

Historic Preservation Commission Agenda

Regular Meeting
Monday, June 15, 2026 at 4:00 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/83098917752>

NOTICE:

Historic Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

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

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.

Comment in Real Time:



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

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.

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

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.



Historic Preservation Commission

June 15, 2026 at 4:00 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO. 80631

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Approval of April 20, 2026 minutes**
- 5. Report from Historic Greeley Inc.**
- 6. Public Hearing to Consider a Request for Certificate of Designation for the Savig House at 1611 12th Avenue, Case No. GHR2026-0001**
- 7. CLG Program Updates, Lindsey Flewelling, Ph.D., History Colorado Preservation Planner**
- 8. Commission Member Reports**
- 9. Staff Report**
- 10. 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**



Historic Preservation Commission Meeting Minutes

April 20, 2026, at 4:00pm.

1. Call to Order

Chair Podell called the meeting to order at 4:00pm.

2. Roll Call – Present

Vice Chair Doran Azari
Commissioner Marshall Clough
Commissioner Christen DePetro
Commissioner Sean Jaehn
Commissioner Brent McHattie
Chair Dan Podell

Absent:

Commissioner Melissa Martinez

3. Approval of the agenda

There were no changes to the agenda

Motion by: Commissioner Clough

He moved to approve the agenda as published.

Second: Commissioner Azari

Vote: Motion carried 6-0

Commissioner Martinez was absent.

4. Approval of April 6, 2026, Minutes

Commissioner Jaehn wanted his reason for his vote to be noted in the 4/6/26 minutes. He voted no because there were no exploratory steps taken to see what was underneath the vinyl siding.

Motion by: Commissioner Azari

He moved to approve the minutes as amended.

Second: Commissioner McHattie

Vote: Motion carried 6-0

Commissioner Martinez was absent.

5. Report from Historic Greeley Inc

Annette Jaehn shared that the recent spring tea event was successful, with two Saturday seatings held on a beautiful day. They also noted an upcoming membership drive in May and announced a display opening at the Greeley Creative Arts Center beginning May 1st.

6. Commission Member Report

There were no Commission member reports.

7. Staff Report

Betsy Kellums (Planner III – Historic Preservation) reminded attendees that May was Historic Preservation Month and noted that the May 4th meeting had been canceled due to lack of agenda items. She shared that a proclamation for Historic Preservation Month would be presented at the City Council meeting on May 19th, requesting available Commissioners be there at the start of the 6 p.m. session to accept it on behalf of the group. Mrs. Kellums also highlighted upcoming events, including History Fest at Centennial Village during the week of May 11th, which is a volunteer opportunity through the museum, and the Historic Preservation Month event at the Greeley Creative Arts Center on May 21st.

8. Adjournment

Chair Podell adjourned the meeting at 4:06pm.

Workshop

9. Review of Historic Preservation Month Award nominations

The Historic Preservation Commission reviewed and voted to give awards to all those nominated.

Dan Podell – Chair

Betsy Kellums – Secretary

Historic Preservation Commission

Agenda Summary

January 5, 2026

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

Title:

Public Hearing to Consider a Request for Certificate of Designation for the Savig House at 1611 12th Avenue, Case No. GHR2026-0001

Summary:

Linde Thompson, on behalf of property owner Savig House LLC, nominated the house at 1611 12th Avenue to the Greeley Historic Register for historical, architectural, and geographical significance. Staff reviewed the nomination and determined it meets at least one criterion in the three areas of significance and therefore it is eligible for designation on the Greeley Historic Register.

Recommended Motion:

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Savig 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:

1. 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.

(b) Architectural Significance:

1. Characterizes an architectural style or type 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.

(c) Geographical Significance:

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.

Attachments:

Staff Report
Application & Historic Building Inventory Form
Current Photos
Existing Site Map
Cranford 1887 Plat
Cranford 1906 Plat

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for the Savig House

LOCATION: 1611 12th Avenue

APPLICANT: Linde Thompson, Savig House LLC, property owner

CASE NUMBER: GHR2026-0001

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: June 15, 2026

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 May 14, 2026, property owner Linde Thompson, on behalf of the owner group Savig House LLC, submitted a complete Greeley Historic Register nomination for the Savig House at 1611 12th Avenue. After receipt of all required items, including the application, photos, and payment of the nomination fee, Historic Preservation Staff determined the application to be complete on May 18, 2026. Please refer to the attached application and historic building inventory, photographs, and the existing site map.

The owners nominated the property for designation based on research of the site history. They propose the house is eligible for individual designation under (1) Criteria (a) Historical Significance (1 and 3), (b) Architectural Significance (1, 4, and 5), and (c) Geographical Significance (1 and 2) of Section 24-1003(d) of the City of Greeley Municipal Code.

PROPERTY DATA

Legal Description: GR3918 L3 BLK6 2nd Cranford, City of Greeley, County of Weld, State of Colorado.

Neighborhood: Cranford

Year Property Built: ca. 1906-1912

Architectural Style/Type: Foursquare

Dates of Significant Renovations:

Permit #17080697 Replace furnace and A/C;
Owner: Norman & Ruth Savig; Contractor: Greeley
Furnace; Valuation: \$9,214; date: 8/23/2017.

Permit #10030313 Replace roof; Owner: Norman
Savig; Contractor: American Shingle; date:
1/19/2010.

Certificate of Use for 1611 12th Avenue;
determined to have a lawful use as a non-
conforming 2-unit dwelling; 4/13/1995.

Cranford Property Owner Survey; Owner: Norman
and Ruth Savig; Single family home with two
rental apartments (with non-conforming permit),
date 11/13/1994.

Permit #830191 for Roof Mount Solar; Owner:
Savig; Contractor: Sunchief Solar of Fort Collins;
Date: 3/23/1983.

Permit #750478 to replace existing porch with
7'x8' redwood deck; Owner: Savig; Contractor:
Tom Blackwell; date: 8/1/1975. Final approval
8/12/1976.

Permit #710555 to Enclose front porch, remodel
accessory building; noted that it couldn't extend
beyond enclosed portion of other homes on the
block; Contractor: Jake Schneider; Date:
12/29/1971.

Certificate of Occupancy to Norman and Ruth
Savig; for use as R-2; date 10/10/1968.

Source: Building Permit File for 1611 12th 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 Savig House

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

According to the Weld County Assessor, the house at 1611 12th Avenue was constructed in 1906. The address first appears in the city directories in 1913, suggesting it was likely built between 1910 and 1913. According to a *Greeley Tribune* article, the accessory building, a “barn,” was built in 1912, which is likely when the house was built. (“Local artist elated at winning High Plains show”, Lori Rapp, *Greeley Tribune*, Sept 17, 1982, page B-1)

J.A. Erickson and his wife Emma were the original residents, and likely owners, of the house, starting in 1913 through 1918. He owned and operated Erickson Grocery. JL Lance and his wife Laura lived there in 1920. Thomas J Lance with Alice, Florida and Lewis Lance and JL and Laura, lived there in 1922 with Frank L and Nannie Wright. By 1923, Mrs. Hilda Larson lived there. Beginning in 1926, William E. Anderson and his wife Elizabeth lived there through 1939. Anderson owned Anderson’s Wholesale Produce. Owners and residents changed frequently again from 1940 until 1946 when Ralph F. Chlanda and his wife Ada moved in. He was a co-proprietor of Chlanda-Harris Furniture, Inc. In 1954 city directories list him as the owner of the house at 1611 12th Avenue, when directories first started indicating ownership. He was the secretary-treasurer of Chlanda-Harris Furniture. He and Ada lived at 1611 through approximately 1962.

Several different people lived there between 1965 until 1969 when Norman and Ruth Savig purchased the house and moved in. They had moved from Milwaukee to Boulder in 1962. In 1968, they moved to Greeley because Norman got a job as music librarian at Colorado State College, which became the University of Northern Colorado (UNC) in 1970. They had several children, including Gundar, Vanora, and Berndt. Ruth was born in Cheyenne, Wyoming in May

1930. She got bachelor's and master's degrees in art at Denver University. She was an artist and, according to her obituary, she "was known as a wise soul who shared her passion for life with everyone. She had the remarkable talent of touching people with her artwork, and possessed the true gift of teaching others how to do the same." She created art, but she also did theater, vocal and piano music, mixed media art, painted portraits and did free lance commercial art. She did weaving, sculpture, and ceramics also. In addition to having her art studio business at her home in Greeley, Barn Studio (the accessory building at the rear of their property), she also was a part time art appreciation instructor at UNC. She did chalk art and painted portraits of people, and she loved teaching art classes in the community, such as at the YMCA. She said, "the people who enroll in those classes want to learn to be creative." ("Ruth Savig is a 'personal' artist" by Peggy Griffith, *Town and Country News*, 11/13/1975, page 12) "She has taught at both Mexico City College and the University of Mexico in Mexico City, Mexico. Not only Art, but English." (*Town and Country News*, page 12) As an artist, she entered juried art shows. She won the top award of a national art show that was held at Max'ims in Greeley in September 1982. Her winning piece, "a colorful collage entitled Carnival," was described by Max'ims owner Scott Lorenz, "feels like music. It has rhythm." ("Local artist elated at winning High Plains show", Lori Rapp, *Greeley Tribune*, Sept 17, 1982, page B-1)

Norman Ingolf Savig passed away in Greeley in March 2014 from asbestos-caused cancer. He was born in Boston in 1928 to parents Einar Savig and Asta Paaterud from Norway. At the age of 21, he began to play the cello and then soon after became a librarian. In his obituary, he was described this way: "A calm, determined man of integrity, his love of learning new things, doing them well while serving others, were hallmarks of his life." He attended the University of Denver and graduated with bachelor's degrees in English and music composition and then a master's degree in library science. He also served in the Navy from 1955-57. He married Ruth Else Gardner in Denver in December 1956. He held many jobs over the years including as a music and English teacher at Westminster High School for a year, as a librarian in Norway for a year, as a music librarian at Milwaukee Public Library and at CU Boulder, and finally at the University of Northern Colorado. He was the first music librarian at UNC; he developed and organized the music library including any items related to music, from recordings to music scores, to books and periodicals; he worked on developing a software program to "address the problem of identifying uniform titles for musical works." (newsletter from UNC Michener Library, Fall 1991)

Their children also became artists or were involved in art-related fields. In 1998, the family, including all three children, presented an exhibit at the Tointon Gallery of art including things they all created, "Soul Works". They exhibited Norman's photos, Ruth's ceramics, Gundar's poetry, Vanora's fashion designs, and Berndt's paintings and sculptures.

Additionally, Norman worked as a mail carrier for the United State Postal Service from 1949-53, as a choir director, a quartet conductor and performer, as owner and operator of Kastle Kiosk (books, music, and art supplies from 1963 until 2014), re-hairing bows and stringing tennis rackets, and a job keeping and organizing historic and current materials for the Greeley Philharmonic Orchestra. He played the cello (also known as the violincello) in various orchestras, including Fort Collins, Boulder, Cheyenne, Rapid City, and Greeley. He was

involved in many organizations, including the Greeley Art Association, the Music Librarian Association, American String Teachers, Boy Scouts of America, and many more.

They lived there until they passed away. Their daughter Vanora Savig sold the house to the current owners in 2025.

Staff Comments:

The house is significant for association with the Savig family for their contributions to the art community in Greeley, especially for Norman's contributions to the University of Northern Colorado in establishing the music library. The house also has character, interest, and integrity and reflects the heritage and cultural development of Greeley.

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 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 Savig House is a two-story, rectangular, wood frame Foursquare type house with narrow wood lap siding exterior and a stone foundation. It has a hipped roof with gray architectural asphalt shingles. Roof features include wide overhanging eaves and steel gutters. The main east façade is broken into four bays including the main two-story house with a centered entrance with one-over-one wood frame double hung sash windows on each side of the door and on the second floor. The one-story porch has a hipped asphalt shingle roof, square columns and a wood balustrade rail and centered steps with lattice skirt around the edge of the porch. The fourth bay is a one-story room on the south end of the façade that aligns with the front of the house but is not fronted by the porch. The one-story room on the south has a ribbon of three nine-over-nine wood frame double hung sash windows with wood storm windows. On the south side of the house, the one-story section that extends out has six nine-over-nine windows with storm windows, with four three-light wood frame hopper or awning style windows in the basement. The second floor has two nine-over-nine light wood frame windows with storm windows. A one-story hipped roof section extends from the southwest section of the main house. It has six-over-six wood frame double hung sash windows and matching narrow lap siding. It has replacement French-style doors with a faux grid pattern. The west side of the house has a second story sleeping porch with vertical wood siding and a ribbon of wood frame windows. The first floor of the rear includes wood frame sash windows and a non-original deck. The foundation of the

section on the west side of the house is ornamental concrete block indicating that section is likely a later addition. The north side of the house has multi-light wood double hung sash windows, a side entrance at ground level and with a shed roof cover, and a brick chimney extending up the north wall.

The wood frame accessory building, which was the “Barn Studio,” is a two-story, wood frame building with narrow wood lap siding, a side-gabled asphalt shingle roof with wide overhanging eaves and multi-light-over-multi-light wood frame double hung sash windows. A pair of paneled and glazed doors is on the north end of the east façade, and a single paneled and glazed door is on the south end of the east façade. A wood deck with a balustrade rail extends from the second floor of the east façade. Multi-light wood frame windows are on all sides except the west side facing the alley. A one-story portion extends on the south side and has a low-pitched gabled roof.

Staff Comments:

This house and accessory structure retain a high degree of integrity, retaining the original materials including siding and original windows. It represents early 20th Century architecture, as a Foursquare type with features including the rectangular shape with centered entrance and symmetrical windows on the main two-story portion and the porch and wide overhanging eaves. The house reflects the development of the neighborhood and community as an excellent example of a Foursquare and has a strong relationship to the historic (but not designated) Cranford neighborhood.

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

Section 24-1003(d)(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 house is in the Cranford Subdivision, which was originally platted in October 1887 and consisted of the land between 16th and 20th Street and 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 north to 16th Street (See Attachment D). The house also sits on what was originally the east/west alley between 16th and 17th Streets. 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. Neighborhood owners and residents worked in a variety of occupations, including faculty at the State Teacher's College and later the university, 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 the Ericksons and Chlandas during that time. It is also located in proximity to the University of Northern Colorado, where Norman Savig worked as the music librarian and Ruth Savig taught art and art appreciation.

The Savig 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 and/or association with the university.

Staff Comments:

For these reasons, the Savig House is geographically significant for location in close proximity and connection to UNC and other historic register properties.

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 – (1969-2018); *the site is significant for having character, interest, and integrity and reflecting the heritage and cultural development of Greeley and for association with Norman and Ruth Savig, significant contributors to the arts in Greeley and at UNC.*

Architectural Significance – (1910-12); *the building is an example of the early 20th Century architecture as a Foursquare type, with characteristic features including the two-story square plan with original wood frame windows and a full-width front porch and a hipped roof with wide overhanging eaves.*

Geographical Significance – (1910-12, 1969-2018); the house is significant for association with and proximity to the historic Cranford neighborhood and UNC.

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 Savig House exhibits a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. It has replacement doors on the west (rear) side of the one-story section located on the southwest corner of the main two-story house, and the second story sleeping porch is an addition added at an unknown date. The rear deck replaced a porch in 1971. The site retains sufficient integrity to convey significance.

NOTICE

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on June 3 and 7, 2026, and a letter notifying the property owner of the public hearing

was emailed to the owner on May 26, 2026. A public hearing notification sign was posted at the property on May 26, 2026. Notice of the hearing was posted on the city website on June 4, 2026.

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 Savig House meets criteria in three areas of significance and retains sufficient integrity to convey significance, and therefore recommends the Commission designate the Savig House at 1611 12th 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 Savig 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:

- 1. 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.*

(b) Architectural Significance:

- 1. Characterizes an architectural style or type 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.*

(c) Geographical Significance:

- 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.*

ATTACHMENTS

Attachment A	Application, Historic Building Inventory Form
Attachment B	Current Photos
Attachment C	Existing Site Map
Attachment D	Cranford 1887 Plat
Attachment E	Cranford 1906 Plat

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: Savig House, LLC

Address: 1611 12th Avenue

Address line 2 Greeley, CO 80631

Telephone: 970-302-8368

Email: linde.thompson@gmail.c

Historic Property

Name: Savig House

Address: 1611 12th Avenue

Address line 2 Greeley, CO 80631

Historic Use: residence

Current or Proposed Use: residence

Legal Description: GR 3918 L3BLK6 2ND C

Legal description line 2

City of Greeley, County of Weld, State of Colorado

Name you wish to have the building designated as:

Name you wish to have the building designated as

The Savig House

Brief description of historical qualities relating to the proposed property: Please attach additional information you wish considered on a separate sheet.

Brief description of historical qualities relating to the proposed property

The Savig House is a large, frame Foursquare house built in 1906, according to county records, which makes it one of the first houses in the Cranford subdivision. Several families lived in the house over its 120-year life, but for half of that time it was owned by Norman and Ruth Savig and their heirs, who made significant changes to the house in the almost 60 years that they owned it between the late 1960s to 2025. Most of those changes came in the

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

Applicant (Print): Linde Thompson Telephone: 970-302-8368

Signature: Linde Thomposn Date: 05/14/2026

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:

Current Property Name:

Address:

Legal Description:

Owner Name & Address:

Style:

Materials:

Stories:

Other historic designation:

Yes: No: Date:

Designating Authority:

Addition/Year of Addition:

Original Site: _____

Yes: No: Date moved: _____

Historic Use: residence

Present Use: residence

Date of Construction: _____

Estimate: 1906 Actual: _____ Original Cost: _____

Source: Weld County Assessor

Condition: good

Architect: unknown

Source: _____

Builder/Contractor: unknown

Source: _____

Original Owner: _____

Source: _____

Associated building(s): original barn

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

converted in 1970s to
 artist studio space -
 1224 sq.ft.

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

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:

Non-owner nomination additional 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)**Statement of Significance**

The Savig House is a large, frame Foursquare house built in 1906, according to county records, which makes it one of the first houses in the Cranford subdivision. Several families lived in the house over its 120-year life, but for half of that time it was owned by Norman and Ruth Savig and their heirs, who made significant changes to the house in the almost 60 years that they owned it between the late 1960s to 2025. Most of those changes came in the

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

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

References

Weld County Assessor
City of Greeley City directories

Inventory completed by: Linde Thompson

Signature: 

Date: 5/14/2026

Phone: (970) 302-8368

Address: 1616 12th Avenue Greeley, CO 80631

From: [Linde Thompson](#)
To: [Betsy Kellums](#)
Subject: Re: Savig House nomination
Date: Monday, May 18, 2026 2:44:51 PM

Hi, Betsy,

Here's the info that was truncated on the designation application for the Savig House.

Also, could you please send me a pdf of the Design Review application, or the link? I have looked everywhere on the City's website but can't seem to find it anymore.

Thank you!

Email: linde.thompson3@gmail.com

Legal Description: GR 3918 L3BLK6 2ND CRANFORD

Brief Description of historical qualities: (see attachment uploaded with application)

The Savig House is a large, frame Foursquare house built in 1906, according to county records, which makes it one of the first houses in the Cranford subdivision. Several families lived in the house over its 120-year life, but for half of that time it was owned by Norman and Ruth Savig and their heirs, who made significant changes to the house in the almost 60 years that they owned it between the late 1960s to 2025. Most of those changes came in the 1970s when the Savigs enclosed the front porch and converted the historic barn in the back of the lot into an art studio and performance space. The Savigs were well known in the Greeley arts community, with Norman serving as the music librarian for the UNC and cellist for the Greeley Philharmonic Orchestra. Ruth was a renowned Greeley visual artist, serving in both School District #6 and UNC as an instructor of art. see attachment

Owner Name and Address: Savig House, LLC — 1611 12th Avenue Greeley CO 80631

Stories: Two

Statement of Significance:same as description

The Savig House is a large, frame Foursquare house built in 1906, according to county records, which makes it one of the first houses in the Cranford subdivision. Several families lived in the house over its 120-year life, but for half of that time it was owned by Norman and Ruth Savig and their heirs, who made significant changes to the house in the almost 60 years that they owned it between the late 1960s to 2025. Most of those changes came in the 1970s when the Savigs enclosed the front porch and converted the historic barn in the back of the lot into an art studio and performance space. The Savigs were well known in the Greeley arts community, with Norman serving as the music librarian for the UNC and cellist for the Greeley Philharmonic Orchestra. Ruth was a renowned Greeley visual artist, serving in both School District #6 and UNC as an instructor of art.]

Linde

On Fri, May 15, 2026 at 10:23 AM Betsy Kellums <Betsy.Kellums@greeleygov.com> wrote:

The sections that I highlighted on the copy that I sent you were cut off so I need the rest of each of those. Thank you!



Betsy Kellums

Planner III – Historic Preservation

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | betsy.kellums@greeleygov.com

<http://greeleyco.gov/>

From: Linde Thompson <linde.thompson3@gmail.com>

Sent: Friday, May 15, 2026 10:22 AM

To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>

Subject: Re: Savig House nomination

Hi, Betsy,

I saw that the sections were cut off, so that's why I attached the additional pdf with the complete description. But please let me know if there's something else that was truncated.

Linde

Sent from my iPhone

On May 15, 2026, at 9:54 AM, Betsy Kellums
<Betsy.Kellums@greeleygov.com> wrote:

Hi Linde,

Thank you for nominating your property at 1611 12th Avenue, the Savig House. I received the nomination and photos. Some of the sections of the nomination were cut off and there is no way to see the rest of the information (please see attached). Can you please send me the information for the sections that are cut off? No need to re-do all of it, but just the fields highlighted on the attached copy of your application:

Email

Legal Description

Brief Description of historical qualities

Owner Name and Address

Stories

Statement of Significance

Thank you!

<image001.jpg>

Betsy Kellums

Planner III – Historic Preservation

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | betsy.kellums@greeleygov.com

<http://greeleyco.gov/>

<Savig House App.pdf>

<GHR Nomination Application_ADA compliant.docx>

The Savig House is a large, frame Foursquare house built in 1906, according to county records, which makes it one of the first houses in the Cranford subdivision. Several families lived in the house over its 120-year life, but for half of that time it was owned by Norman and Ruth Savig and their heirs, who made significant changes to the house in the almost 60 years that they owned it between the late 1960s to 2025. Most of those changes came in the 1970s when the Savigs enclosed the front porch and converted the historic barn in the back of the lot into an art studio and performance space. The Savigs were well known in the Greeley arts community, with Norman serving as the music librarian for the UNC and cellist for the Greeley Philharmonic Orchestra. Ruth was a renowned Greeley visual artist, serving in both School District #6 and UNC as an instructor of art.

Savig House Photos, 1611 12th Avenue, 6/4/26

By Betsy Kellums, City of Greeley Historic Preservation Office



East façade



East and North facades



West façade



West façade



South façade

Barn Studio Building / Accessory Bldg



East facade



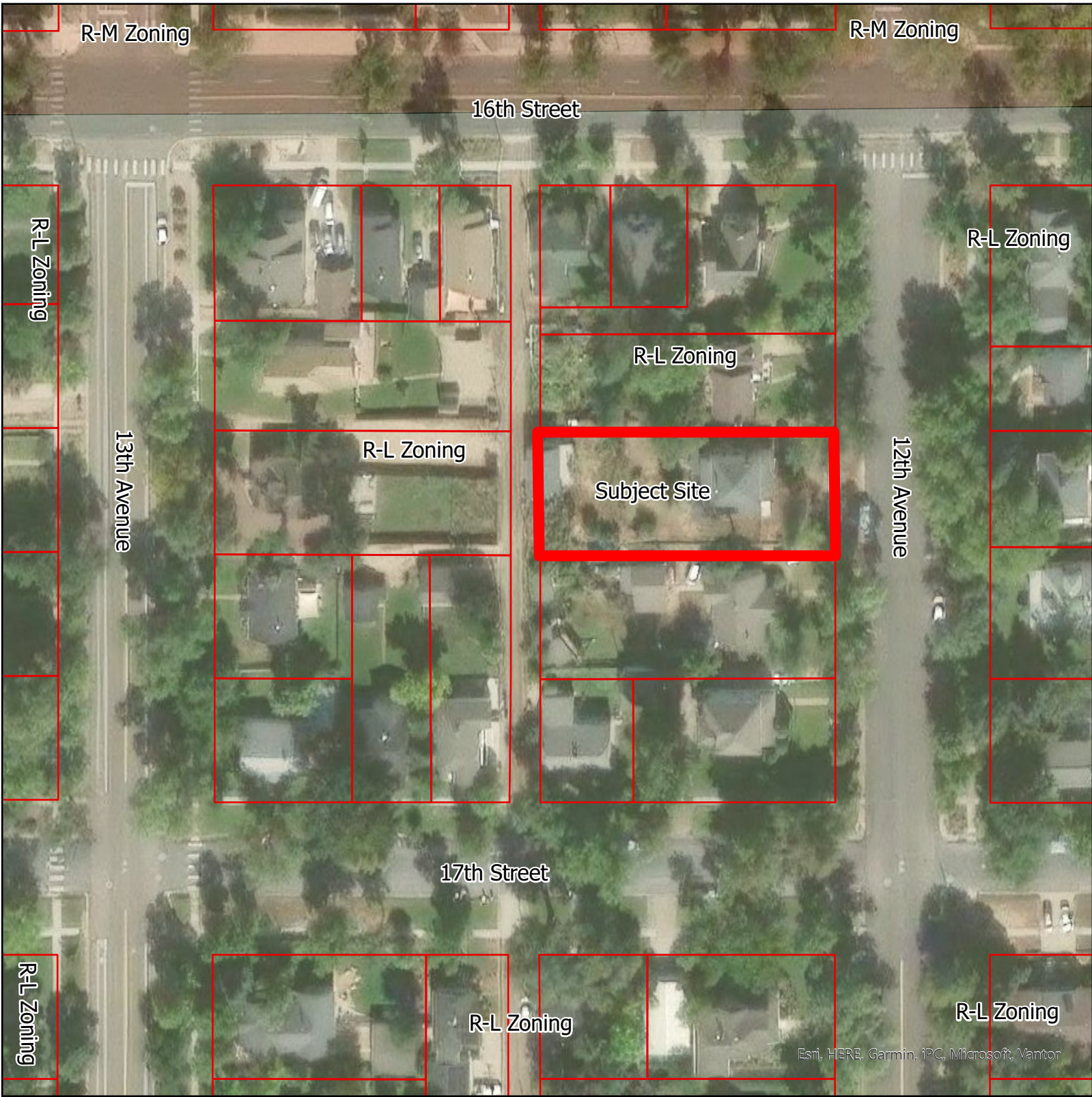
North façade



West and south facades

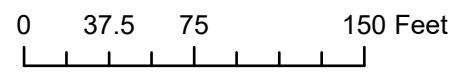
Vicinity and Zoning Map - 1611 12 Avenue, Greeley, CO

Historic Preservation Hearing

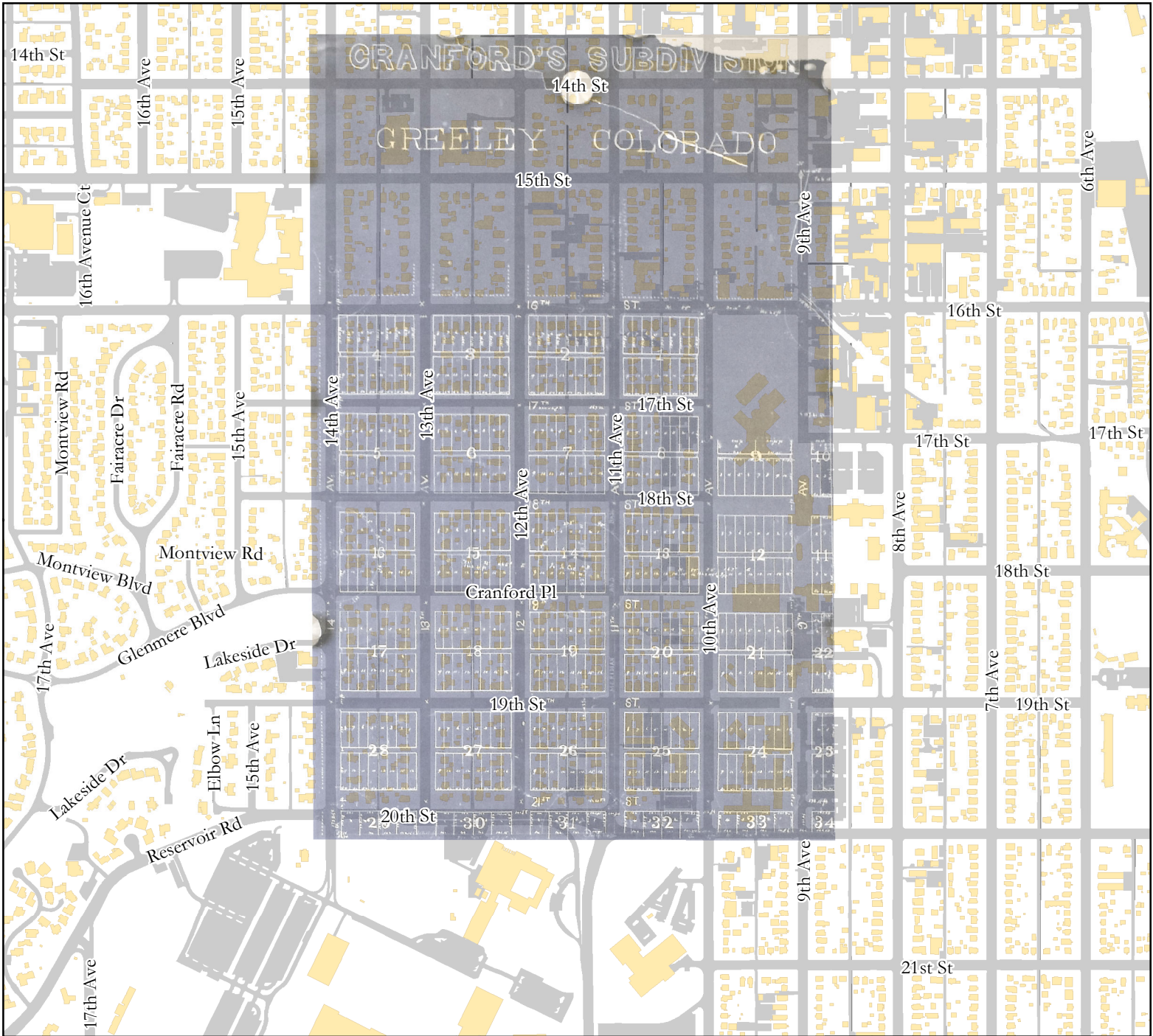


Legend

- | | | | |
|---------------------------------|-----------------------------------|----------------------------------|---|
| Greeley Parcels | Holding Agriculture (H-A) | Planned Unit Development (PUD) | Residential High Density (R-H) |
| Conservation District (C-D) | Industrial Low Intensity (I-L) | Residential Estate (R-E) | Residential Mobile Home (RMH) |
| Commercial Low Intensity (C-L) | Industrial Medium Intensity (I-M) | Residential Low Density (R-L) | Long-range expected growth area (LREGA) |
| Commercial High Intensity (C-H) | Industrial High Intensity (I-H) | Residential Medium Density (R-M) | |









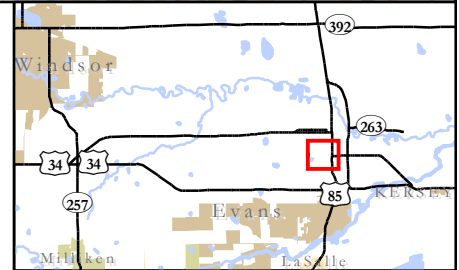
Cranford's Subdivision (1887)



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
ENGINEERS
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 as an embrace within the heavy brown exterior lines thereof do hereby set aside said parcel of land and designate same as "Second Addition to Cranford" in the City of Greeley, Weld County, Colorado, 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 111 of the General Statutes, entitled 'Towns and Cities', approved April 2, 1887, found in Session Laws of 1887, of pages 132 and 133, also printed as Section 493 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 "Fourteenth Street", "Fifteenth Street" and "Sixteenth Street" are extensions of streets of same name from 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 N.E. 1/4 of said section 7, south of Union Colony No. 2 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 14, 15, 16, 17, 18, 19, 20 and 21 are so numbered to conform in consecutive numbering to adjacent blocks in the City of Greeley according to the recorded plat thereof, and to conform to previous informal 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, *Ch. Angell*, 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.

I further certify that my notarial commission expires March 31, 1907.
 Witness my hand and notarial seal this 16th day of May, A.D. 1906.
Ch. Angell
 Notary Public, No. 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

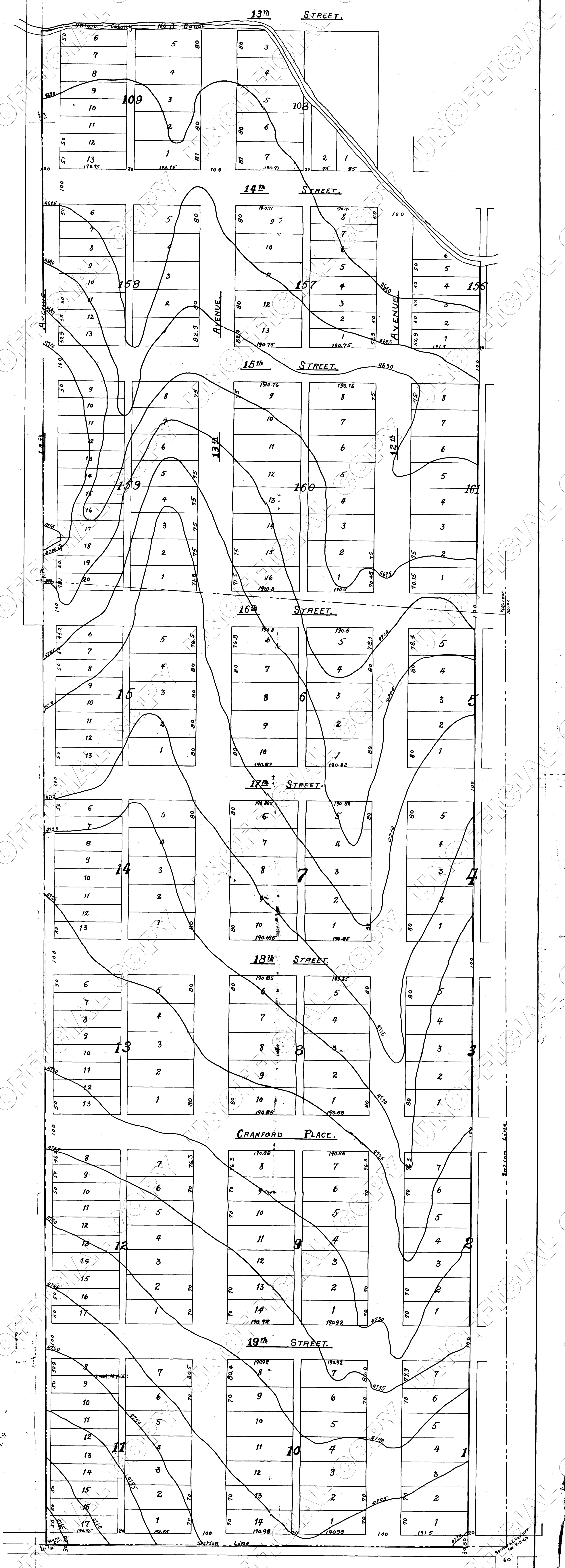
By *Franklin J. Green*, Mayor

Attest *W. D. Shumaker*, City Clerk

STATE OF COLORADO,
 County of Weld

I, *Walter A. Green*, 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 22nd 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 May 23, 1908.
 Given under my hand and notarial seal this 23rd day of May, A.D. 1906.
Walter A. Green
 Notary Public



EXAMINED
 110784

RECORDED
 110784
 MAY 23 1906
 DEPT. OF REVENUE



Greeley Historic Register Nomination: Savig House

GHR2026-0001

1611 12th Avenue

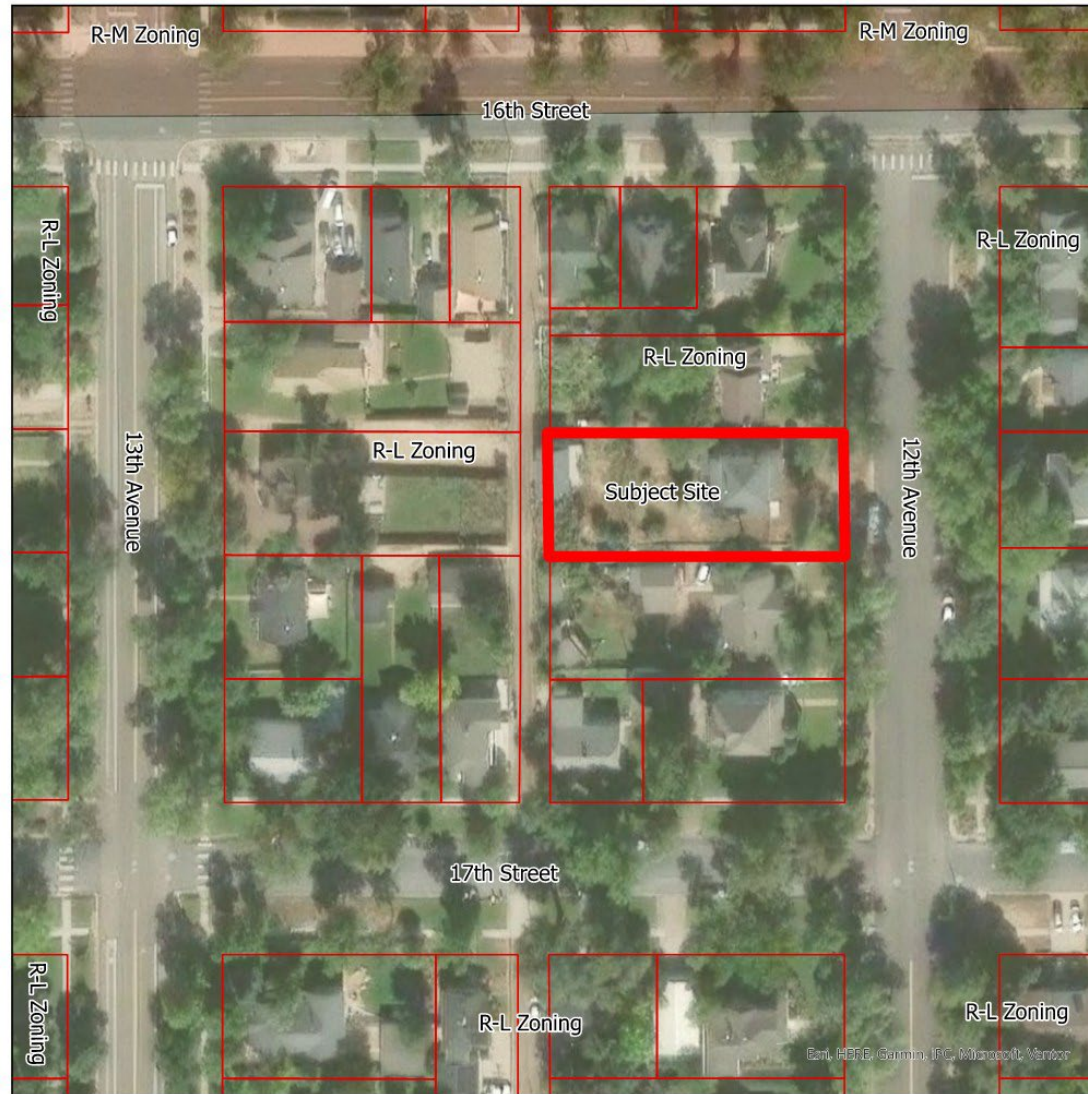
Historic Preservation Commission

June 15, 2026

Overview

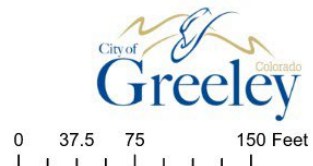
- Designation Criteria
- Historical Background
- Architectural Description
- Geographical Background
- Period of Significance
- Integrity
- Public Notice
- Recommendation
- Public Hearing Procedure
- Recommended Motion

Vicinity and Zoning Map - 1611 12 Avenue, Greeley, CO
 Historic Preservation Hearing



Legend

- | | | | |
|---------------------------------|-----------------------------------|----------------------------------|---|
| Greeley Parcels | Holding Agriculture (H-A) | Planned Unit Development (PUD) | Residential High Density (R-H) |
| Conservation District (C-D) | Industrial Low Intensity (I-L) | Residential Estate (R-E) | Residential Mobile Home (RMH) |
| Commercial Low Intensity (C-L) | Industrial Medium Intensity (I-M) | Residential Low Density (R-L) | Long-range expected growth area (LREGA) |
| Commercial High Intensity (C-H) | Industrial High Intensity (I-H) | Residential Medium Density (R-M) | |



Site Map

Designation Criteria

- Historical Significance
- Architectural Significance
- Geographical Significance
- Integrity Criteria

Historical Significance

- Built in between 1906-1912
- Original owner: J.A. & Emma Erickson (proprietor Erickson Grocery) (1913-18)
- William E. & Elizabeth Anderson (owner Anderson's Wholesale Produce) (1926-39)
- Ralph & Ada Chlanda (co-proprietor of Chlanda-Harris Furniture) (1946-62)
- Norman & Ruth Savig (Music Librarian at UNC, artists) (1969-2014,2018)
- Pre-World War I development of Cranford and Greeley
- Meets Criterion 1.a.1. (Has character, interest, and integrity and reflects the heritage and cultural development of Greeley)

Historical Significance

- Norm Savig
 - BA in English & in Music Composition & then MA in Library Science
 - Navy – 1955-57
 - Married Ruth Gardner in Denver December 1956
 - First Music Librarian at UNC – established and built and organized the music library at UNC (collected and organized any items related to music)
 - USPS mail carrier – 1949-53
 - Quartet director and performer (cello)
 - Owned and operated Kastle Kiosk (books, music, art supplies from 1963-2014)
 - Re-haired bows and strung tennis rackets
 - Kept and organized historic and current materials for Greeley Philharmonic Orchestra
 - Played cello in CPO, FC Symphony, also in Boulder, Cheyenne, and Rapid City, SD
 - Involvements: Greeley Art Association, Music Librarian Assn, American String Teachers, Boy Scouts of America, and more

Historical Significance

- Ruth Savig
 - BA & MA in art from Denver University
 - Married Norm Savig, December 1956
 - Visual arts, but also theater, vocal, piano, mixed media, painted portraits, free-lance commercial, ceramics, sculpture, weaving
 - Barn Studio in building at back of property
 - Taught art and art appreciation at UNC
 - Won top honors in a national art contest at Max'ims in Greeley (1982)
 - They had three children – Gundar, Vanora, and Berndt – all artists in their own right
 - 1998 Family exhibit at Tointon Gallery – “Soul Works” – Norm’s photos, Ruth’s ceramics, Gundar’s poetry, Vanora’s fashion designs, and Berndt’s paintings and sculptures
- Meets Criterion 1.a.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)

Architectural Significance

- 20th Century Movements, Foursquare Type
- Rectangular shape with hipped roof and wide overhanging eaves
- Symmetrical main façade with centered entrance
- Multi-light-over-multi-light double hung sash windows
- Porch

Photos

East façade, June
2026, GHPO
Photo



Photos

East and North
façades, June 2026,
GHPO Photo



Photos

North façade, June 2026,
GHPO Photos



Photo

West façade, June
2026, GHPO Photo



Photo

West façade, June
2026, GHPO Photo



Photo

South façade, June
2026, GHPO Photo



Photo

Barn North façade,
June 2026, GHPO
Photo



Photo

West & South
façades, June 2026,
GHPO Photo



Geographical Significance

- In Cranford Neighborhood
- In proximity to UNC where Norman Savig worked as music librarian and Ruth taught art and art appreciation.
- In proximity to many other designated properties
- Meets Criterion (d)(1)(c)(1). Has proximity and a strong connection to or link to an area, site, structure or object significant in the history or development of the City, State or Nation.

Period of Significance

- Historical Significance (1969-2018) dates Norman and/or Ruth Savig lived in the house; contributors to arts in Greeley and UNC
- Architectural Significance (1910-12) example of early 20th Century architecture as a Foursquare type
- Geographical Significance (1910-12, 1969-2018) significant for association and proximity to historic Cranford neighborhood and UNC

Integrity

Good integrity of

Location

Design

Setting

Materials

Workmanship

Feeling

Association

Alterations: replacement doors on rear of west one-story section; rear deck replaced a porch in 1971 and second story enclosed porch an addition, date unknown

Site retains sufficient integrity to convey significance.



Public Notice

- Published in the *Greeley Tribune* – June 3, 7, 2026
- Posted at property – May 26, 2026
- Posted online – June 4, 2026
- Email notice to owner/applicant – May 26, 2026



Recommendation

- The Savig House meets the criteria in three areas of significance and meets integrity criteria in Section 24-1003(d) of the GMC.
- Commission designate the site on the Greeley Historic Register and record the Certificate of Designation at the Weld County Clerk and Recorder.



Public Hearing Procedure

1. Conclude Staff presentation
2. HPC asks questions of Staff
3. HPC asks questions of the Applicant
4. Public Hearing opens
 - *Citizen input received*
5. Public Hearing closes
 - *No additional citizen comments accepted after this time*
6. Historic Preservation Commission confers & asks any additional questions
7. Motion is provided – on Agenda summary

Recommended Motion

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Savig 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:

- 1. 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.*

(b) Architectural Significance:

- 1. Characterizes an architectural style or type 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.*

(c) Geographical Significance:

- 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.*

Thank you



Historic Preservation Commission Agenda Summary

June 15, 2026

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

Title:

CLG Program Updates

Summary:

Greeley is a Certified Local Government, a designation by the National Park Service, certifying our historic preservation ordinance and program meet certain criteria and requirements. History Colorado's Lindsey Flewelling, PhD, Preservation Planner, oversees the CLGs in Colorado and evaluates them every 3-4 years and provides training and assistance. Dr. Flewelling will discuss the CLG program, including new information from the last evaluation of Greeley several years ago.

Recommended Motion:

N/A

Attachments:

PowerPoint Presentation



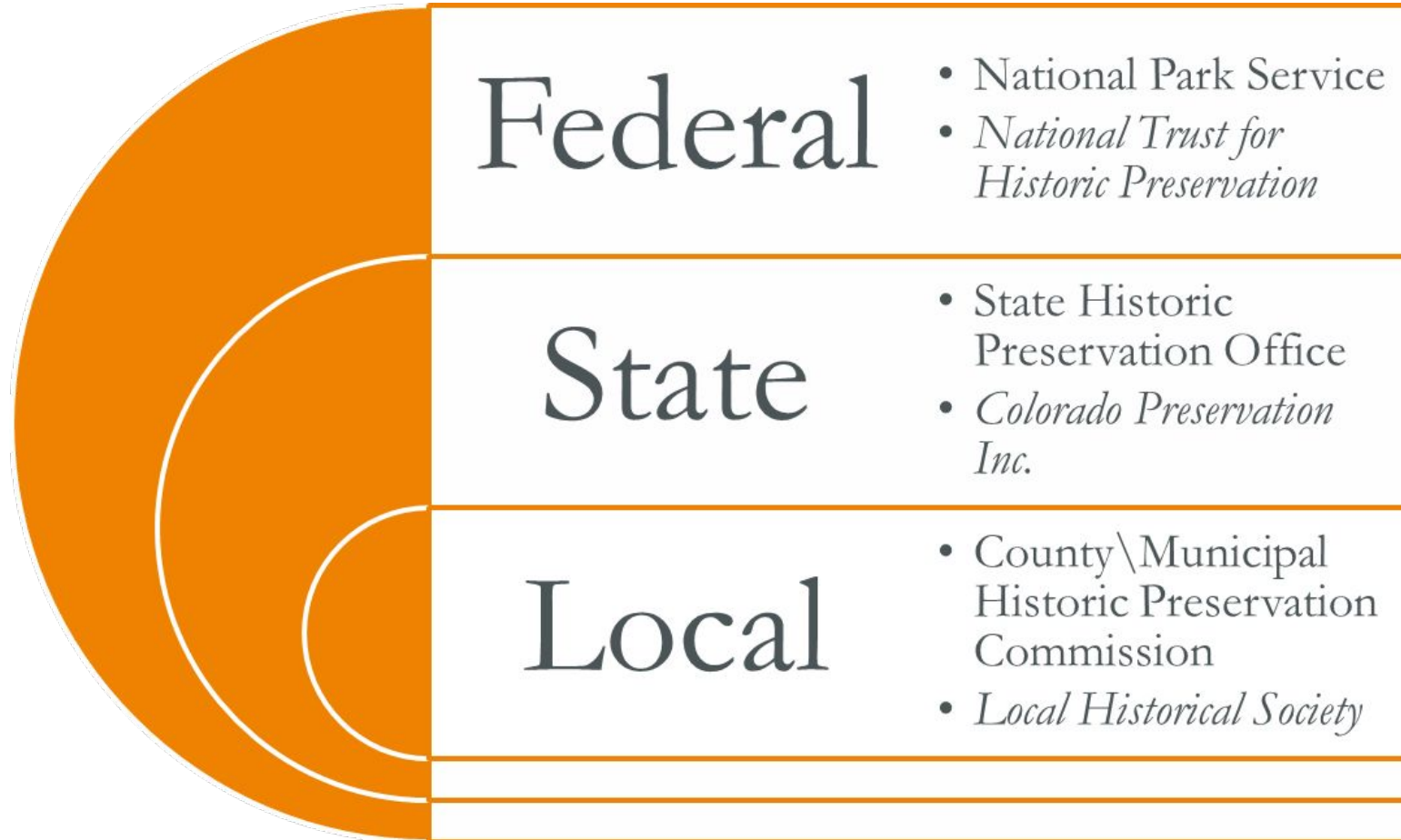
CLG Orientation Greeley

Lindsey Flewelling
Preservation Planner & Certified Local Government (CLG) Coordinator

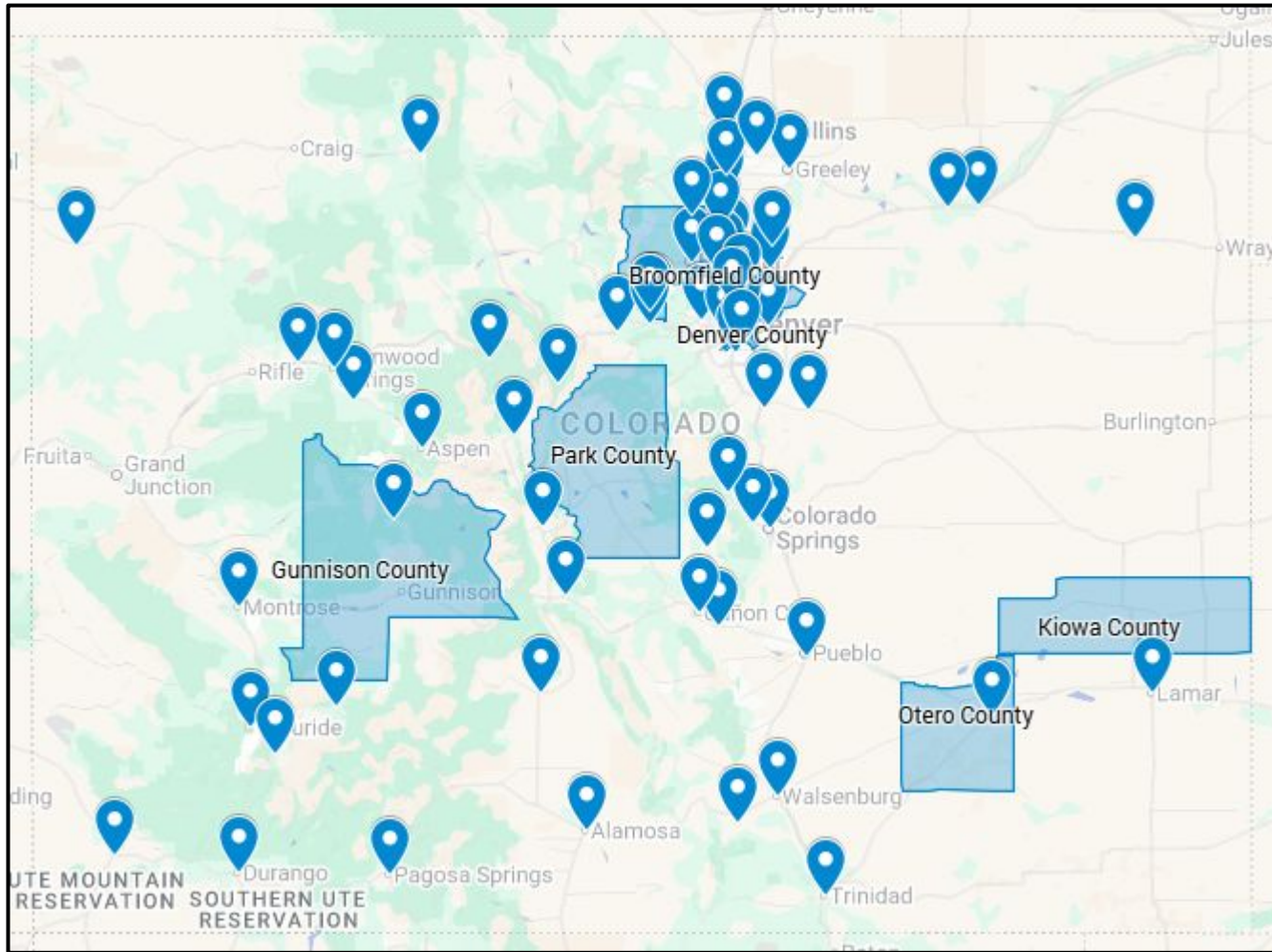
National Historic Preservation Act, 1966

- Set a national policy for preserving our heritage
- Created a partnership program between the Federal Government and the States and Tribes
- Established the National Register of Historic Places and the National Historic Landmarks programs
- Defined a process of review of Federal projects
- Amended in 1980 to add local partnership through the Certified Local Governments (CLG) program

National Historic Preservation Act, 1966



Certified Local Governments



- Local government partnership agreement with the State Historic Preservation Office (SHPO) and National Park Service (NPS)
- 70 CLGs in Colorado
- 2,100 CLGs nationwide

Certified Local Government Benefits

- CLG Grants
- NPS Grants
- Eligibility for state tax credits and State Historical Fund grants
- Access to Compass
- Training
- Technical preservation support
- Formal role in National Register review process
- Comment on Federal undertakings (Section 106)



Certified Local Government Responsibilities

- Enforce local preservation ordinance
- Establish and maintain a commission
- Send meeting minutes to SHPO
- Provide for adequate public participation
- Maintain a system of survey and inventory
- Attend SHPO-approved training at least once per year
- Submit an annual report
- CLG Evaluation – Every four years



Elements of Local Preservation Programs

- Survey
- Designation
- Design Review
- Incentives
- Advocacy & Public Education



Incentives

LOCAL

- Sales tax rebate
- Low/zero interest loans
- Exemptions and variances
- Technical assistance
- Easements
- Property tax rebates
- Grants

STATE & FEDERAL

- State Historic Preservation Tax Credit
- State Historical Fund
- Revolving Loan Fund
- Federal Rehabilitation Tax Credit

State Residential Tax Credits

- | | |
|---------------------|---|
| Eligibility | <ul style="list-style-type: none">- Private property owners rehabilitating an owner-occupied residence- Property must be on the National, State, or CLG's local register |
| Tax Credit Amount | <ul style="list-style-type: none">- 20-35% of qualified rehabilitation expenditures- Cap of \$100,000 in credits per owner every 10 years- For projects completed after January 1, 2027, program becomes fully refundable |
| Minimum expenditure | <ul style="list-style-type: none">- \$5,000 |
| Application notes | <ul style="list-style-type: none">- Apply any time before project is complete- Can include previous 12 months of work on a single project- Administered by History Colorado |

State Residential Tax Credits – Case Study

Fort Morgan, CO

Funding:

State Residential Tax Credits: \$25,511 over two phases

Project Scope:

Stucco restoration (two sides per phase)



State Residential Tax Credits – Case Study

Louisville, CO

Funding:

State Residential Tax Credits: \$50,000

Project Scope:

Meet code requirements associated with residential conversion

Replicate windows/front door

Foundation Repair/Replacement

Front step construction

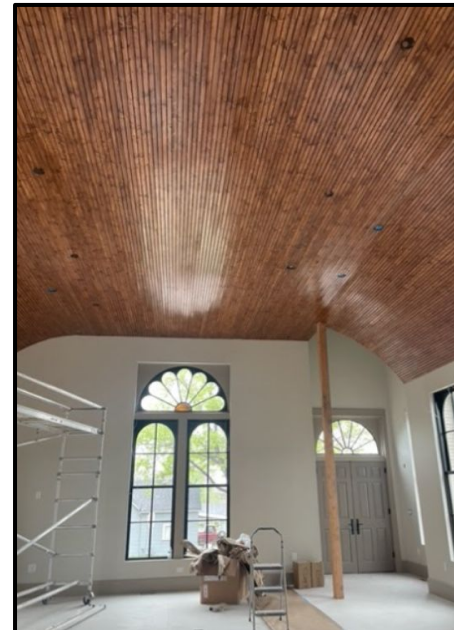
Replace & level floor

Repair perimeter walls & insulate

Mechanical systems to code

Repair/Restore Exterior Siding and Trim

Interior Ceiling restoration and insulation



State Commercial Tax Credits

- | | |
|---------------------|--|
| Eligibility | <ul style="list-style-type: none">- Private and non-profit owners rehabilitating an income-generating property; Long-term lessees may also apply- Property must be on the National, State, or CLG's local register |
| Tax Credit Amount | <ul style="list-style-type: none">- 20-35% of qualified rehabilitation expenditures- Cap of \$1 million in credits per phase- Credits can be sold |
| Minimum expenditure | <ul style="list-style-type: none">- \$20,000 |
| Application notes | <ul style="list-style-type: none">- Need to reserve in advance- Can include previous 12 months of work on a single phase- Administered by History Colorado and the Office of Economic Development and International Trade- Can be stacked with 20% Federal Tax Credits if listed on the National Register |

State Commercial Tax Credits – Case Study

Trathen Building – Idaho Springs, CO

Funding:

State Commercial Tax Credits: \$248,500 (est.)

Federal Historic Preservation Tax Credits: \$142,000 (est.)

Project Scope:

Removed flooring and subfloor to install code compliant grading and framing

Structural envelope improvements

Masonry

Doors

Replacement of storefront windows to double pane

Mechanical, electrical, plumbing

Interior build out including kitchen

Restoration of tin ceiling

Abatement of hazardous materials



State Historical Fund – Non-Competitive Grants

<p>HISTORIC STRUCTURE ASSESSMENT •A report on the physical condition of a historic building.</p> <p>ARCHAEOLOGICAL ASSESSMENT •Initial archaeological data collection and analysis.</p> <p>SURVEY PLAN •Assess the current state of survey documentation.</p> <p>PLANNING •Documents that help the project move forward. <u>This can be used to pay for nominations.</u></p> <p>EMERGENCY •Assistance to resources damaged by an act of nature.</p>	\$20,000
<p>MICRO •Supports grass-root preservation efforts.</p>	\$10,000

Applications may be submitted throughout the year with funding available on a rolling basis.

Eligibility and Match Requirements:

- Non-profit organizations, government entities, tribal entities are eligible to apply
- If a property has a private owner, a non-profit or government entity must apply
- Cash match is required for each grant type except Emergency Grants



Students at the Chancellor Ranch rock shelter excavation, Las Animas and Bent County. Photo courtesy of Martin Dvorak.



Plaza Urrutia Handball Court. Photo courtesy of the City of Grand Junction.

State Historical Fund – Competitive Grants

Provides funds for:

- Construction
- Archaeology
- Education related to historic preservation

Mini Grant	\$1 - \$50,000
General Grant	\$50,001 - \$250,000

Apply:

- Letter of Intent:** A week prior to deadline
- Deadline:** April 1 and October 1

Eligibility and Match Requirements:

- Non-profit organizations, government entities, tribal entities are eligible to apply
- If a property has a private owner, a non-profit or government entity must apply
- Cash match is required for each grant type



Maxwell Square Building. Photo courtesy of SHF Staff.



Existing interpretive signage at Amache. Photo courtesy of SHF Staff.

State Historical Fund – Case Study

Plaza Block – La Junta, CO

In 2009, the Urban Renewal Authority began the fifteen-year rehabilitation journey transforming the Plaza Block building into a community kitchen, a creative art space, and live/work units. Southeast Colorado Creative Partnership pursued and successfully secured funding from multiple sources including State Historical Fund grants, State Commercial Historic Tax Credits, and more. The Plaza Block exemplifies the power of local partnerships and visionary leaders who recognize the potential of historic buildings.

Funding:

10 Grants: \$1,422,025.21

Total Match: \$525,319.08

Project Total: \$1,947,344.29

Stacked with \$1,682,500 in State Historic Preservation Tax Credits

Completed Tasks:

Historic Structure Assessment

Construction Documents

Stabilization

Rehabilitation (exterior/interior)



State Historical Fund – Case Study

Montrose Potato Growers – Montrose, CO

In 2017, the city of Montrose and a local developer embarked on a multi-year rehabilitation project on the Montrose Potato Growers building. SHF and historic tax credits helped turn the building into a community hub that houses an event venue, bar and spot for local food vendors. The Potato Grower's Building in Montrose demonstrate successful adaptive reuse in action, showing how public-private collaborations can blend historic preservation and economic development.

Funding:

Grants = \$250,000

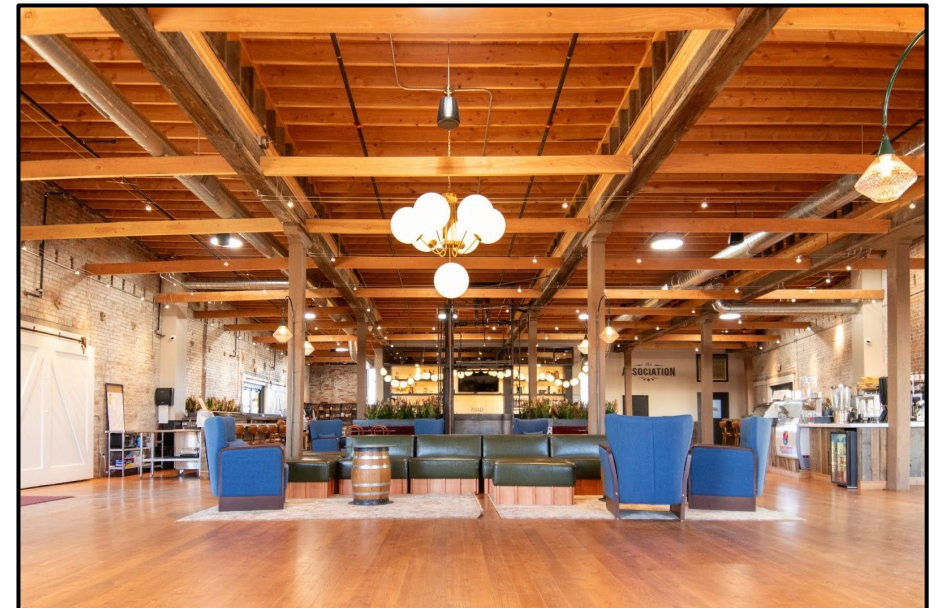
Total Grant Match = \$677,382

Stacked with almost \$1 million in historic tax credits

Project Total = \$1.3 million

Completed Tasks:

Full interior and exterior rehabilitation including restoring loading docks, addressing critical masonry needs, and the replacement of windows, roof, and interior finishes



Resources

<https://www.historycolorado.org/certified-local-governments>

Lindsey Flewelling, Preservation Planner
lindsey.flewelling@state.co.us
720 921 0920