery store on 4th Avenue. There was also a German clothing store, a furniture store, and a boarding house. There was a fish store owned by a Japanese family. In the early 1960s, the Germans started moving to the west end of town and Mexicans and Hispanics moved in and bought the houses that were left by the Germans.
- The big church in the area was St. Paul's, and now the Greeley Mennonite church. St. Peter's Catholic Church was on 8th Avenue.
- The neighborhood park was originally called East Side Park. The park's name changed to Sunrise Park in the 1970s. Jefferson School was a grade school until last year and is now a high school. Mr. Moreno went to school on the north side. He walked about a mile to school.
- He has no problems in the neighborhood. He feels the community respects the store.





City of Greeley
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