

# Historic Preservation Commission Agenda

Regular Meeting  
December 6, 2021 – 4:00 p.m.  
Virtual Via Zoom

<https://greeleygov.zoom.us/j/86439538317?pwd=OHkrSkpzWnJkajlMZy8yaHkyU1lKQT09>

Pass Code: 017834

## NOTICE:

Regular meetings of the Historic Preservation Commission are held on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month. Meetings are currently conducted using Zoom meeting technology.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

## Watch Meetings:

Meetings are livestreamed on YouTube  
at [youtube.com/CityofGreeley](https://youtube.com/CityofGreeley)



For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

## Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, viewers may address the Commission.

## Submit Written Comments:



Email comments about any item on the agenda to [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> Street, Greeley, CO 80631



# Historic Preservation Commission

**December 06, 2021 at 4:00 PM**  
**Virtual via Zoom**

---

## Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
- [4.](#) Approval of November 15, 2021 Minutes
5. Report from Historic Greeley Inc.
- [6.](#) A public hearing to consider a Certificate of Designation for the Weiss/Willcoxon House house located at 1607 Reservoir Road on the Greeley Historic Register (GHR2021-0003)
7. Commission Member Reports
8. Staff Report
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 PRESRVATION COMMISSION PROCEEDINGS**  
November 15, 2021

**1. Call to Order**

**2. Roll Call**

Chair Brunswig called the remote meeting to order at 4:00 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

**PRESENT**

Chair Bob Brunswig  
Commissioner Doran Azari  
Commissioner Sean Jaehn  
Commissioner Jacob Melish  
Commissioner Dan Podell

**ABSENT**

Commissioner Christen DePetro  
Commissioner Laura Sattler

Chair Brunswig welcomed Sean Jaehn to the Commission. Commissioner DePetro joined the meeting at 4:02 p.m.

**3. Approval of Agenda**

Ms. Kellums indicated that there were no additions or corrections to the agenda and the agenda was approved as presented.

**4. Approval of August 16, 2021 Minutes**

Commissioner Azari moved to approve the minutes dated August 16, 2021. Commissioner Melish seconded the motion. Motion carried 6-0.

**5. Election of Chair and Vice Chair**

Commissioner Azari nominated Bob Brunswig to continue as Chair of the Commission. Commissioner DePetro seconded the motion. Motion carried 5-0. (Chair Brunswig abstained.)

Commissioner Azari nominated Christen DePetro to continue as Vice-Chair of the Commission. Commissioner Melish seconded the motion. Motion carried 6-0.

## **6. Report from Historic Greeley, Inc.**

Rebecca Brunswig, 1700 Montview Boulevard, addressed the Commission on behalf of Historic Greeley Inc. She advised that a new sign had been installed at the Southard-Gillespie House. Ms. Brunswig advised that a Christmas tea would be held at the Southard-Gillespie House on December 4<sup>th</sup>. She noted that the event was sold out and that they are considering making it an annual event.

## **7. Adoption of Historic Resources Survey Plan**

Ms. Kellums provided a brief background of the Historic Resources Survey Plan ("Plan") and its purpose. She advised that the Plan is for the area east of 35<sup>th</sup> Avenue and that a copy of the Plan is posted on the City website. She noted a memo in the packet with a recommended motion to adopt the Plan and establish it as an official guiding document.

Commissioner Azari extended his appreciation to those involved with development of the Plan. Commissioner Azari moved to adopt and implement the Greeley Historic Resources Survey Plan, completed by Logan Simpson and approved by History Colorado State Historical Fund, August 2021. Commissioner Podell seconded the motion. Motion carried 6-0.

## **8. Commission Member Reports**

Commissioner Azari reported attending six classes, one of which was a class on Basic Preservation Engineering for the Non-Engineer held in Aurora at the History Museum and the nearby Delaney Homestead Historic District. He also attended several online classes, two discussing Section 106 of the National Historic Preservation Act, and three other online courses. Commissioner Azari summarized the key takeaways from each of the courses.

Chair Brunswig reminded commissioners of the Saving Places conference to be held February 7-9, 2022. He advised that there will be in-person sessions on February 7 and 8 with a majority of sessions on February 9 being held on Zoom. He encouraged all commissioners to consider attending and noted the valuable information presented by Colorado Preservation Inc. Ms. Kellums reported that scholarships are available and asked commissioners to let her know if they plan to attend. She advised that scholarship recipients would be required to provide a written report of the session(s) attended.

Chair Brunswig reported that the Historic Preservation Archeological Agency in Colorado recently created a new position and hired an Associate Curator of African American History and Cultural Heritage who will oversee the program. One of the first tasks of the new curator is to write a planning grant for the National Trust for Historic Preservation in order to prepare a proposal for the Black Heritage Trail Program for Colorado. Chair Brunswig noted that the new curator is also chairing a panel at the Saving Places conference to facilitate a discussion of the long-term plan for a Historic Byways Program. He described the ongoing restoration of the two standing buildings at Dearfield and stated that two legislators recently put in legislation to the National Park Service to perform a feasibility study for creating a national historic site at Dearfield.

## 9. Staff Report

Ms. Kellums reported that a designation hearing will be held at the next meeting on December 6 and advised that at least five members must be present. She provided more information about topics to be presented at the Saving Places conference. Ms. Kellums added that part of the conference will include a session called Saving Places on the Road with educational opportunities and tours in San Luis, Colorado, on August 5 and 6.

## 10. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:36 p.m.

---

Bob Brunswig, Chair

---

Elizabeth Kellums, Secretary

# Historic Preservation Commission

## Agenda Summary

December 6, 2021

Key Staff Contact: Elizabeth Kellums, Planner III, 970-350-9222

**Title:**

A public hearing to consider a Certificate of Designation for the Weiss/Willcoxon House located at 1607 Reservoir Road on the Greeley Historic Register (GHR2021-0003)

**Summary:**

On behalf of property owners Margaret Thompson and Justin Ghofrani, Linde Thompson submitted a nomination for designation on the Greeley Historic Register for the house at 1607 Reservoir Road for historical and architectural significance. Staff notified the owners of the benefits and obligations of designation and the public hearing, provided newspaper notice and posted a sign, in accordance with the Greeley Municipal Code requirements. Staff reviewed the nomination and determined the house is eligible for designation for historical, architectural and geographical significance.

**Recommended Action:**

Approval

**Attachments:**

Staff Summary

Attachment A – Nomination Form

Attachment B – Photos

Attachment C – Site Map

## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Request for Certificate of Designation for the Weiss/Willcoxon House

**LOCATION:** 1607 Reservoir Road

**APPLICANT:** Linde Thompson, on behalf of owners Margaret Thompson and Justin Ghofrani

**CASE NUMBER:** GHR2021-0003

**CASE PLANNER:** Elizabeth Kellums, Planner III – Historic Preservation

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** December 6, 2021

### 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 October 31, 2021, Linde Thompson, on behalf of owners Margaret Thompson and Justin Ghofrani, submitted a complete Greeley Historic Register nomination for the Reservoir Road House at 1607 Reservoir Road. After staff research and consultation with the owner, the proposed name for this historic register nomination is Weiss/Willcoxon House. 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) and (4) Architectural Significance, and (c)(1) Geographical Significance of Section 24-1003(d) of the City of Greeley Municipal Code.

### PROPERTY DATA

**Legal Description:** GR 2GP2-2 PT L2 BLK2 2ND GLENMERE PARK BEG NW COR L2 TH E TO NE COR S60' S51D04'W 104' TO SWLY LN L2 N45D24'W 40' TO W LN L2 TH N96.97' TO BEG, City of Greeley, County of Weld, State of Colorado

**Neighborhood:** Glenmere Park, 2<sup>nd</sup> Addition

Year Property Built: 1963 (Source: Certificate of Occupancy for 1607 Reservoir Road, Building Permit file for 1607 Reservoir Road)

Architectural Style/Type: Mid-Century Modern

Dates of Significant Renovations: Wiring Permit; Owner: Howard Weiss; Contractor: Herdman Electric Co.; for Remodel; Permit #671116; Date: 4/17/1967.

Inspection Record for addition, Permit #66081; Contractor: Coan Construction Company; Date: 4/29/1966.

Permit for family room addition; Contractor: Coan Construction; Permit #66081; Date: 4/29/1966; Electrical Contractor – Herdman Electric; Heating Contractor: Anderson.

Certificate of Occupancy for 1607 Reservoir Road; Lot 2 N-Portion, Block 2, Glenmere 2<sup>nd</sup>; for use as a Single Dwelling; Date: 10/3/1963.

Inspection Record for Single Family Dwelling, Permit #63136, Owner: Coan Construction Company; Final Inspection: 9/30/1963.

Permit #630962; Sprinkler system, Contractor/Owner: Morgan Nursery; Date: 10/4/1963; Final: 6/9/1964.

Inspection report for footing for addition; Remarks: No. Don't have required back yard and question stability of soil; Contractor: Coan Construction; Date: 4/29/1966.

Source: Building Permit File for 1607 Reservoir Road

## 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

In order 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 by the Staff of the City of Greeley Museums from the files at the Greeley History Museum.)*

Coan Construction built this house in 1963, and Howard and Thelma Weiss owned and lived here from 1963 through approximately 1972. Howard Weiss was born in Nebraska in 1911 to Fred and Mary Weiss. Fred and Mary Weiss came to Greeley in 1915, and Fred opened a jewelry store at the northeast corner of 9<sup>th</sup> Avenue and 9<sup>th</sup> Street. The building burned down and they moved the business to the north along 9<sup>th</sup> Avenue. The business subsequently moved several times, including at a location at their son Howard Weiss's house on 9<sup>th</sup> Street, where he did watch repair.

Howard Weiss graduated from Greeley High School in 1929 and worked in the jewelry industry from 1933 until he passed away in 2005. While he retired in approximately 1987-88, he was active in the Colorado Watchmakers Association and worked on downtown projects. He married his wife Thelma Koenig in Long Beach, California in 1937. Thelma loved working in the jewelry store alongside Howard, helping customers. Thelma was born in Loveland in 1931 to Charles and Grace Koenig and graduated from Johnstown High School in 1931. She spent many hours fishing with her father when she was growing up. According to her obituary, she excelled

at fishing, and she and Howard loved fishing together. She went to Fort Collins Business School and then later graduated from Long Beach City College. Howard and his wife later moved to Idaho, where their son Rich was born. They returned to Greeley in 1944, and Howard bought the former Simmons Jewelry business at 810 10<sup>th</sup> Street. In 1974, they moved the business to the north side of 10<sup>th</sup> Street, at 827 10<sup>th</sup>. Son Rich joined the family business in 1984. Howard and Thelma loved to play golf and were active members of the Greeley Country Club. Thelma's obituary states, "She was known for her long, almost out-of-control, backswing and her fine short game." (Greeley Tribune, 2/3/2011). Howard was significantly involved in the Country Club, including with obtaining land for the last nine holes and assisting with the design of that portion of the course. They were members of the club for more than 53 years. They also loved to travel around the continent in search of antique clocks. He was also a member of the Baptist Church in Loveland, the Jaycees, and the Greeley Kiwanis Club, co-founding the "Stars of Tomorrow" program.

Howard had significant contributions to the jewelry and watch industries, as well as to Greeley as a business owner and through his membership in the Downtown Greeley Improvement Association, including service as chair in 1965. Howard and Thelma loved antique clocks and were members of the National Association of Watch and Clock Collectors (NAWCC). They established an award for craftsmanship and the NAWCC awarded him the position of fellow in 1977. In 1947, he was president of the Master Watchmakers Association of Colorado. He had a tremendous impact on the future of the industry, as he created the standards for apprenticeship for watchmakers, which the Colorado State Board for Vocational Education adopted in 1953. Prior to that, his apprenticeship standards were approved in 1946 for veterans training under the 1944 G.I. Bill of Rights, officially known as the Servicemen's Readjustment Act of 1944. The Brand Names Foundation honored Howard and Thelma in the mid-1950s with the Retailer of the Year Award. They traveled to New York City for the award presentation at the Waldorf Astoria Hotel.

While Howard had many contributions to the jewelry and watchmaking industries, as well as to Greeley, perhaps as significant, he was described as "a gentleman and well-liked." He passed away in 2005, and Thelma passed away in 2011.

John and Marcia Willcoxon, owned and lived at 1607 Reservoir Road from 1973 through their deaths in 2002 and 1997, respectively, purchasing the property from Howard and Thelma Weiss. John Willcoxon was born in 1931 in Virginia to John and Georgia Willcoxon. He married Marcia Morrison in Minneapolis in 1961. He got his bachelor's degree from Washington and Lee University in Virginia in 1952, and he got his master's and doctorate degrees in theater from the University of Minnesota in Minneapolis. He was a professor in the Theater Department at the University of Northern Colorado from 1965 – 1986, including serving as department chair. He directed UNC's Little Theatre of the Rockies and acted in many UNC theater productions and the Colorado Shakespeare Festival. He retired from teaching in the spring of 1986 and started auditioning for acting roles in the region. In a *Greeley Tribune* article announcing his spring 1986 retirement, he explained the reason for retiring from teaching, "A lot of my reasoning in going into acting on a full-time basis has to do with getting free of responsibility for what other people do." (*Greeley Tribune*, July 21, 1985, page B-6) His hobbies included cooking and painting.

Marcia was born in 1929 to Lloyd Donald Morrison and his wife Geraldine Jeannne Morrison in Virginia, Minnesota. She graduated from high school in Minneapolis in 1947 and went on to get her bachelor's degree in Journalism with history and political science minors in 1951. She studied abroad in the summer of 1950, at Oxford University in England. She studied international law at George Washington University in 1953, and later received her master's in American Studies in 1955. She completed her studies with a Ph.C degree from the University of Minnesota, which is a doctorate without the dissertation. They came to Greeley in 1965, and she started at UNC as a history instructor, and later becoming an assistant professor of history by 1967, a role she filled until 1974. In 1974, she pivoted and taught as an assistant professor of interdisciplinary studies and women's studies until 1977. She became a full professor of women's studies in 1981. She retired in August 1992 and was bestowed the title of Professor Emerita of Women's Studies. During her tenure, Marcia coordinated the Women's Studies program and chaired the Women's Studies Committee for 17 years. In this capacity, she created scholarships for students in the Women's Studies or Interdisciplinary Studies program, by working with community members on a committee that solicited donations from the area and UNC campus. She was active in Women's Studies administration at the national level, serving as the state coordinator for the National Women's Studies Association, was a member of the Colorado Women's Studies Association, and was the campus coordinator for HERS/West and the Southwest Institute for Research on Women based at the University of Arizona. She served on the Women's Foundation of Colorado Board of Trustees.

**Staff Comments:** The Scott/Willcoxon House has character, interest and integrity and reflects the heritage and cultural development of Greeley. It reflects the 1960s expanding residential development. The house is significant for association with prominent owners Howard and Thelma Weiss, who owned and operated Weiss Jewelers and were prominent in the industry as well as in the community of Greeley, and for association with prominent owners John and Marcia Willcoxon, professors at University of Northern Colorado and who had strong contributions to their fields of study.

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

Coan Construction Company built this house in 1963 and obtained a Certificate of Occupancy issued on October 3, 1963. The house strongly reflects Mid-Century Modern style of architecture. This residence is a one-story, L-shaped, wood frame structure with raked brick veneer and stone on the front façade with a low pitched gabled gravel roof. Roof features include wide overhanging eaves with several exposed roof beams. The main façade features a two-car garage, a recessed entrance with adjacent picture windows, and a stone wall. The west façade features several windows, including a glass block window and brick exterior. The rear façade includes several windows across the top of the north wall of the northwest addition, as well as a covered patio with wood board and batten siding, several doors from the dining room addition and living room, clerestory windows above the patio roof, several windows with brick sills. The east elevation features long narrow windows close to the eaves, a basement window and a basement entrance with concrete wall partially enclosing the stairwell. Coan Construction Company built the northwest family room addition in 1966.

***Staff Comments:***

The Weiss/Willcoxon House reflects Mid-Century Modern style of architecture, with specific significant features including the very low-pitched gabled roof, wide overhanging eaves, raked brick exterior, attached garage and narrow windows near the roof eaves, and stone on the front wall. It also reflects the mid-century modern architecture west of 14<sup>th</sup> Avenue, where there is a marked distinction in architectural types and styles, primarily due to later development.

For these reasons, staff finds the property does meet **criterion (1b) 1 and 4 for architectural significance.**

**Section 24-1003d)(1) (c) 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.***

**Geographical Location**

The Weiss/Willcoxon House is located in proximity to the University of Northern Colorado, where the Willcoxons worked and made significant contributions, specifically Marcia made significant and lasting contributions to the development of the Women's Studies program at UNC and nationally. The house is located on Block 2 of the Second Addition to Glenmere, which was subdivided in 1963 by property owners Howard and Thelma Weiss and Glenfair Construction Company. Staff did not find the original date of the addition. Lot 2 was later further subdivided between the houses at 1605 and 1607 Reservoir Road.

The house and subdivision are indicative of the 1960s development with architecture as well as the cul-de-sac layout.

**Staff Comments:**

For these reasons, the Weiss/Willcoxon House is in close proximity to and is strongly connected to the University of Northern Colorado due to the Willcoxon contributions as UNC faculty.

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** – (1963-2002); *the house is significant for representing the historical and cultural development of Greeley and for association with prominent owners Howard and Thelma Weiss and John and Marcia Willcoxon.*

**Architectural Significance** – (1963); *the house is significant as an example of a Mid-Century Modern residential architecture.*

**Geographical Significance** – (1963); *the house is significant for location in proximity to and connection with the University of Northern Colorado.*

## **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 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.

The Weiss/Willcoxon House exhibits integrity of location, design, setting, materials, workmanship, feeling and association. The house was constructed in 1963 by Coan Construction Company as a single family dwelling. In 1966, Coan constructed a one-story family room addition on the northwest corner of the house. The house retains sufficient original historic exterior materials, windows and doors to convey significance. It retains the original features of the low pitched roof with wide overhanging eaves, picture windows next to the recessed wood front door, a rock wall on the front of the house, glass block windows on the side and clerestory windows and picture windows on the north wall facing the back patio and yard. 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 November 24<sup>th</sup> and December 1, 2021 and a letter notifying the property owner of the public hearing was emailed to the owner on November 1, 2021. Staff posted a public hearing notification sign at the property on November 18, 2021.

## **SUMMARY**

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 Weiss/Willcoxon House meets criteria in three areas of significance and retains sufficient integrity to convey historical, architectural and geographical significance, and therefore designate the Weiss/Willcoxon House at 1607 Reservoir Road 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 Weiss/Willcoxon House at 1607 Reservoir Road 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 Weiss/Willcoxon House has character, interest and integrity and reflects the heritage and cultural development of Greeley. The house is also associated with Howard and Thelma Weiss, owners of Weiss Jewelers and prominent community members, and with John and Marcia Willcoxon, professors at UNC and Marcia as an innovator and driving force for Women's Studies at UNC.

### **(b) Architectural Significance:**

*1. Characterizes an architectural style associated with a particular era and/or ethnic group.*

*4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*

The house clearly reflects the Mid-Century Modern style of architecture, which is reflected in the area west of 14<sup>th</sup> Avenue, where there is a marked change in architecture.

### **(c) Geographical Significance:**

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

The Weiss/Willcoxon House is significant for its location near the University of Northern Colorado, particularly due to the prominence of the Willcoxon owners and their service at UNC.

## ATTACHMENTS

|              |                                                |
|--------------|------------------------------------------------|
| Attachment A | Application & Historic Building Inventory Form |
| Attachment B | Photographs                                    |
| Attachment C | Existing Site Map                              |

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

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

Article 4 of Chapter 8 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: Margaret Thompson  
 Address: 1607 Reservoir Road  
Greeley, CO 80631  
 Telephone: 970.371.2840  
 Email: hello@margiesjavajoint.com

**HISTORIC PROPERTY**

Name: The Reservoir Road House  
 Address: 1607 Reservoir Road  
Greeley, CO  
 Historic Use: residence  
 Current or Proposed Use: residence  
 Legal Description: GR 28P2 L2 2nd GLENMERE PARK

City of Greeley, County of Weld, State of Colorado

**NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:**The Reservoir Road House**BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE**

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

The house is a classic mid-Century modern residence with a low-pitched gabled roof and attached garage, and its design is unique in the neighborhood and representative of 1960s style. Its long time owner was Marcia Willcox, UNC Women's Studies faculty member who played a prominent role in the development of the feminist movement at UNC through her long career there.

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

Applicant (Print): Margaret Thompson Telephone: 970.371.2840

Signature: Margaret Thompson Date: 10/24/2021

APPLICANT IS THE OWNER? YES ☒ NO ☐

**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.**

Architectural description: (add continuation sheet if necessary; see brief for assistance)  
The Reservoir Road House is a good example of 1960s residential architecture with a low-pitched gabled roof; brick, rock, and wood frame construction; and attached garage. The large front entry windows and back covered patio are representative of mid-20th Century residential design.

**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 24-947 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 *Marcia Willcoxon*  
*John Willcoxon*

***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 18.36.060. 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)

The Reservoir Road House has significance for its unique, modern architectural style and its use of brick, rock, and large windows on its front facade. Its site on a cul-de-sac also represents a 1960s residential trend. Its association with longtime UNC faculty member Marcia Willcox, a former owner, also lends significance to the home.

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

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

Weld County Assessor website

Inventory completed by: Linde Thompson

Signature: Linde Thompson

Date: 10/24/2021 Phone: 970.302.8368

Address: 1616 12th Avenue, Greeley, CO. 80631

1607 Reservoir Road, Weiss/Willcoxon House



South elevation, Photo by Linde Thompson, October 2021.



East elevation, Photo by Linde Thompson, October 2021.



North elevation, Photo by Linde Thompson, October 2021



West elevation, Photo by Linde Thompson, October 2021



S elevation detail, Photo by Betsy Kellums, 11/12/21



E elevation, Photo by Betsy Kellums, 11/12/21



N elevation, Photo by Betsy Kellums, 11/12/21



N elevation detail, Photo by Betsy Kellums, 11/12/21



N elevation back patio, Photo by Betsy Kellums, 11/12/21



N elevation patio, Photo by Betsy Kellums, 11/12/21



W elevation, Photo by Betsy Kellums, 11/12/21

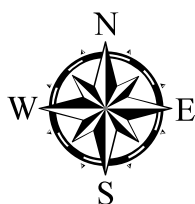
# Site Map - 1607 Reservoir Road

Attachment C

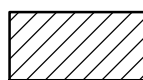


Created: 11/12/2021  
By: COG Planning, Hist Pres, GIS

\* Based on Composite of 2007 Army Corps of Engineers Flood Study and Greeley Areas of Ecological Significance.



## Legend



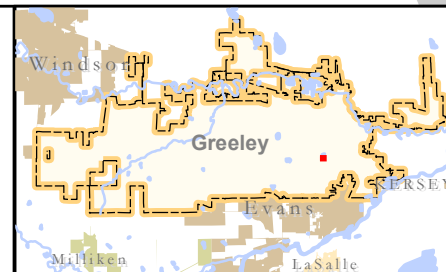
**1607 Reservoir Road**



**Parcels**



**Structure**



### Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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.