

Historic Preservation Commission Agenda

Regular Meeting

Monday March 17, 2025 at 4:00 P.M.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/84085945851>

NOTICE:

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Watch Meetings:

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Submit Written Comments:

Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.



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Historic Preservation Commission

March 17, 2025 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 the Minutes
5. Report from Historic Greeley Inc.
6. Public Hearing to Consider a Request for Certificate of Designation for J Max Clark House located at 1111 5th Street, Case No. GHR2025-0001.
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 PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

March 3, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Christen DePetro
Commissioner Doran Azari
Commissioner Marshall Clough
Commissioner Sean Jaehn
Commissioner Gabriel Llanas
Commissioners Dan Podell

Commissioner Martinez was excused.

3. Approval of Agenda

Betsy Kellums (Planner III) indicated there were not any additions or modifications to the agenda. Commissioner Clough moved to approve the agenda as published. Commissioner Podell seconded the motion.

Motion carried 6-0.

4. Approval of the Minutes

Chair DePetro moved to approve the February 03, 2025, Historic Preservation Commission meeting minutes. Commissioner Jaehn seconded the motion.

Motion carried 6-0.

5. Report from Historic Greeley Inc.

Rebecca Brunswig (Historic Greeley Inc.) reported that they were informed of some developments in downtown and will be keeping an eye out for the Historic Buildings and District in that area. Ms. Kellums mentioned it is the Richmark proposal she was referring to. No decisions have been formally made so there are no details now. Weld County will be hosting some informational

meetings at the end of the month and maybe the 1st week of April. The goal is to create a Civic Campus to include, city, county, and the school district. Betsy will share the meeting dates with the Commissioners when located.

6. Public Hearing to Consider a Request for Certificate of Approval for Major Alteration to Add an ADA ramp to the Centennial Village Museum Depot at 1475 A Street, Case No. HPDR2025-0004

Commissioner Llanas had to recuse himself due to a conflict of interest. Betsy Kellums (Planner III) presented the Greeley History Museum's request to put an ADA ramp on the depot at Centennial Village Museum. There must have been some miscommunication between the Museum and the city facilities department or forgetting that this is on the Historic Register and therefore they needed Commission approval before installation of the ramp. The ramp located on the east side of the building did not meet ADA requirements so a new one was required. Staff recommends approval.

The Commission expressed disappointment that the ramp was completed prior to the Commission review. Commissioners asked if this could have been located on another side of the building instead of the front and suggested it could have been designed differently and/or used different materials and colors to make it more compatible.

Chris Bowles (Museum Manager) attended the meeting virtually and answered questions of the Commission about the design, materials and timing of the project. He apologized that the work was completed prior to the Commission review. He explained the Museums began planning for the ramp prior to Centennial Village being designated. He sought to adhere to the Secretary of the Interior's Standards in the design, but the design the museum's approved was not what the contractor's built, particularly with materials. The original intent was to use a wooden deck and side paneling similar to what is on the building. He was also adamant that the connection to the building would be minimal, and it turned out to be freestanding, not connected to the building. The city's facilities department had difficulties with the contractor in communication and timing of the project, as it was finished in January instead of last summer. He apologized for coming in after the fact and said the museum should have applied for approval before planning the project.

In response to a question from Commissioner Azari, Mr. Bowles indicated that Selma's Store had an ADA ramp installed several years ago. They do have several houses that have stairs that will likely need ramps in the future.

Commissioner Jaehn expressed disappointment about the museum coming in after the work was done, and he said if the museum came in to get approval for the ramp as it was constructed, he would have been a hard no.

They discussed the previously used ramp, which was not compliant with ADA regulations. The Commissioners and staff discussed how the other doors were not viable options for the ramp due to the interior configuration and the siting of the depot on the property.

Commissioners Azari and Jaehn talked about amending the recommended motion to ask

the museums to make the ramp align more with preservation concerns, which Commissioner Azari appreciated Mr. Bowles addressing. They discussed painting the ramp to match the building or the red brick. Commissioner Jaehn recommended staining the ramp. They also discussed the black railings on the ramp.

They also discussed coming up with a uniform design standard for ADA ramps that would be considered in the future. Mr. Bowles would be in favor of that, including something along the lines of wooden planks, durable and meets ADA requirements. The railings will be painted to match the trim of the depot.

Ms. Kellums will work with museum staff on ADA standards for Centennial Village Museum.

The Commission and Staff discussed staining and working with city facilities and the contractor, who did not do the work as the museums had signed off on.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission finds that the proposed installation of an ADA ramp on the front of the Depot at Centennial Village Museum at 1475 A Street meets (1) Criteria and Standards a, b, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval with the expectation that the City Museums work to modify the concrete ramp, to standardize its appearance to match the look of the historic depot. Commissioner Clough seconded the motion.

Commissioner Podell asked if Mr. Bowles was okay with the proposed motion. He asked for clarification if the stain of the ramp matches the dark deck. The Commission determined the museums could make the color decision and not include the color of the stain in the motion.

Chair DePetro called for a vote. The motion passed 6-0 (Commissioner Martinez absent).

7. Colorado Preservation Inc. Saving Places Conference Reports

Commissioner Llanas reported on his experience at the CPI Conference. The aspect of preservation that feels the most important to him but that is the most difficult is the storytelling aspect. Preserving a building for the future is very important, but it is also very important to explain why. Art is also relevant to historic preservation, referring specifically to Neon Alley in Pueblo, which is a tourist attraction in Pueblo. He also reported on colcha embroidery used for story telling in the San Luis Valley. He described an embroidered map of Alamosa. Finally, he talked about the La Isla Memory project. An artist had printed historic photographs of people working in the abandoned building on large fabric and then hung them in the building. The more he attends the conference, the more he realizes how important historic preservation is. He talked about how important it is to pass along the memories and stories of place to the next generation so those stories don't disappear and prevent our understanding place in the future. He highly recommends the conference.

Ms. Kellums reported on her experience at the conference. She talked about the state tax credits, a new historic preservation housing tax credit for rehabilitation

projects that include a certain amount of housing. She discussed placekeeping – to keep a place that is already made (instead of placemaking), and she discussed documenting and designating sites that have been lost with interpretive panels, sidewalk stickers, building footprints, etc.

Commissioner Clough reported on his experience at the conference, including the session about Withintrification, which is an antidote to typical gentrification. It involves local communities negotiating with possible developers to keep their houses, the atmosphere, and character of the community, basically gentrifying in a way that is compatible with the history and heritage of the existing community. he also reported on the session about Pueblo and the story telling for the Hispanic community.

8. Commission Member Reports

No Commission members shared reports.

9. Staff Report

The Historic Preservation Month event will be Monday, May 19th at Warnoco. The decision was made to have the event from 5-7 p.m. The event will be in lieu of a meeting.

10. Adjournment to Workshop

With no further business before the Commission, Chair DePetro adjourned the meeting to a workshop at 5:41 p.m.

11. Workshop: Triennial Review

The Commission discussed the triennial review questionnaire and items for a work plan for the next three years. The work plan items they prioritized included 1) education and outreach, including letters reminding Greeley Historic Register owners about incentives and design review requirements and letters to owners of properties potentially eligible for designation and realtor training and outreach, 2) continuing with bronze plaques, 3) reviewing nominations to the Greeley Historic Register, and 4) reviewing requests for Certificates of Approval.

Christen DePetro, Chair

Betsy Kellums, Secretary

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for J Max Clark House

LOCATION: 1111 5th Street

APPLICANT: Jason Pressley

CASE NUMBER: GHR2025-0001

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: March 17, 2025

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 February 4, 2025, property owner Jason Pressley submitted a complete Greeley Historic Register nomination for the J Max Clark House at 1111 5th Street, including the application, photos, and payment of the nomination fee. Please refer to the attached application and historic building inventory, photographs, and the existing site map.

Mr. Pressley nominated the property for designation based on research of the site history. He proposes the house is eligible for individual designation under (1) Criteria (a) Historical Significance (2, 3) and (b) Architectural Significance (1, 2, 3, and 4) of Section 24-1003(d) of the City of Greeley Municipal Code.

PROPERTY DATA

Legal Description:	GR 4498-A W45FT OF S90FT OF E60FT L7 BLK14, City of Greeley, County of Weld, State of Colorado.
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Neighborhood:	North Downtown
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Year Property Built:	1870
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Architectural Style/Type:	I-House
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Dates of Significant Renovations:

Correspondence from City Building Inspection Office to Owners Ray and Jennifer Hupp regarding exterior maintenance and ordering them to secure all windows and doors through repair or boarding; August 25, 2014.

Electrical Permit: A-911544; To install 100 amp service; Issued: 11/5/1991.

Permit for resale inspection. Owner & Contractor: Warren Henning; Permit #860171; Date: 3/28/1986. Inspection date: 5/22/1986.

Permit to Reroof with 3-tab asphalt shingles; Owner & Contractor: Warren & Betty Henning; Permit #850193; Date: 3/21/1985; Final inspection: 5/22/1986.

Permit for SFD - Housing Inspection; Owner: Katharyn Ravithis; Permit #840799; Date: 9/21/1984.

Permit #660610 to reroof with composition roof; Contractor: Alco Roofing; Description: Composition over one wood and one comp layer, this is third layer; Date: 11/25/1966; Final Inspection Approval: 12/2/1966.

Source: Building Permit File for 1111 5th Street

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 J Max Clark House

(Historic Preservation Staff verified the following information through research at the Greeley History Museum.)

J Max Clark built his house here in 1870, making it one of the oldest buildings in Greeley. He and his wife Elizabeth lived there until 1909. The city directories list him at 1111 then lived next door at 1103 including in 1928. He rented out the house at 1111 while living at 1103. An advertisement for the rental in the *Greeley Tribune* on November 9, 1923, read, “J. Max Clark has [sic] six room house for rent. Modern, furnace heat and gas stove. Just repainted and papered within. An attractive home. No. 1111 Fifth St. Call at 1103 Fifth St., and consult J. Max Clark or C. H. Clark.”

J Max, as he was called, was a pioneer who joined the Union Colony in the first year, 1870. Clark was born in December 1840 in Delevan, Wisconsin. He moved to Colorado by team in 1860, arriving in Denver in May. He mined in Colorado for a year and then returned to Wisconsin in 1861. He served for three years in the Union army beginning in September 1861, including service under General Sherman. After the war, he returned to Wisconsin and married Elizabeth Baker on January 1, 1866. They moved to Tennessee to farm but later responded to Nathan Meeker’s call and joined the Union Colony, arriving in Greeley in 1870.

When he came to Greeley, he farmed and homesteaded until the fall of 1880 at which time he went into the blacksmithing and coal implements business until 1894. He continued to manage his farm while doing the blacksmithing. He began writing columns in the *Tribune* beginning in 1870 with the second issue. He wrote columns for the *Tribune* for 58 years, until shortly before he passed away in 1928. In June 1890, he started in an editorial position at the *Tribune* and soon became the editor, which position he held until the fall of 1900. (Source: “J. Max Clark, 87, Colony Pioneer Dies Thursday” *Greeley Tribune*, March 29, 1928)

Clark worked as a farmer and was knowledgeable about irrigation. According to his obituary, “Mr. Clark, altho not an engineer, made an intensive study of the subject of irrigation and water supply and regulation, from Italian, Spanish, Indian and California sources, and was an important

contributor to the theory and practice of irrigation in the district of which Greeley is the center.” (Greeley Tribune, March 29, 1928)

In the course of farming, he developed a “device for measuring the quantity of water passing through a flume, by means of a spring balance which measured the force it exerted in passing.” (Boyd page 111) It was determined to not be as accurate as a “weir adopted by E.S. Nettleton first for the English Company, and invented and tabulated by Francis, of Massachusetts, is more accurate.” (Boyd, page 112)

Other contributions of J Max include serving one term as a representative in the legislative assembly, beginning in the fall of 1898, helping fund the Oasis Hotel, helping fund the right of way for road construction connecting Greeley and Fort Collins, and helping fund the location for the post office. He contributed to the funds for a community library and spent a year advocating for it and soliciting donations to help pay for it so it could be independent of Carnegie and “erected by the people of Greeley.” Following advocating for the library, he served on the library board, eventually becoming president of the board.

When he passed away, flags were flown at half-mast at the courthouse, city hall and on the municipal flagpole to honor him. The funeral was held at Macy’s Chapel in Greeley. Board of County Commissioners Chairman Forrest Powars stated about Mr. Clark in an article in the *Greeley Tribune* on April 3, 1928:

The flag on the court house has been at half mast for a number of public office holders while I have been on the board but I feel that no one of them so thoroly [sic] deserved the gratitude and respect of the people of Greeley and all Weld county as did Mr. Clark.

After J Max and Elizabeth moved out of this house, they rented it out into the 1920s. In 1910, Roy Mack, Ralph and Carrie Mack, and Sam Mack, all lived here and worked as ranchmen. While the Clarks were renting out the house, the resident turnover was frequent. From at least 1913 through 1915, Albert A. LaFollette and his wife Maude lived there. He worked as a barber. From approximately 1917 through 1922, R L Hall and his wife Elsie lived there. He worked as a carpenter and contractor. Residents changed frequently and included contractors, teachers, students, a janitor, a railroad employee, a produce dealer, and a laborer. In 1966, John T. Ravithis and his wife Clara owned the home and lived there through 1980. Clara was listed as owning the house in 1981. Warren and Betty Henning owned the house by 1986 and sold it in 1988 to Michael and Carillo Rodriguez. James and Jeanne Depriest purchased it from the Department of Housing and Urban Development (HUD) and then sold it to the Hupps who eventually sold it to the current owners in 2020.

Staff Comments:

James Maxwell Clark, also known as J Max Clark, contributed significantly to the development of the community and the political, social, and/or cultural life of the community. He farmed and developed an irrigation measuring device. He also wrote columns for the *Greeley Tribune*, served as an editor of the *Greeley Tribune*, he advocated for the establishment of a library independent of the Carnegie Foundation, and as author of Colonial Days, memorializing some of the history of the community. As one

of the earliest buildings in town and now one of the oldest houses, it is also significant for association with the founding and development of Greeley.

For these reasons, staff finds the property does meet **criteria (1a) 2 and 3 for historical significance.**

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

The site, building or property:

- 1. Characterizes an architectural style or type 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

The J Max Clark House is a one-and-a-half-story, rectangular, wood frame I-House with lap wood siding exterior and a stone foundation. It has a side-gabled roof with gray architectural shingles and wide overhanging eaves. The main façade is broken into three bays and contains a centered entrance. The almost-full-width front porch has four evenly spaced, square wood columns supporting the shed roof which abuts the front wall under the sliding windows on the upper half-story. Two small sliding windows sit atop the porch roof. First story windows are one-over-one vinyl windows and with storm windows and wood surrounds. There is a bay window on the east side of the first story. There is a chimney with wood surround near the center of the main gable roof. The Sanborn maps from 1901 through 1918 show the portion that extends to the west and is slightly set back from the front façade. It also shows a one-story section extending to the north from the main one-and-a-half story section. A one-story addition was added later (date unknown) on the west side of the north extension and the northwest corner of the house.

Staff Comments:

The J Max Clark House reflects an early example of an I-House building type, built in Colorado primarily between 1875 and 1910. Most often, I-Houses were built of wood in Colorado because wood was more readily available than brick or stone, which were more commonly used on I-Houses in the Midwest. Characteristic features of I-Houses include a rectangular plan with a gabled roof, a central passage marked by a centered entrance, and lack of ornamentation. They also were two rooms wide and one room deep, usually two stories, and many expanded over the years with additions on the sides and rear. The *Greeley Tribune* noted Clark added an extension to the rear in 1876 that was 20 square feet and made of brick.

This house has been altered with replacement windows, the siding has been replaced multiple times (as of 1981, the house had asbestos siding, and now it has lap siding; it is unknown whether the original siding is under the existing siding), the porch posts were originally turned spindles and there was decorative detailing under the eaves of the porch roof. A balustrade railing on the roof of the bay window was also removed at an unknown date.

Although the house has undergone significant alterations, the main form and basic features of the house remain. It still clearly shows the original form of an I-House.

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

The J Max Clark House is located near downtown Greeley, is located a half block from the Greeley Historic Register-designated Woodruff House at 1027 5th Street, a block and a half from the Greeley Historic Register-designated Oak and Adams House at 930 5th Street and the Artesian Well #5, located south of the Oak and Adams House. It is also located two and a half blocks from the Greeley Historic Register-designated Harry Haynes House at 1305 6th Street. Finally, it is located within the original plat of the Union Colony.

Staff Comments:

The J Max Clark House is located near Greeley Historic Register designated sites and is in the historic downtown core where Greeley grew out from. However, it does not have a known strong connection to downtown or to other significant sites.

For these reasons, staff finds the property does not meet **criteria (1c) 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 – (1870-1909); the site is significant for association with J Max Clark, who lived here through 1909 and for association with the founding of Greeley.

Architectural Significance – (1870); the building is an example of the I-House architectural type, built in Colorado primarily between 1875-1910.

III. INTEGRITY

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluate 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 J Max Clark House exhibits a low to moderate degree of integrity of location, design, setting, materials, workmanship, feeling and association. Changes include alterations to the porch posts, the replacement or covering of the original siding, replacement of windows and the

addition on the west and northwest corner of the house. These alterations adversely affect the ability of the house to convey significance; however, the basic form of the original house and the main window openings and the bay window still remain and can convey association with J Max Clark. The site retains integrity to convey significance.

NOTICE

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on March 2nd and 9th, 2025, and a letter notifying the property owner of the public hearing was emailed to the owner on February 18, 2025. A public hearing notification sign was posted at the property on February 24, 2025. Notice of the hearing was posted on the city website on February 18, 2025.

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

Staff finds that the J Max Clark House meets criteria in two areas of significance and retains sufficient integrity to convey significance, and therefore recommends the Commission designate the J Max Clark House at 1111 5th Street 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 J Max Clark House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

(a) Historical Significance:

- 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.*

James Maxwell Clark, also known as J Max Clark, contributed significantly to the development of the community and the political, social, and/or cultural life of the community. He farmed and developed an irrigation measuring device. He also wrote columns for the *Greeley Tribune*, served as an editor of the *Greeley Tribune*, he advocated for the establishment of a library independent of the Carnegie Foundation, and as author of *Colonial Days*, memorializing some of the history of the community. As one of the earliest buildings in town and now one of the oldest houses, it is also significant for association with the founding and development of Greeley.

(b) Architectural Significance:

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

The J Max Clark House reflects an early example of an I-House building type, built in Colorado primarily between 1875 and 1910. Characteristic features on this house include a rectangular plan with a gabled roof, a central passage marked by a centered entrance, and lack of ornamentation. They also were two rooms wide and one room deep, usually two stories, and many expanded over the years with additions on the sides and rear. The *Greeley Tribune* noted Clark added an extension to the rear in 1876 that was 20 square feet and made of brick.

ATTACHMENTS

Attachment A	Application, Historic Building Inventory Form
Attachment B	Photos
Attachment C	Existing Site Map

GHR2025-0001 Application and Historic Building Inventory Form

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: Jason Garrard Pressley
Address: 1111 5TH ST Greeley CO 80631
Telephone: 970-643-2001 or 970-601-0404
Email: 1111j5THST@gmail.com

HISTORIC PROPERTY

Name: J Max Clark House
Address: 1111 5TH ST Greeley CO 80631
Historic Use: Single Family Home
Current or Proposed Use: Single Family Home
Legal Description: _____

City of Greeley, County of Weld, State of Colorado

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

J Max Clark House

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE
PROPOSED PROPERTY: Please attach additional information you wish considered on a
separate sheet.

House was built in 1870, by J Max Clark wrote the
book Colonial days, and lives on the Greeley Inland
beach

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

Applicant (Print): Jason Pressley Telephone: 970-643-2001 or 970-601-0404

Signature: [Signature] Date: Jan 22 2025

APPLICANT IS THE OWNER? YES ☒ NO ☐

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: J Max Clark House
Current Property Name: Jason Garrard Pressley
Address: 1111 5TH ST Greeley CO 80631
Legal Description: GR 4498-A W45 FT of 890 FT OF E60 FT LTBK 14
Owner Name & Address: Jason Pressley 1111 5TH ST Greeley, CO 80631
Style: _____
Materials: wood
Stories: Colonial Days
Other historic designation: Yes: _____ No: _____ Date: _____
Designating Authority: _____
Addition/Year of Addition: _____
Original Site: Yes: _____ No: _____ Date moved: _____
Historic Use: Single Family residence
Present Use: _____
Date of Construction: Estimate: 1870 Actual: _____ Original Cost: _____
Source: Greeley Union Colony Survey by Ben Fogelberg 1997
Condition: _____
Architect: _____
Source: _____
Builder/Contractor: J Max Clark
Source: Greeley Union Colony Survey by Ben Fogelberg
Original Owner: J Max Clark
Source: Greeley Union Colony Survey by Ben Fogelberg
Associated building(s): _____

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

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.



Account: R2883586

February 5, 2025

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R2883586	096106122009		Residential	2025	1	306,325	20,520

Legal

GR 4498-A W45FT OF S90FT OF E60FT L7BLK14

Subdivision	Block	Lot	Land Economic Area
GREELEY CITY	14	7	5TH ST, 23RD AVE WEST TO 8TH AVE

Property Address	Property City	Zip	Section	Township	Range
1111 5TH ST	GREELEY		06	05	65

Owner(s)

Account	Owner Name	Address
R2883586	PRESSLEY JASON	1111 5TH ST GREELEY, CO 806312217

Document History

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
02002860	03-21-1985	WDN			0.00	01-01-1900	0
02227284	09-14-1990	PTD			0.00	09-13-1990	0
02229801	10-11-1990	SWDN			0.00	07-23-1990	0
2134832	03-22-1988	WD	HENNING WARREN H & BETTY F	RODRIQUEZ MICHAEL & CARRILLO E	3.27	03-22-1988	32,700
2244944	03-25-1991	WD	SECRETARY OF HOUSING & URBAN D	DEPRIEST JAMES G & JEANNE H	1.30	03-19-1991	13,000
24738	NA	SUB	SUBDIVISION	UNION COLONY	0.00	NA	0
3661836	11-25-2009	WD	DEPRIEST JAMES G	HUPP RAY	3.35	11-25-2009	33,500
4113539	06-05-2015	QCN	HUPP RAYMOND; HUPP JENNIFER	HUPP RAYMOND	0.00	05-28-2015	0
4156786	11-09-2015	QCN	HUPP RAY	HUPP SPENCER	0.00	11-09-2015	0
4575699	03-17-2020	WD	HUPP SPENCER	PRESSLEY JASON	26.00	03-16-2020	260,000
X0007526	03-21-1985	CON	HENNING WARREN H & BETTY F	RODRIQUEZ MICHAEL & CARRILLO E	2.09	03-21-1985	20,900

*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
R2883586	1	Single Family Residential

ID	Type	NBHD	Occupancy	% Complete	Bedrooms	Baths	Rooms
1	Residential	6G1037	Single Family Residential	100	4	2	

ID	Exterior	Roof Cover	Interior	HVAC	Perimeter	Units	Unit Type	Make
1	Frame Siding		Drywall	Hot Water Baseboard		0		

ID	Square Ft	Condo SF	Total Basement SF	Finished Basement SF	Garage SF	Carport SF	Balcony SF	Porch SF
1	1,724	0	0	0	0	0	0	192

Built As Details for Building 1

ID	Built As	Square Ft	Year Built	Stories	Length	Width
1.00	1 1/2 Story Fin	1,724	1885	2	0	0

Additional Details for Building 1

ID	Detail Type	Description	Units
1	Appliance	Allowance	1
1	Fixture	Allowance	1
1	Fixture	Bath 3	2
1	Porch	Open Slab	450
1	Porch	Slab Roof Ceil	192

Valuation Information

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Improvement	1212	SINGLE FAMILY RESIDENTIAL IMPROVEMENTS	277,975	18,620	0.000	0
Land	1112	SINGLE FAMILY RESIDENTIAL-LAND	28,350	1,900	0.093	4,050
Totals	-	-	306,325	20,520	0.093	4,050

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	6.305
0600	0411	GREELEY CITY	11.274
0600	1050	HIGH PLAINS LIBRARY	3.179
0600	0301	NORTHERN COLORADO WATER (NCW)	1.000
0600	0206	SCHOOL DIST 6-GREELEY	47.090
0600	0100	WELD COUNTY	15.956
Total	-	-	84.804

Photo



Building 1

Sketch



NO SKETCH

Map



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Get additional detail with the [Map Search](#).

1111 5th Street Photos - Current



South façade, January 2025, photo by owner Jason Pressley



West façade, January 2025, photo by owner Jason Pressley



East façade, January 2025, photo by owner Jason Pressley



North façade, March 2025, photo by Betsy Kellums, GHPO

Historic Photos,



1991.42.1026C, City of Greeley Museums, Hazel E. Johnson Collection. J. Max Clark home, date unknown, photographer unknown.



1991.42.1026D, City of Greeley Museums, Hazel E. Johnson Collection. J. Max Clark home, date unknown, photographer unknown.



1991.42.0557H, City of Greeley Museums, Hazel E. Johnson Collection. Clark brothers portrait, ca. 1891, photographer unknown. (J Max Clark on the right)



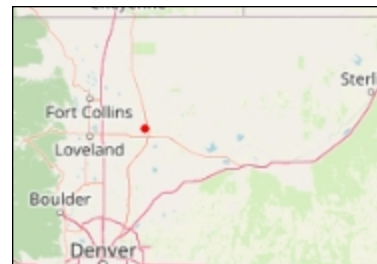
2004.42.0030, City of Greeley Museums, Permanent Collection. James Maxwell Clark in the mountains, ca. 1920-1928, photographer unknown.



Legend

- Parcels
- Highway
- County Boundary

Notes



35.8 0 17.88 35.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION