



Historic Preservation Commission

March 20, 2023 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of February 06, 2023 Minutes
5. Consideration of Request for Designation of the Woodcock/Wonenberg House, 1717 13th Avenue, on the Greeley Historic Register (GHR2023-0001)
6. Report from Historic Greeley Inc.
7. Commission Member Reports
 - Colorado Preservation, Inc. Saving Places Conference Reports
8. Staff Report
 - Historic Preservation Month – Event Planning
9. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

February 06, 2023

1. Call to Order

2. Roll Call

Commissioner Christen DePetro called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Melissa Sizemore

ABSENT

Chair Bob Brunswig
Commissioner Sean Jaehn
Commissioner Gabriel Llanas (Arrived at 4:06 p.m.)

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, had no additions or corrections to the agenda. Commissioner DePetro moved to approve the agenda, Commissioner Azari seconded the motion.

4. Approval of December 19, 2022, Minutes

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner DePetro moved to approve the minutes dated December 19 2022. Commissioner Sizemore seconded the motion. Motion carried 4-0 (three Commissioners absent).

5. Designation of Meeting Day, Time, and Location

Commissioner DePetro moved that the Historic Preservation Commission meetings during 2023 be held on the first and third Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. If in-person

meetings are prohibited due to circumstances beyond the control of the city, the meetings will be held virtually on Zoom. Commissioner Sizemore seconded the motion. Motion carried 4-0. (Three Commissioners absent).

6. Designation of Location for Posting Notices

Commissioner Podell moved to designate the City of Greeley meeting portal, greeley-co.municodemeetings.com, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center North, 1100 10th Street, Greeley, Colorado, as the back-up location for such postings. Commissioner Azari seconded the motion. Motion carried 4-0. (Three Commissioners absent).

7. Consideration of Request for Approval for Historic Preservation Tax Credit application for 1815 13th Avenue (HPFI2022-0001)

Ms. Kellums began with indicating that this request does not require a Public Hearing. Property owner Stan Luger requests approval for his historic preservation state tax credit application for qualifying rehabilitation expenses for work recently completed on his house at 1815 13th Avenue.

Ms. Kellums continued to explain how the request met the requirements for this project.

- The Carlson-Loftis House at 1815 13th Avenue is individually designated on the Greeley Historic Register.
- On May 23, 2022, owner Stan Luger submitted Part 1 application for the Colorado historic preservation residential tax credit for building rehabilitation, including exterior and interior painting, repair screens, repair wood floors, window rehabilitation, drywall repair, garbage disposal, and replace bathroom exhaust hood with project "before" photos.
- The tax credit review committee completed a site visit on June 2, 2022, collected the \$250-part 1 application fee, and determined the proposed project meets the Secretary of the Interior's Standards for Rehabilitation.
- During the project, Mr. Luger added replacement of the hot water heater and boiler repair to the project scope and provided part 1 photos of those items.
- Upon completion of the project on December 20, 2022, Mr. Luger submitted the Part 2 tax credit application with "after" photos.
- Following completion of the project, the Tax Credit Review Committee conducted a site visit and determined the project meets the Secretary of the Interior's Standards and preliminarily approved it on December 20, 2022. Section 24-1003(h) of the Greeley Municipal Code requires the Commission to make the final determination on all state tax credit applications.
- The Colorado Revised Statute 39-22-514.5, requires the project meet the Secretary of the Interior's Standards for Rehabilitation requires the project be completed within 24 months, requires the rehabilitation costs be over

\$5,000, and requires the Part 2 application be submitted within 120 days of completion.

- Due to the COVID-19 statewide disaster declaration, including Weld County, all state historic tax credit projects initiated on or after March 13, 2020, are eligible for an additional 5% credit.

Ms. Kellums summarized the outcome of the project with verification that the applicant completed the project within 24 months, the project cost was over \$5,000, with qualified costs of \$32,706.32. The applicant submitted Part 2 of the application within 120 days of project completion (December 20, 2022, after completion date of December 13, 2022). Ms. Kellums recommended approval of this application.

Commissioner Azari moved to approve the motion, and Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

8. Historic & Cultural Resources Chapter of Imagine Greeley Comprehensive Plan

Ms. Kellums opened with summarizing that the 2018 Comprehensive Plan has a Historic Preservation section that would be used in lieu of a Historic Preservation Plan. Greeley has a Historic Preservation plan, but it has not been updated since its 1996 adoption. The Commission adopted a Survey Plan in 2021 or 2022 that gives guidance on areas to focus on for a future survey. Ms. Kellums wanted to bring this subject up to start the process of setting up future meetings over the next few months to focus on the goals and objectives of the Comprehensive Plan.

Ms. Kellums indicated that she would be applying for a grant to fund a historic resource survey in the Sunrise neighborhood and would appreciate the support of the Commission to get the process started.

9. Report from Historic Greeley Inc.

Linde Thompson, 1616 12th Avenue, provided an update on behalf of Historic Greeley Inc.

- In January and February, they had an endowment for the Southard/Gillespie House and how to tweak the program and provide better ways to keep up the upkeep.
 - They are reviewing their Mission Statement and ensuring that it reflects all that they do in the community.
 - Members of Historic Greeley, Inc will be attending the CPI conference later in the week.
 - Advocacy and getting information out to homeowners.
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- There is a new owner of the McKee House who reached out to Historic Greeley and is interested in getting work done and wanted to get

contact information for contractors that are familiar with historic property work.

- In the process of reaching out to the new owners of the Warnoco Skating Rink, the Boy's and Girls Club is the new owner and they hope to make a Teen Center out of the building. Historic Greeley, Inc will continue to work with them to possibly get the building designated historic.
- Historic Greeley continues outreach to the University of Northern Colorado in conjunction with the Bishop Lehr Hall that is the new proposed medical site. They hope to work with the University in making it an adaptive use for the building.
- They are also working on gaining new designations and utilizing some small grant opportunities.

10. Commission Member Reports

Commissioner Podell indicated that he was looking forward to the CPI conference and the presentation by former Commissioner Scott McLean. The commissioners discussed how to get signed up if they are not and what to expect at the conference. Commissioners Azari, Podell and Llanas are planning to attend.

11. Staff Report- Historic Preservation Month Discussion

Ms. Kellums asked the commissioners to think about events or activities to celebrate Historic Preservation Month in May. She discussed possible opportunities for events and gave suggestions of what kind of events have been done in the past and ideas to consider for this year.

Commissioners discussed possible opportunities for events, and they all agreed to do another event.

Ms. Kellums will follow up with an email about this over the next few weeks.

Discussion also commenced between Ms. Kellums and commissioners regarding further details about the scheduling for the CPI Conference that takes place later in the week.

12. Adjournment

With no further business before the Commission, Commissioner Christen DePetro adjourned the meeting at 4:39 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary

Historic Preservation Agenda Summary

March 20, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Consideration of request for approval of GHR2023-000, Certificate of Designation for the Woodcock/Wonenberg House, 1717 13th Avenue

Summary:

Property Owners Terry and Linda Wonenberg have submitted a complete Greeley Historical Register nomination for 1717 13th Ave (Woodcock/Wonenberg House). They propose the house is eligible for Historical Designation under (1) Criteria (a)(3) Historical Significance, (b)(1) Architectural Significance, and (c)(1) Geographical Significance of Section 24-1003(d) of the City of Greeley Municipal Code.

Recommended Action:

Staff finds that the Woodcock/Wonenberg House meets criteria in three areas of significance and retains sufficient integrity to convey historical, architectural and geographical significance, and therefore designate the Woodcock/Wonenberg House at 1717 13th Avenue as an historic property on the Greeley Historic Register.

Attachments:

1. Staff Historic Preservation Commission Summary
2. Attachment A- Nomination Packet
3. Attachment B- Photographs
4. Attachment C- Site Map
5. Attachment D- 1887 Plat
6. Attachment E- 1906 Plat

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for the Woodcock/Wonenberg House

LOCATION: 1717 13th Avenue

APPLICANT: Terry and Linda Wonenberg

CASE NUMBER: GHR2023-0001

CASE PLANNER: Elizabeth Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: March 20, 2023

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation in Section 24-1003(d) of the City of Greeley Municipal Code and approve or deny the request.

PROPERTY OVERVIEW AND BACKGROUND

On January 19, 2023, property owners Terry and Linda Wonenberg submitted a complete Greeley Historic Register nomination for the Woodcock/Wonenberg House at 1717 13th Avenue including required documentation, photos, and payment of the nomination fee. Please refer to Attachments A through C for the application and historic building inventory, photographs, and the existing site map.

The owners nominated the property for designation based on their personal knowledge of the property and research. They propose that the house is eligible for individual designation under (1) Criteria (a)(3) Historical Significance, (b)(1) Architectural Significance, and (c)(1) Geographical Significance of Section 24-1003(d) of the City of Greeley Municipal Code.

PROPERTY DATA

Legal Description: GR3951 L3 BLK14 Second Addition to Cranford, City of Greeley, County of Weld, State of Colorado

Neighborhood: Cranford, 2nd Addition

Year Property Built: ca. 1924 (Source: Weld County Assessor and City Directories)

Architectural Style/Type: Colonial Revival

Dates of Significant Renovations:

Roofing Permit; Owner: Terry & Linda Wonenberg; Contractor: Behrends Roofing; Permit # ROOF1906-0191; Date: 6/6/2019; Finaled: 7/19/2019.

Permit to replace furnace and air conditioner; Owner: Terry & Linda Wonenberg; Contractor: Greeley Furnace Co LLC (Heating/Mechanical contractor); Permit #10050172; Date: 5/11/2010; Finaled: 5/28/2010.

Permit for roofing for house and carport; Owner: Terry & Linda Wonenberg; Contractor: Behrends Roofing; Permit # 09080285; Date: 8/27/2009; Finaled: 9/15/2009.

Permit for gas line for gas stove; Owner: Terry & Linda Wonenberg; Contractor: Earth, Wood & Fire (Heating and Mechanical Contractor); Permit #09020082; Date: 2/7/2009; Finaled: 2/20/2009.

Permit to remove false wall and replace with French door and new windows, add gas pipeline b/n interior and exterior wall; Owner: Terry & Linda Wonenberg; Contractor: Omega Services (GC) and A Adkisson Electric Inc (Electrical Contractor); Permit # 05080069; Date: 8/4/2005; Finaled: 5/16/2006.

Certificate of Use noting it as a single-family residence; verified by Code Enforcement Inspector Nancy Schumacher; 4/11/1995.

Cranford Property Owner Survey form for 1717 13th Avenue; Owners: Terry and Linda Wonenberg; owner occupied; 11/15/1994.

Plumbing Permit application for water piping or water treating equipment; Owner: Jack Ewald; Contractor: Stone & Stone P&H; Permit #750172; Date: 5/13/1975.

Source: Building Permit File for 1717 13th Avenue

CRITERIA FOR DESIGNATION

Pursuant to Section 24-1003(d) of the Municipal Code, a property shall be eligible for historic preservation designation and eligible for economic incentives if it meets at least one (1) criterion in one (1) or more of the following categories:

1. Areas of Significance:
 - a. Historical significance
 - b. Architectural significance
 - c. Geographical significance

To determine if a property can convey significance and therefore be eligible for designation, the Commission also evaluates properties according to the areas of II. Periods of Significance, and III. Integrity, as established by the National Park Service for evaluation of properties for the National Register and pursuant to 24-1003(d)(4) of the Municipal Code.

STAFF EVALUATION

*Italicized criteria are those criteria under which staff determined the property to be eligible for designation.

I. AREAS OF SIGNIFICANCE

Section 24-1003(d) (1)(a) Historical Significance

The site, building or property:

- 1. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 2. Is associated with an important historical event.**
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.*

History of Weiss/Willcoxon House

(Historic Preservation Staff verified the following information through research provided by the property owner from the files at the Greeley History Museum.)

Nellie C. Kiley purchased the property from Myrtle W. Neill on January 17, 1923. Myrtle Neill was married to C.T. Neill, who was associated with Greeley National Bank during the 1920s. She was a native of Colorado and a graduate of the State Normal School or State Teachers College of Colorado, now known as the University of Northern Colorado (UNC). It is unknown what years she attended and therefore what school name it was under. She moved to California sometime after selling this house to Nellie Kiley. Mrs. Neill was an author and poet and served as president of the Writers Club of San Diego. In California, she was a member of the Mission Hills Congregational Church, the PEO Sisterhood and the San Diego Altrusa Club. She was survived by a son and two daughters when she passed away in 1973.

According to the Weld County Assessor, Nellie and her husband Clyde John (C.J.) Kiley had the house built in 1924. Nellie and C.J. had married in Kansas in August 1904. They had two children, C. Ray and John O. Kiley. C.J. Kiley was a tailor who started Kiley Cleaners with his

wife Nellie, founded in 1909, to complement the tailor shop. He operated the tailor shop and dry cleaner in the Coronado building. Kiley's sons John and Ray started the drive-in for the dry-cleaning business in 1937, when they moved the office to the south end of the Coronado Building, 920 9th Avenue, to locate on the alley and operate as a drive-through. C.J. passed away in 1926 and Nellie turned the business over to her sons in 1927. She had assisted C.J. at the business and continued to work there doing the tailoring after his death. Ray became the company president and John became the company vice-president and treasurer. They continued to own and operate the Kiley Cleaners through at least 1969, when they celebrated the 60th anniversary of the business.

Nellie remarried in November 1928 to Dr. Burgett Woodcock, a physician and surgeon and Chief of Greeley Hospital. They continued to live in this house through Dr. Woodcock's death on October 19, 1934. He passed away of a heart attack. Her son John Kiley, proprietor of Kiley Cleaners, continued to live in the house also and married his wife Nell H. in October 1934. Dr. Woodcock's son and Nellie's stepson Benjamin A. Woodcock worked as an attorney and was the County Chair of the Democratic Party.

From 1936 through approximately 1950, Estell and Betty Mohr rented most of the house while Nellie and her daughter Moyne lived in the large upstairs apartment. Estell was on the music faculty and was the chair of Humanistic Studies at Colorado State College of Education, which at that time required a year of music, a year of art and a year of history for all students. He and Betty married in June 1927 and had two daughters, Carolyn and Suzanne, who also lived in this house. College President Frasier hired Mohr in 1926 after he earned a bachelor's degree. According to his obituary, he "was one of the first degree products in his field." He later obtained his master's degree at the State Teachers College of Colorado (formerly State Normal School, now UNC) in 1931 and obtained his Doctor of Education degree from Stanford in 1946. While a music professor, he started the master's program shortly after he started. He served as the department head from 1948 until 1965. He was instrumental in starting the doctoral program, which began in 1956. He retired in 1970, and during his 44-year career, he taught students from all over the United States. When he retired, he humorously commented to the *Greeley Tribune*, "I have to exhibit my best behavior in every city because a former student is somewhere near." Some of his students included Herbert Miller, brother of Glenn Miller; Fred Harclerod, who became president of Educational Testing Service; and several top-level administrators of state colleges. He and Betty remained in Greeley after he retired. He had a lasting contribution to the UNC School of Music. "His interest in sustaining a quality level of teacher education in the music field will leave a lasting impression on the highly regarded UNC School of Music" (*Greeley Tribune*, August 19, 1970; City of Greeley Museums' Permanent Collection).

Nellie lived to be 92 years old and contributed as one of the driving forces behind the success of Kiley Cleaners and the associated tailor shop, from the beginning and for at least 60 years. Her memberships include Order of the Eastern Star Garden City Chapter No. 3 (50-year member), American Legion Auxiliary, Auxiliary of the Medical Society, and Trinity Episcopal Church. She also volunteered for the Red Cross. She passed away in April 1981.

Joseph and Julianne Haefeli lived in this house for a brief time in 1957. They were very prominent members of the Greeley community. Joseph was born and raised in Greeley and

attended Greeley schools. He attended what is now the University of Northern Colorado and went to University of California at Berkeley, where he became a Doctor of Optometry. He and Julianne married in June 1955. He was in private practice for 46 years and served in the Air Force during World War II. While he lived in this house, he was a partner of Haefeli and Haefeli Optical. During his career and life, he served on many boards, a few of which include The Consumer Credit Counseling Service, the Colorado Society to Prevent Blindness, Colorado National Bank-Greeley, Rotary, Weld County Mental Health Association, United Way, and Salvation Army. He also served on the Weld County chapter of the Red Cross board, Greeley Junior Chamber of Commerce, Longs Peak Council of Boy Scouts, Elks Lodge and American Legion. He received many awards for his community service. His wife Julianne survived him, as well as a daughter and two sons. One of their sons, Joseph F., created a computer system for electronic bells at Gunter Hall in 1987, bringing back a community tradition.

Julianne Haefeli was also very active in the community. She was born to Ralph and Helen Fischer in Urbana, Illinois in March 1930. She graduated from St. Mary-of-the-Woods College in Indiana and from Colorado State College with a Master of Arts degree. She was a member of Our Lady of Peace Catholic Church. She was a community activist, fighting for equality for migrant workers and Latinos and started Head Start classes. She was the first woman president of the water board's communication Committee. She served on other boards, including United Way, Community Foundation, Colorado State Board of Housing, Red-Eye Rotary Club and the Boys Club. She started the Guadalupe Shelter, raised money for organizations such as Woman's Place and was a force behind the Union Colony Civic Center. According to her obituary, "She spoke before Congress and was honored by numerous organizations such as Aims Community College, the University of Northern Colorado, A Woman's Place and received the Pro Ecclesia Et Pontifice Papal Medal from Pope Paul VI" (Greeley Tribune, 3/30/2012, page A4). She was known in the community for getting things done and for fighting for the vulnerable. She passed away in late March 2012.

In the following years, various people rented from Nellie. Ray and Patricia Gumm lived there in 1959, and Ray worked as an optometrist at Haefeli and Haefeli. From approximately 1962-67, Carlyle P. Ellison and his wife Irene lived there. He owned and operated a variety store in Eaton. Nellie sold the property in December 1967 to Leonard and Lilalea Prothe and moved out to live at the recently constructed Bonell senior living facility in 1969.

Leonard Prothe was born in Kansas in 1934 and moved to Greeley with his family in 1944. According to his obituary, he played on a state champion class AA high school football team in Greeley and graduated in 1951. He attended Colorado State College and met Lilalea Campbell, who he later married in August 1955. He sold insurance for a living, beginning with American General Life in January 1956. Starting in 1963, he managed the Greeley Agency and made it one of the leading company agencies. Evidence of his success in the business include his lifetime membership in the Million Dollar Round Table and "he was the number one producer in the country for six years." (Qtd from his obituary; it is unclear if that refers to being number one producer for the company he worked for or for the industry.) After a 36-year career, he transitioned to retirement in 1992. He served on boards of several insurance entities, as well as the Greeley Country Club, First National Bank and the Colorado State College Totem Club, which became the UNC Blue & Gold Club. His interests included cars, traveling, hunting, music,

and friends. His wife Lilalea, children, grandchildren and great-grandchildren survived him when he passed away in 2005 in Greeley.

The Prothes lived here a short time and sold the house to J. Richard McMillan in May of 1969, who then sold the house to John A. and Wanda G. Ewald in July 1970. Various renters lived here during this time, including June and Chip Lanners in 1969 and UNC students Gay Bruggeman and Andrea Rosenthal in 1970.

The Ewalds were the next long-term owners and residents. For the first time since Nellie Woodcock started offering a portion of the house to renters in the mid-1930s, the house became used as a single family residence. The Ewalds lived here for ten years from their purchase of the property in 1970 until they sold it to Dr. Gary and Kathryn Kloberdanz in August 1980. Jack taught at UNC. He and his wife Wonda had children Eric, Leah and Gretchen, all born during the 1960s.

Dr. Gary Kloberdanz was an orthodontist. He and his wife lived at 1717 13th Avenue until 1988, when they sold it to current owners Terry and Linda Wonenberg. Terry worked as the Manager of the UNC Warehouse and Linda worked as the Book Manager at the UNC Bookstore. Their daughters Jessica and Heather also lived here. Jessica graduated from the lab school in 1996 and was an exchange student to Romania before attending the University of Redlands in California. Heather graduated from the lab school in 1998 and attended UNC.

Staff Comments: The Woodcock/Wonenberg House has character, interest and integrity and reflects the heritage and cultural development of Greeley. The house has significance for association with long-term owner and occupant Nellie Woodcock, formerly Nellie Kiley, who lived there from the time it was built until 1969. She was significant for her 60-year involvement with long-time dry cleaning and tailor business Kiley Cleaners. Other prominent residents who contributed to the community include Dr. Estell Mohr, a prominent music professor at UNC, prominent community members Joseph and Julianne Haefeli, and Leonard Prothe.

For these reasons, staff finds the property does meet **criteria (1a) 1 and 3 for historical significance.**

Section 24-1003(d)(1) (b) Architectural Significance

The site, building or property:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.**
- 2. Is identified with a particular architect, master builder or craftsman.**
- 3. Is architecturally unique or innovative.**
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.**
- 5. Has visual symbolic meaning or appeal for the community.**

Architectural Description

This Colonial Revival style residence, built in approximately 1924, is a rectangular shaped, two-story brick structure with a two-story gable roof brick wing extending to the west. Roof features include eave returns and gutters. It has a brick foundation and brick exterior. Facing east, the main façade is broken into three bays and contains an entrance on the north end of the east façade. The one-story covered porch has a gabled roof with a pediment, a solid frieze, and square classical columns. Windows are vinyl one-over-one light sash with faux eight light dividers in the top sash. One round-arched window is located on the top of the wall near the roof peak on the north and south facades. Shutters adorn the windows on the east façade. A soldier course of bricks tops the windows and brick sills are under the windows. The brick chimney is located on the top of the main gable.

The north two story wing contains French doors that had previously been enclosed with siding. It had originally been a garage and has been converted to a sunroom. A more recent wood frame garage is located at the west end of the property, accessed off the alley.

The brick wall, columns and arch with gate leading to the rear yard enclose the back yard. According to the owner, the brick was originally from Cranford Hall, which was razed in June 1973.

Staff Comments:

The Woodcock/Wonenberg House reflects Classical Revival style of architecture, with a steeply pitched gabled roof with eave returns, multi-light-over-one sash windows, a prominent entry porch with a gabled roof with pediment supported by square classical columns, and round arched windows.

For these reasons, staff finds the property does meet **criterion (1b) 1 for architectural significance**.

Section 24-1003d)(1) I Geographical Significance

The site, building or property:

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.

2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.

The Woodcock/Wonenberg House is located in proximity to the University of Northern Colorado, where several prominent residents, including the current residents, worked at UNC and made significant contributions to the university.

The house is in the Cranford Subdivision, which was originally platted in October 1887 and consisted of the land between 16th and 20th Street and property just east of 9th Avenue to 14th Avenue. The original plat shows the lots were oriented primarily to the east/west running streets and included lots platted on what was soon to become the campus of the State Normal School, now the historic campus of the University of Northern Colorado. The parcels on which this

house sits originally faced south to 18th Street (See Attachment D). A 1906 plat of Cranford, entitled the Second Addition to Cranford, reoriented the lots located between 13th and 20th Street between 14th Avenue and the alley between 11th and 12th Avenues to face the north/south running avenues (See Attachment E).

The Cranford neighborhood is one of Greeley's most significant and intact historic neighborhoods. Owners and residents worked in a variety of occupations, including faculty at the State Teacher's College, farming, dry goods, builders, physicians, business owners, government, insurance, real estate, banking, pastors, railroad, nursing, store proprietors, engineering, and other occupations. The neighborhood developed primarily between 1895 and 1959. This property was constructed and was the home of Kiley, Woodcock, Mohr, and Haefeli during that time.

The Woodcock/Wonenberg House is also located within several blocks of more than fifteen properties individually designated on the Greeley Historic Register and relates to many of them due to their association with Greeley's early history and development.

Staff Comments:

For these reasons, the Woodcock/Wonenberg House is geographically significant for location in close proximity and connection to UNC.

For these reasons, staff finds the property does meet **criteria (1c) 1 for geographical significance**.

II. PERIODS OF SIGNIFICANCE

In establishing significance and integrity, it is helpful to consider the dates for which the property is significant. According to the National Register Bulletin, *How to Complete the National Register Registration Form*, "the period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for" designation. The period of significance establishes whether alterations to a property are significant and contributing to a property or if they detract from the integrity and ability to convey significance. Alterations completed during the period of significance may add to the ability to convey significance. Alterations completed outside the period of significance decrease the ability of the property to convey significance. The following are periods of significance for the areas for which this property is significant:

Historical Significance – (1924-1969); *the house is significant for representing the historical and cultural development of Greeley and for association with prominent owners Nellie Woodcock, a driving force behind the success of Kiley Cleaners, prominent music professor Estell Mohr, and Joseph and Julianne Haefeli.*

Architectural Significance – (1924); *the house is significant as an example of Colonial Revival architecture.*

Geographical Significance – (19624); the house is significant for location in proximity to and connection with the University of Northern Colorado and the Cranford neighborhood.

III. INTEGRITY

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluates a property to determine whether it retains sufficient historical, architectural, and geographical integrity. After determining if a property meets the criteria for significance, it is very important to evaluate changes to the exterior of a property to determine if the property can convey that significance. For example, if a property has been changed so much that it does not appear historic or there is little or no historic materials left, then it does not retain enough integrity to convey the significance and would not be eligible for designation.

According to the National Register, “integrity is the ability of a property to convey its significance.” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 44) “Integrity is based on significance: why, where and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.” (sic, p. 45)

Section 24-1003(d)(4) Integrity criteria. All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication “How to Apply the National Register Criteria for Evaluation:”

- (1) Location – The place where the historic property was constructed or the place where the historic event occurred.
- (2) Design – the combination of elements that create the form, plan, space, structure and style of a property.
- (3) Setting – the physical environment of a historic property.
- (4) Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- (5) Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- (6) Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.
- (7) Association – the direct link between an important historic event or person and a historic property.

The Weiss/Willcoxon House exhibits integrity of location, design, setting, materials, workmanship, feeling and association. According to the current owners, Jack and Wonda Ewald obtained a permit in 1975 for a brick patio and the brick walls and used brick from razed Cranford Hall.

The house was constructed in 1924 as a single-family dwelling. The existing replacement windows are the same design as the original windows. The house retains sufficient original historic materials to convey significance. It retains the original features of the high-pitched gabled roof with eave returns, sash windows with shutters, a porch with classical columns

supporting a pediment and solid frieze and the brick soldier courses above the windows and sills below the windows. The house retains sufficient integrity to convey the historical, architectural, and geographical significance.

NOTICE

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on March 5th and March 12th, 2023, and a letter notifying the property owner of the public hearing was emailed to the owner on February 22, 2023. The owner posted a public hearing notification sign at the property on March 2, 2023.

SUMMARY OF REQUIRED CRITERIA

Municipal Code requires that a property meet at least one criterion in one of the three areas of significance in Section 24-1003(d), including historical, architectural, and geographical significance and must exhibit sufficient integrity to convey the significance.

STAFF RECOMMENDATION

Find that the Woodcock/Wonenberg House meets criteria in three areas of significance and retains sufficient integrity to convey historical, architectural and geographical significance, and therefore designate the Woodcock/Wonenberg House at 1717 13th Avenue as an historic property on the Greeley Historic Register.

RECOMMENDED COMMISSION MOTION

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Woodcock/Wonenberg House meets significance criteria of Section 24-1003(d) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation.

(a) Historical Significance:

- 1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.*

The Woodcock/Wonenberg House has character, interest and integrity and reflects the heritage and cultural development of Greeley. The house is also associated with Nellie Woodcock, as well as prominent UNC music professor Estell Mohr, and Joseph and Julianne Haefeli.

(b) Architectural Significance:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- The house clearly reflects the Colonial Revival style of architecture.

(c) Geographical Significance:

- 1. The property has proximity to a square, park or unique area deserving of preservation.*

The Woodcock/Wonenberg House is significant for its location near the University of Northern Colorado, particularly due to the connection of several owners and renters to UNC.

ATTACHMENTS

- Attachment A Application & Historic Building Inventory Form
- Attachment B Photographs
- Attachment C Existing Site Map
- Attachment D Original Cranford Plat
- Attachment E 1906 Plat Second Addition to Cranford

Greeley Historic Preservation Office (970) 350-9222 – 1100 10th Street, Greeley, Colorado 80631

CITY OF GREELEY**APPLICATION FORM FOR
NOMINATION OF A HISTORIC PROPERTY**

Section 3 of Chapter 10 of Title 24 of the Greeley Municipal Code, the City's Historic Preservation Ordinance provides for a property to be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration. *Historic Preservation Office Staff can assist in completion of this form.*

APPLICANT(S)

Name: Terry & Linda Wonenberg
 Address: 1717 13th Ave
Greeley CO 80631
 Telephone: 970 356 1711
 Email: Linda.wonenberg@hotmail.com

HISTORIC PROPERTY

Name: Woodcock / Wonenberg
 Address: 1717 13th Ave
Greeley CO 80631
 Historic Use: Private Home (Rental)
 Current or Proposed Use: Private Home
 Legal Description: Cranford 2nd addition
Block 14, Lot 3
 City of Greeley, County of Weld, State of Colorado

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

Woodcock / Wonenberg

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE

PROPOSED PROPERTY: Please attach additional information you wish considered on a separate sheet.

Property sold by Myrtle W Neill to Nellie G Kiley (C.S.)
Jan. 17th, 1923. House built 1923-24, Colonial Revival
Home built by C.J. and Nellie prop. of Kiley's Cleaners
C.J. passed April 1926. Nellie married Dr. Burgett Woodcock
Nov. 1928 (see attached Doc A)

Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Applicant (Print): Terry Wonenberg Telephone: 970 356 1711
 Signature: Linda Wonenberg Date: 1-9-23

APPLICANT IS THE OWNER? YES NO

Doc. A
1717 13th Ave, Greeley CO 80631

- Two story Colonial Revival, one of the first on 13th Ave, Cranford Subdivision (Greeley Tribune, Oct. 8, 1937)
- C.J. Kiley and Nellie (married Aug. 10, 1904) were proprietors of Kiley Cleaners founded in 1909 (Greeley Tribune, Sept. 25, 1969)
- C. J. Kiley passed April 1926
- Nellie married (Nov. 7, 1928) Dr. Burgett Woodcock, surgeon and Chief of Greeley Hospital, (Greeley Museums Boomer Scrapbook #3, pg 2)
- Kiley and Woodcock families occupied home (*)
- Dr. Burgett Woodcock passed Oct. 19, 1934 (Greeley Museums Boomer Scrapbook #3, pg 2)
- Nellie occupied the upstairs apartment renting remainder of house. Nellie moves to Bonnell Retirement Home 1969

Noteworthy residents (*) during this time include:

- 1936-1950 Estell E. Mohr, Music faculty CSC and chair of Humanistic Studies (Obituary Aug. 19, 1970)
- 1957 Joseph L. Haefeli, Partner Haefeli and Haefeli Optical (Obituary March 16, 1997), restored Cranford Bells (Greeley Museums Sept 2, 1987)
- 1962-1967 Carlyle P. Ellison, Owner Variety Store Eaton CO
- Richard McMillan (Deed May 19, 1969)
- John A. & Wanda G. Ewald (Deed July 22, 1970)
- Gary J. & Kathryn A. Kloberdance (Deed Aug. 26, 1980) Gary an Orthodontist
- Terry & Linda Wonenberg (Deed Aug. 30, 1988) both employees of UNC

Nellie Finley/Woodcock is listed in the home from 1926-1969 (43 years) according to Greeley City Directories.

Terry & Linda Wonenberg have lived in the home 1988-current (35 years).

* Greeley City Directories

**CITY OF GREELEY
HISTORIC PRESERVATION COMMISSION
HISTORIC BUILDING INVENTORY**

Fill out the form as completely as possible. Please answer all questions. Unknown is an acceptable answer. Historic Preservation Office Staff can provide assistance with completion of this form. Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.

Historic Property Name: _____

Current Property Name: _____

Address: 1717 13th Ave Greeley CO 80631

Legal Description: Cranford 2nd addition, Block 14, lot 3

Owner Name & Address: Terry & Linda Worenberg

Style: Colonial Revival ✓

Materials: Brick

Stories: 2

Other historic designation: Yes: ___ No: Date: _____

Designating Authority: _____

Addition/Year of Addition: n/a

Original Site: Yes: No: ___ Date moved: _____

Historic Use: home/rental

Present Use: private home

Date of Construction: Estimate: 1923-24 Actual: — Original Cost: —

Source: Home deed # 399984

Condition: excellant

Architect: unknown

Source: _____

Builder/Contractor: unknown

Source: _____

Original Owner: Nellie C. Kiley

Source: Deed # 399984

Associated building(s): detached garage, attached car port & chicken shed

Architectural description: (add continuation sheet if necessary) *See Staff for assistance*

attached B

Doc. B
1717 13th Ave, Greeley, CO 80631
Colonial Revival Style

- Home is 2 stories with rectangular front facade and rear extension. Built with red brick the structure is fortified with interior NATCO hollow tiles.
- Windows are double hung with upper 8 panes and single pane lowers. White shutters flank front windows. (All have been replaced with newer products)
- Front door has a modest portico with columns
- Home rear projection was a garage with the upper floor a portion of an apartment. Many believe the back portion of the house an addition but it is not
- Two gabled roofs, the front gables have half circle paned windows
- Gutters are built into the deep closed soffits

Points of Interest

- Home features 5 entrances. French doors (original) exit from living room
- There are two interior staircases
- Garage is now a sunroom with windows and french doors into back yard. Bricks surrounding door and windows are reclaimed to match home
- Front brick fence and brick patios were built of UNC's Cranford Hall bricks which was raised in 1972. Wall and patios permitted 1975. Patios have been restored with reclaimed bricks due to crumbling Cranford bricks
- Pond was buried at some time. Now operational and has been extended with waterfall
- We believe the renovation to include the apartment in the main home and the bay window in kitchen was completed in 1970's by the Ewald's.
- Stained glass windows in front stairs added by Jack Ewald
- Scottish glass windows added by Wonenberg's. These include: side transoms back door and above french doors in sunroom, half window in sunroom and master bath, full window in main bath

Resources:

- WikipediaWentworthstudios.com
- Cranford Hall Demolition , 1972, RG021_01_04_05, Box: 009, Folder: 9. University of mUniversity of Northern Colorado archives

Significance: Check all that apply. Buildings, sites or other structures must meet at least one criterion in one category of historical, architectural and geographical significance to qualify for nomination. Staff will evaluate the property for integrity of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service, and included in Section 24-1003(d) of the Greeley Municipal Code.

Historical:

- Has character, interest and integrity and reflects the heritage and cultural development of the city, state or nation
- Is associated with an important historical event
- Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community

Architectural:

- Characterizes an architectural style associated with a particular era and/or ethnic group
- Is identified with a particular architect, master builder or craftsman
- Is architecturally unique or innovative
- Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance
- Has visual symbolic meaning or appeal for the community

Geographical:

- Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the city, state or nation
- Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area

Integrity Criteria:

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication, "How to Apply the National Register Criteria for Evaluation":

1. Location – the place where the historic property was constructed or the place where the historic event occurred.
2. Design – the combination of elements that create the form, plan, space, structure and style of a property.
3. Setting – the physical environment of a historic property.
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling – a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association – the direct link between an important historic event or person and a historic property.

Non-owner nomination additional criteria:

Non-owner individual nominations are to be reviewed under stricter protections and must meet the following criteria of compelling historic importance to the entire community, including at least one of the following criteria:

- Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or
- Superior or outstanding examples of architectural, historical or geographical significance criteria outline in the criteria for designation in Section 24-1003(d). The term "superior" shall mean excellence of its kind and the term "outstanding" shall mean marked by eminence and distinction.

Statement of Significance: (add continuation sheet if necessary)

Photographs: Include color photos of *each* building elevation. High quality digital photos are acceptable.

References: Indicate *specific* information sources (add continuation sheet if necessary)

Inventory completed by: _____

Signature: _____

Date: _____ Phone: _____

Address: _____

WELD COUNTY ASSESSOR PROPERTY PROFILE

Account#: R3178386

Parcel#: 096107411013

Tax Area: 0600
Acres: 0

Bordering County:

Township Range Section Quart. Sec.
05 - 65 - 07 - 4

Subdivison Name Block# Lot#
CRANFORD 2ND ADD - 14 - 3

Owners Name & Address:
WONENBERG TERRY & LINDA
1717 13TH AVE
GREELEY, CO 80631

Property Address:
Street: 1717 13 AV GREELEY
City: GREELEY

Business/Complex:

<u>Sale Date</u>	<u>Sale Price</u>	<u>Sales Summary</u>	<u>Deed Type</u>	<u>Reception #</u>
9/29/1988	\$147,000			02157300

Legal Description

GR 3951 L3 BLK14 2ND CRANFORD%1717 13TH AVE% SITUS: 1717 13 AV GREELEY 80631

Land Type	Abst Code	<u>Land Valuation Summary</u>		Actual Value	Assessed Value
		Unit of Measure	Number of Units		
Residential	1112	Square Feet	15200		
Land Subtotal:			15200	\$57,000	\$4,540

Bldg#	Property Type	<u>Buildings Valuation Summary</u>		Actual Value	Assessed Value
1	Residential				
Improvements Subtotal:				\$243,553	\$19,390
Total Property Value				\$300,553	\$23,930

Building Details

Account#: R3178386

Parcel#: 096107411013

Owners Name & Address:
WONENBERG TERRY & LINDA
1717 13TH AVE
GREELEY, CO 80631

Property Address:
Street: 1717 13 AV GREELEY
City: GREELEY

Building#
1

Property Type
Residential

<u>Individual Built As Detail</u>			
Built As:	2 Story	Year Built:	1924
Exterior:	Frame Masonry Veneer	HVAC:	Forced Air

Interior Finish:	Drywall	Built As SQ Ft:	2964
# of Baths:	3 2.5	Roof Type:	
# of Bdrms:		Roof Cover:	Composition Shingle
# of Stories:	2	Units:	0
Rooms:		Detached SQ Ft:	360
Garage:		Finished SQ Ft:	1050
Attached SQ Ft:			
Basement:			
Total SQ Ft:	1050		



Account: R3178386

September 18, 2022

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R3178386	096107411013		Residential	2022	1	425,780	29,590

Legal
GR 3951 L3 BLK14 2ND CRANFORD

Subdivision	Block	Lot	Land Economic Area
CRANFORDS 2ND ADD	14	3	CRANFORD

Property Address	Property City	Zip	Section	Township	Range
1717 13TH AVE	GREELEY		07	05	65

Owner(s)

Account	Owner Name	Address
R3178386	WONENBERG TERRY	1717 13TH AVE GREELEY, CO 806315417
R3178386	WONENBERG LINDA	

Document History

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
01834187	08-26-1980	WDN			0.00	01-01-1900	0
110787		SUB	SUBDIVISION	CRANFORD 2ND ADD	0.00		0
2157300	09-30-1988	WD	KLOBERDANZ GARY J & KATHRYN A	WONENBERG TERRY & LINDA	14.70	09-29-1988	147,000

*If the hyperlink for the reception number does not work, try a manual search in the Clerk and Recorder records. Use the Grantor or Grantee in your search.

Building Information

Building 1

AccountNo	Building ID	Occupancy
R3178386	1	Single Family Residential

ID	Type	NBHD	Occupancy	% Complete	Bedrooms	Baths	Rooms
1	Residential	6032	Single Family Residential	100	3	3	0

ID	Exterior	Roof Cover	Interior	HVAC	Perimeter	Units	Unit Type	Make
1	Frame Masonry Veneer		Drwall	Forced Air	0	0		

ID	Square Ft	Condo SF	Total Basement SF	Finished Basement SF	Garage SF	Carport SF	Balcony SF	Porch SF
1	2,964	0	1,050	1,050	360	0	0	32

Built As Details for Building 1

ID	Built As	Square Ft	Year Built	Stories	Length	Width
1.00	2 Stov	2,964	1924	2	0	0

Additional Details for Building 1

ID	Detail Type	Description	Units
1	Add On	Fireplace Wood	1
1	Appliance	Allowance	1
1	Basement	Bsmnt Conc 8 ft	1,050
1	Basement	Fair Finish	1,050
1	Fixture	Allowance	1
1	Fixture	Bath 2	1
1	Fixture	Bath 3	2
1	Garage	Detached	360
1	Porch	Slab Roof Ceil	32

Valuation Information

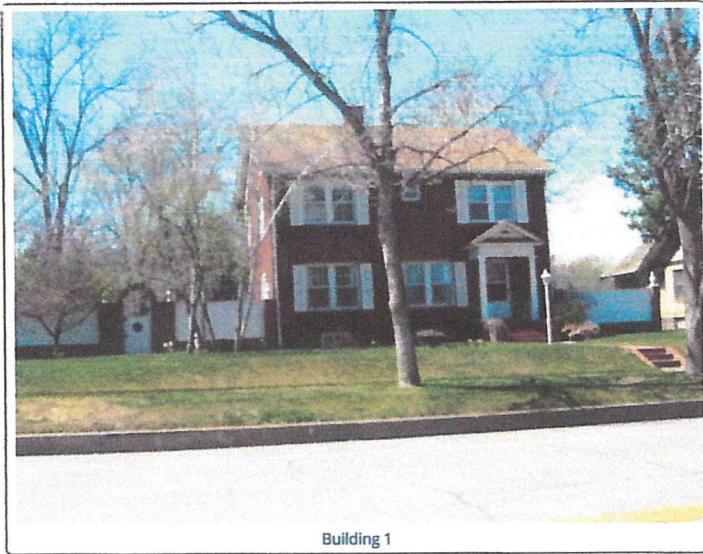
Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Improvement	1212	SINGLE FAMILY RESIDENTIAL IMPROVEMENTS	333,060	23,150	0.000	0
Land	1112	SINGLE FAMILY RESIDENTIAL-LAND	92,720	6,440	0.349	15,200
Totals	-	-	425,780	29,590	0.349	15,200

Comparable sales for your Residential or Commercial property may be found using our [SALES SEARCH TOOL](#)

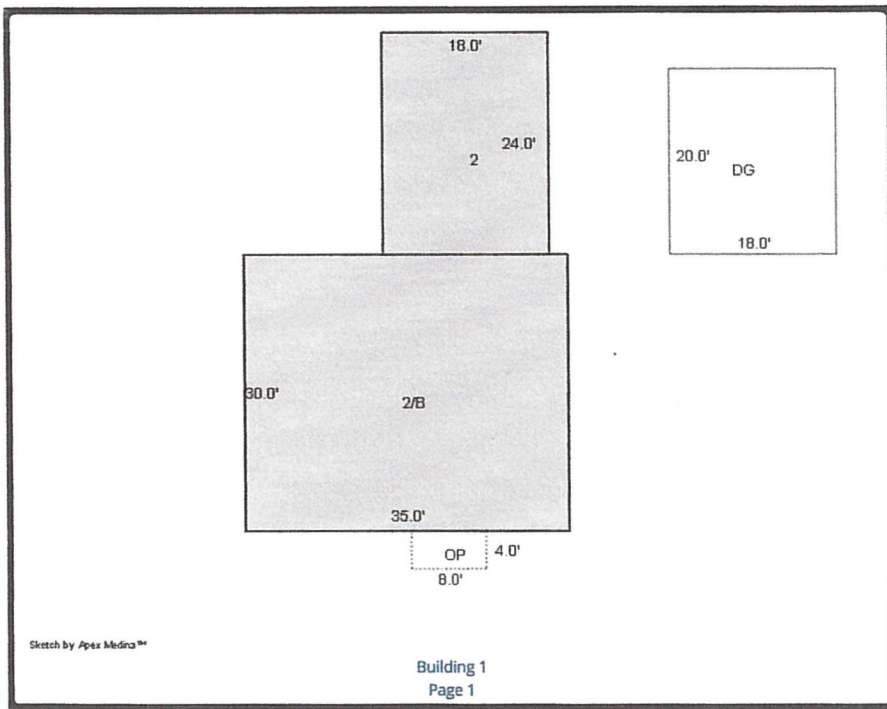
Tax Authorities

Tax Area	District ID	District Name	Current Mill Levy
0600	0700	AIMS JUNIOR COLLEGE	6.342
0600	0411	GREELEY CITY	11.274
0600	1050	HIGH PLAINS LIBRARY	3.197
0600	0301	NORTHERN COLORADO WATER (NCW)	1.000
0600	0206	SCHOOL DIST 6-GREELEY	50.596
0600	0100	WELD COUNTY	15.038
Total	-	-	87.447

Photo



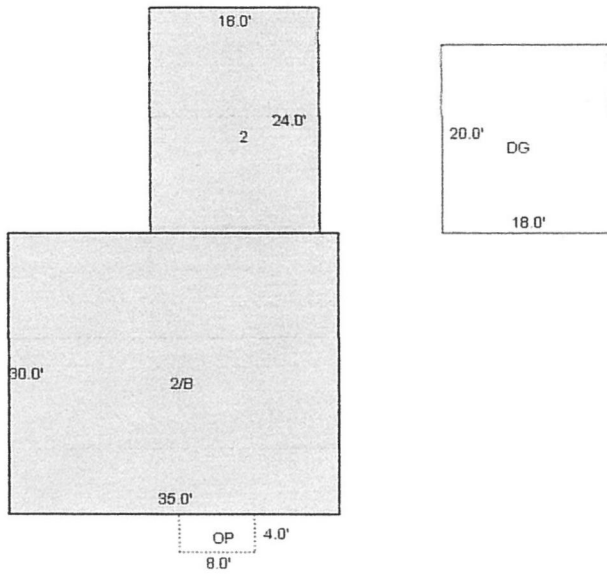
Sketch



Map

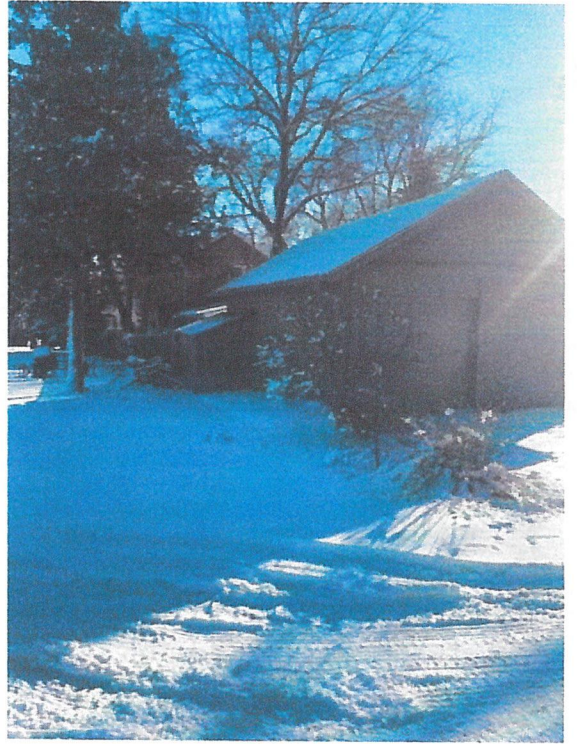
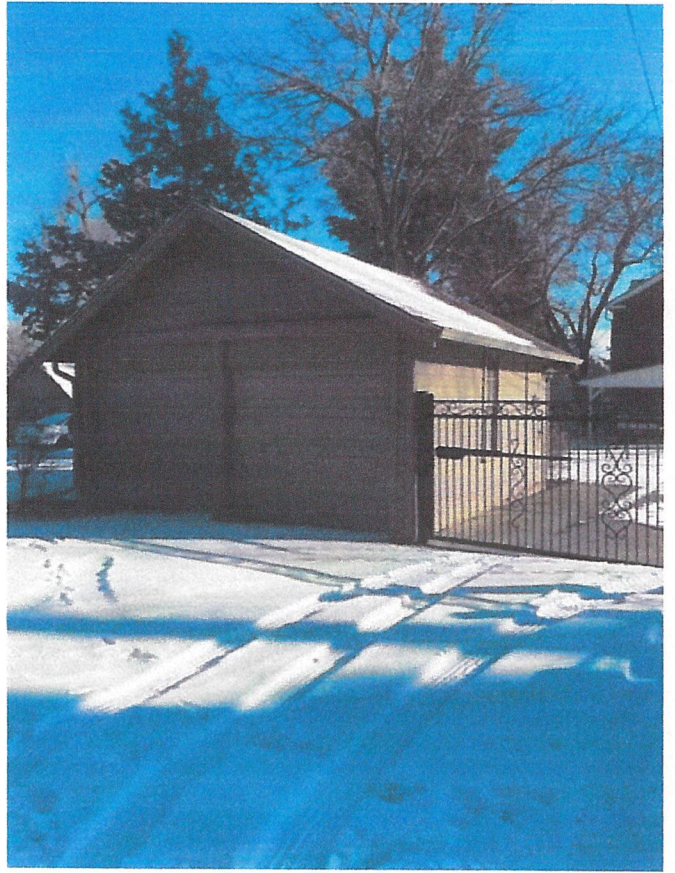
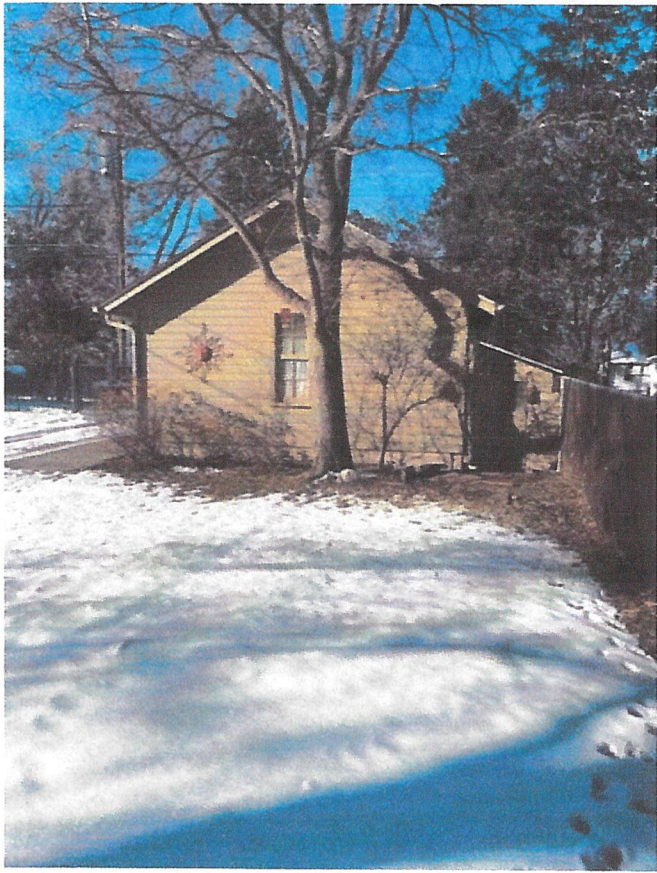
Account: R3178386

Building 1 – Page 1



Sketch by Fox Medina™







Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - ▶ Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - ▶ 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

GHR2023-0001

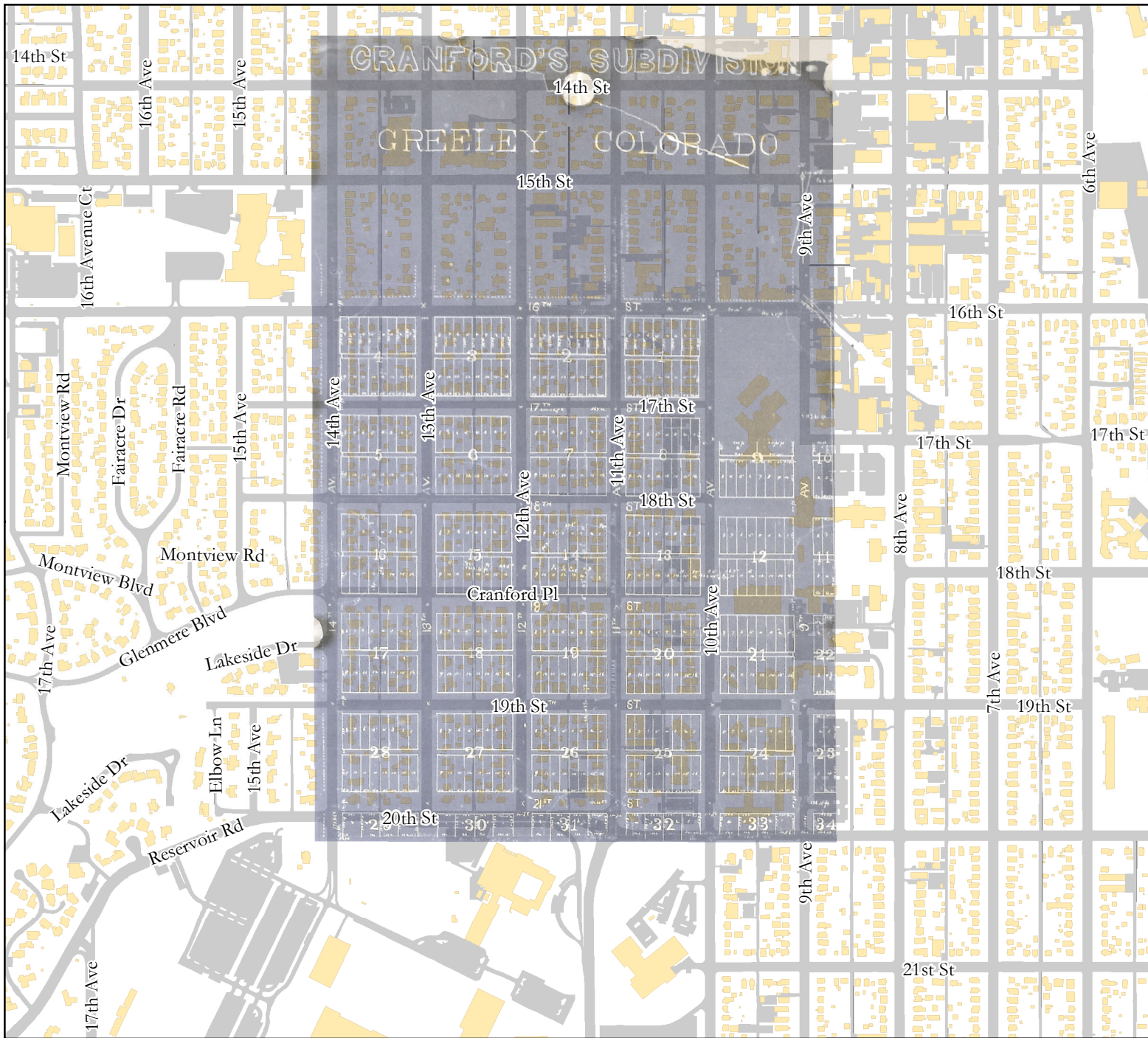
0.0 0 0.02 0.0 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 3/11/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.







THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

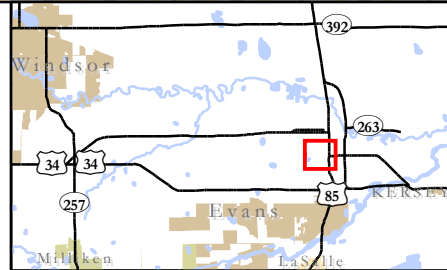
Cranford's Subdivision (1887)



Created: March 29, 2018
By: Greeley GIS Division

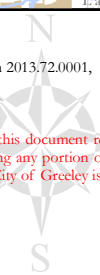
Legend

-  Parcels
-  Structure
-  Waterbodies
-  Public Schools
-  Universities
-  Parklands



Notes:
Historical information from 2015.72.0001,
City of Greeley Museums,
Permanent Collection. 1887

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



MAP

OF THE SECOND ADDITION to CRANFORD IN THE CITY OF GREELEY WELD COUNTY, COLORADO.

SCALE: 1 Inch = 100 Feet.

Baker & Badger
SURVEYORS
GREELEY, COLO.

DEDICATION.

KNOW ALL MEN BY THESE PRESENTS: That I, Frederick L. Cranford, of the City of New York and State of New York, being sole owner in fee of that portion of the East half of the North East quarter (E 1/2 of N.E. 1/4) and of the East half of the South East quarter (E 1/2 of S.E. 1/4) of section seven (7), in Township five (5) North, Range sixty five (65) West of the 6th P.M., in Weld County, Colorado, shown on the annexed map or plat as embraced within the heavy brown exterior lines thereon do hereby set aside said parcel of land and designate the same as "Second Addition to Cranford" in the City of Greeley, Weld County, Colorado, and with the object purpose and intent of causing the same to become a part of the City of Greeley, in Weld County, Colorado, and to be included within the limits and jurisdiction thereof, pursuant to an act of the General Assembly of the State of Colorado, entitled "An Act to Amend Section 7 of Chapter CXX of the General Statutes, entitled 'Towns and Cities,'" approved April 8, 1887, found in Session Laws of 1887, at pages 432 and 433, also printed as Section 4973 of Mills' Annotated Statutes.

To that end I have caused the annexed map or plat and a duplicate thereof, to be prepared, one to be filed in the office of the County Clerk and Recorder of Weld County, Colorado, in which said territory is situate, and the other to be filed with the City Clerk of said City of Greeley, to which city it is desired to annex the territory above specified to become a part of said city and to be included within the limits and jurisdiction thereof. I further do hereby dedicate and grant to said City of Greeley for the use of the public the several streets, avenues and alleys named designated and shown on this plat.

I do further certify that the streets shown on said plat as "Fourth Street", "Fifteenth Street" and "Sixteenth Street" are extensions of streets of same name now a part of the City of Greeley according to the recorded plat thereof and are in conformity as to courses and angles with said streets of said city; also that the streets designated on said plat as "Seventeenth Street", "Eighteenth Street", "Cranford Place", "Nineteenth Street", and that part of "Twentieth Street" north of the south boundary line of the E 1/2 of S.E. 1/4 of said section 7, are extensions of streets of like name and designation in "Cranford" and in "First Addition to Cranford", according to the recorded plats thereof, now a part of said City of Greeley, and that said streets severally are in conformity as to courses and angles with said streets of said adjoining portion of said city; also that the streets or avenues designated on said plat as "Twelfth Avenue", "Thirteenth Avenue" and that part of "Fourteenth Avenue" embraced within E 1/2 of S.E. 1/4 of said section 7, south of Union Colony No 3 canal, are extensions of streets or avenues of like name in the City of Greeley according to the recorded plat thereof, and severally are in conformity as to courses and angles with said avenues of said city.

I further certify that blocks numbered 109, 154, 155, 156 and 161 are numbered to conform in consecutive numbers to adjacent blocks in the City of Greeley according to the recorded plat thereof, and to conform to previous municipal plat thereof shown in said recorded plat of said City of Greeley, though not then a part of said city.

I further certify that the annexed map or plat shows the topography of the territory included within said brown exterior lines by contour lines showing the elevation above sea level of the several portions of said territory; also that all taxes assessed against said property have been fully paid; also that the width of all streets and alleys and the length and width of all lots are correctly designated on said plat, and that the scale thereof is one inch to one hundred feet.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of May A.D. 1906.

Frederick L. Cranford

STATE OF NEW YORK,
County of Kings,

I, *Chas. A. Dudgeon*, a Notary Public within and for said county in the State aforesaid, do hereby certify that Frederick L. Cranford who is personally known to me to be the person whose name is subscribed to the above instrument of writing, appeared before me this day in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and notarial seal this 15th day of May, A.D. 1906.

Chas. A. Dudgeon
Notary Public
#58

ACCEPTANCE

Said plat and dedication accepted by the City of Greeley, and the territory therein designated made a part of said City of Greeley and included within the limits and jurisdiction thereof this 23rd day of May, A.D. 1906.

CITY OF GREELEY

By *Franklin J. Green*, Mayor

Attest *Wm. D. Anderson*, City Clerk

STATE OF COLORADO,
County of Weld

I, *William A. Dorn*, a Notary Public within and for said county in the State aforesaid, do hereby certify that Franklin J. Green, Mayor of the City of Greeley, personally known to me to be the person whose name is subscribed to the above instrument in writing as said Mayor, appeared before me this day in person and acknowledged that as said Mayor and on behalf of said city, as authorized by resolution of the City Council of said city of a regular meeting thereof held on the 23rd day of May, A.D. 1906, he executed said acceptance of said plat and dedication as his free and voluntary act as said Mayor and as the free and voluntary act of said City of Greeley.

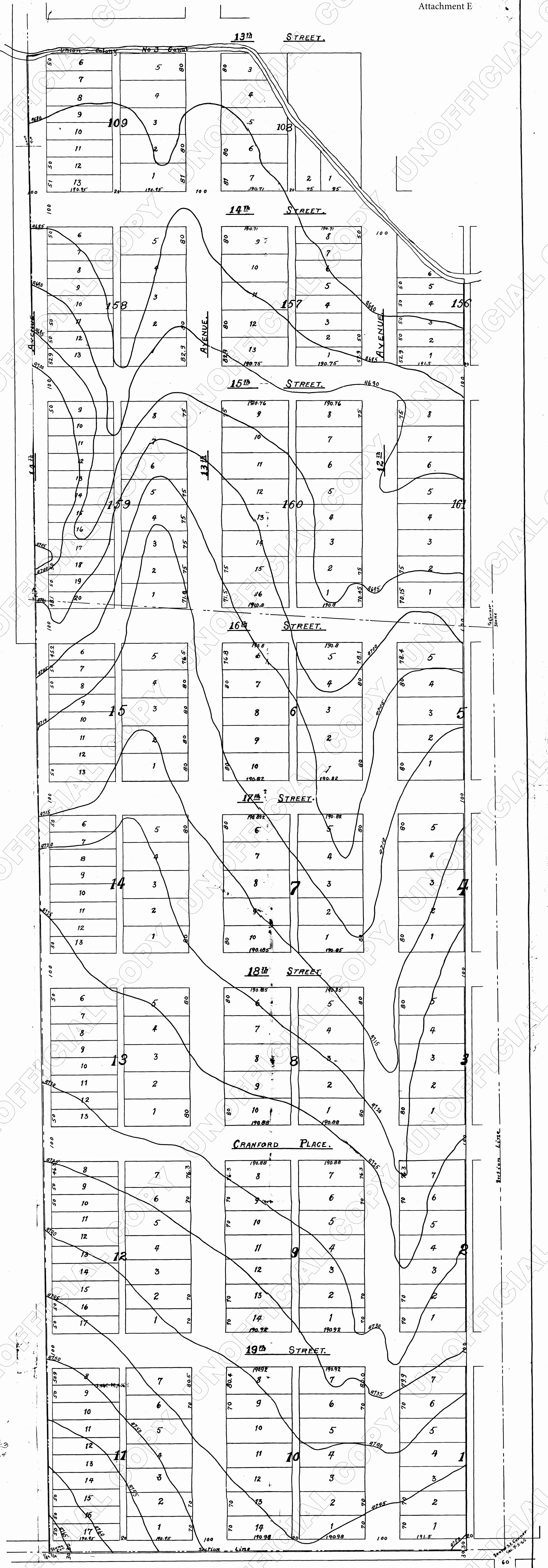
I further certify that my notarial commission expires on the 24th day of May, A.D. 1906.

Given under my hand and notarial seal this 23rd day of May, A.D. 1906.

William A. Dorn
Notary Public

EXAMINED
110784

WELD COUNTY RECORDER
I hereby certify that the foregoing plat was duly recorded in my office on the 18th day of May, 1906, at 10:15 A.M. and that the same is now on file in my office.
Wm. L. Green
Recorder





Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: Historic Preservation Month
FROM: Betsy Kellums, Planner III – Historic Preservation
DATE: March 20, 2023

May is National Historic Preservation Month. The Commission has sponsored various events to celebrate Historic Preservation Month over the years, including scavenger hunts, awards, receptions, historic preservation month posters, walking tours, History Brown Bag presentations, history presentations, etc. In 2022, the Commission sponsored an event at the Plumb Farm, which included self-guided tours and refreshments. There was also a Historic Preservation Month proclamation by City Council and historic preservation month posters.

For 2023, the City is having Historic Preservation Month posters designed and printed, which will be available for distribution in early May. Staff plans to do a proclamation for Historic Preservation Month for a Council meeting in May. It would be appropriate for HPC members to attend that Council meeting to receive the proclamation.

Staff requests direction for planning an event for a 2023 celebration, to include participation of Commissioners in planning and carrying out the event.

Once posters are ready for distribution, Commissioners will be requested to help with distribution, including in these locations:

Downtown	8 th Avenue
Cottonwood	16 th St shops b/n 7 th & 11 th Aves
Westlake shopping center	UNC
Bittersweet	
10 th Street corridor	
Centerplace	
Elk Lakes	