

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name White-Plumb Farm

other names/site number Plumb Farm Learning Center/ 5WL.322

2. Location

street & number 955 39th Avenue [N/A] not for publication

city or town Greeley [N/A] vicinity

state Colorado code CO county Weld code 123 zip code 80634

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title: Georgiana Cortezuela, State Historic Preservation Officer, Date: 6/1/05

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain [] See continuation sheet.

Signature of the Keeper: Edson H. Beall, Date of Action: 7/27/05

White-Plumb Farm
Name of Property

Weld County/ Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
<u>5</u>	<u>5</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>3</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>8</u>	<u>5</u>	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ single dwelling
AGRICULTURE/ SUBSISTENCE/ animal
facility
AGRICULTURE/ SUBSISTENCE/ agricultural
outbuilding

Current Functions

(Enter categories from instructions)

GOVERNMENT/ government office
RECREATION AND CULTURE/ museum

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD/ weatherboard
roof ASPHALT
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

White-Plumb Farm
Name of Property

Weld County/ Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Periods of Significance

1907-1955

Significant Dates

1907

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

SMITH, BESSIE

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

White-Plumb Farm
Name of Property

Weld County/ Colorado
County/State

10. Geographical Data

Acreege of Property 2.5

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 521630 4474484
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Betsy Kellums, Historic Preservation Specialist & Peggy Ford, Museums Research Coord.

organization City of Greeley Museums date February 22, 2005

street & number 919 7th Street telephone (970) 350-9222

city or town Greeley state Colorado zip code 80631

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Greeley (Attn. Chris Dill, Museums Superintendent)

street & number 1000 10th Street telephone (970) 350-9217

city or town Greeley state Colorado zip code 80631

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**White-Plumb Farm
Weld County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The White-Plumb Farm is located on land Colonel Charles A. White acquired as a result of his filing for a Timber Culture Patent under the provisions of the Timber Culture Act of 1873. The property being nominated includes the Farmhouse and seven other buildings and structures associated with the Farm, occupying approximately two and a half acres at the intersection of West 10th Street and 39th Avenue in Greeley. More than fifty of the original trees planted by White remain on the property.

The White-Plumb Farm is situated in the middle of Greeley, surrounded by a residential neighborhood to the north, post office and parking lot across the street to the east, businesses to the south across 10th Street, and a city-owned alfalfa field to the west. West of the alfalfa field is a church, which is not historically associated with the Farm. Colonel White helped design the Grapevine Lateral, an irrigation ditch with an irrigation flume that runs along the south side of the property along 10th Street. The Plumb family used the brick outdoor fireplace located to the southwest of the house. It has a battered brick column and two knee height sidewalls supporting a metal grate.

Contributing Resources**Farmhouse**

The 1907, one-and-one-half story, farmhouse is a well-proportioned wood frame building with white clapboard siding. The side gabled roof has flared eaves with cornice returns on the gable ends. The upper portions of the gable ends are covered with fishscale shingles and contain round attic vents. The small front porch on the east façade, and the kitchen/breakfast room, extending on the west, are shed roofed. Two brick chimneys pierce the ridgeline of the cedar-shingled roof.

There is an interesting faceted dormer on the east façade and a shed roof dormer on the west (rear). The tiny, exposed gable end atop the faceted dormer is decorated with a sunburst design. Window openings have architrave surrounds and are original 1/1 double-hung sash covered with aluminum storm windows. The dormers, porch, and fenestration are symmetrically placed. The foundation of the house is of rusticated sandstone with basement walls of rubble stone. Wood latticework covers the porch's foundation and Tuscan columns support the porch roof.

On the interior, walls and ceilings are plastered. The high ceilings have picture molding. The molded baseboards, window and door trim, and the stairway baluster to the second level are highly varnished wood, original to the house. Carpet covers most of the original wood floors. Although power lines did not reach western Greeley for another twenty years, the house was wired for electricity when it was built.

Alterations to the Farmhouse

The City of Greeley Museums removed a 1970 rear entry porch and, using photographic documentation, replaced windows on the porch to visually approximate the original screened rear porch appearance so that the exterior recaptures its original feel through a State Historical Fund grant in 2003-2004. In that same grant project, the City repointed the brick chimneys and the stone foundation to ensure long-term stability. In 1999, the City added a metal balustrade rail to the front porch on the east facade for safety requirements, since the house is used for public purposes.

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Garage

Constructed by family members in the 1950s, the building is covered with horizontal beveled siding painted white and has a modern one-piece garage door. The one-story, wood-frame garage has an asphalt shingle, front-gabled roof with exposed rafter ends. The north elevation contains one wood-frame, double-hung window towards the west end.

Stones reused from a historic water storage tank form a ring around a hole for burning branches and leaves to the southwest of the garage. The family started using it for burning leaves in 1943.

Privy

The privy, construction date unknown, sits between two of the original trees. A front-gabled roof is covered with wood shingles, and clapboard walls are painted white. It was moved to its present site in the late 1920s from its original location at the in-town residence of Colonel White. For many years, the privy served as the farmhouse's second bathroom.

Stud Barn

The Stud Barn predates the 1920s and was the first building constructed on the property (construction date unknown), according to Annabel Glenn, daughter of Charles O. Plumb. It is a wood-frame, side gabled building with a door of vertical boards on the south side. It has horizontal wood siding with cornerboards. A small wood-frame window opening is in the east gable end. A shed roof with exposed rafters extends from south of the wood shingled gabled roof. Three log poles support the shed extension, which is covered in corrugated metal.

Canopy structure

Located south of the Stud Barn, the canopy has four logs that support a flat roof with wide overhanging eaves. The sides are open, and a basketball backboard and hoop are fastened on the east end of the structure. The canopy, constructed in the 1950s, sheltered animals.

Potato Cellar

Circa 1946, Charles O. Plumb redesigned and expanded the original potato cellar. A front-gabled section projects from the below-grade cellar portion, also with a gabled roof. This projecting gabled section faces east and is accessed by large double wood doors. Poured concrete walls extend three to four feet above the ground and are covered with red painted clapboard siding. The roof of the easternmost section is covered in wood shingles while the lower portion has corrugated metal. The poured concrete walls are visible on the interior, though some areas are covered with horizontal wood boards. Plumb's design included a cooling and ventilating system. There are vents at ground level that bring outside air into the cellar. On the west end of the roof a square wooden vent pierces the roof. Opening or closing the vent's panels can control the amount of air circulating through the building.

Chicken House

Constructed circa 1944 to be hauled to the hay field on a sled for the chickens to eat grasshoppers, this rectangular, wood-frame structure has a shed roof and board-and-batten wood exterior. The south elevation has a wood door and a wood-frame window opening that is boarded up. The structure also has a wood-frame, rectangular fenced area attached to the south.

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Non-Contributing Resources**Storage Shed #1**

Built during the 1960s, this shed was constructed with materials salvaged from a barn that was completely dismantled at that time. The beveled siding is painted red and corrugated metal covers the side-gabled roof. The building sits on a concrete foundation.

Storage Shed #2

Built during the 1960s, this shed was also constructed with materials salvaged from the dismantled barn. The horizontal beveled siding is painted red with painted white cornerboards, and the shed roof with exposed rafters is covered by asphalt shingles. Originally used for storage of farm machinery, a vertical wood-frame door is located on the south elevation, and a large vertical wood-frame door is on the east elevation. The building sits on a concrete foundation.

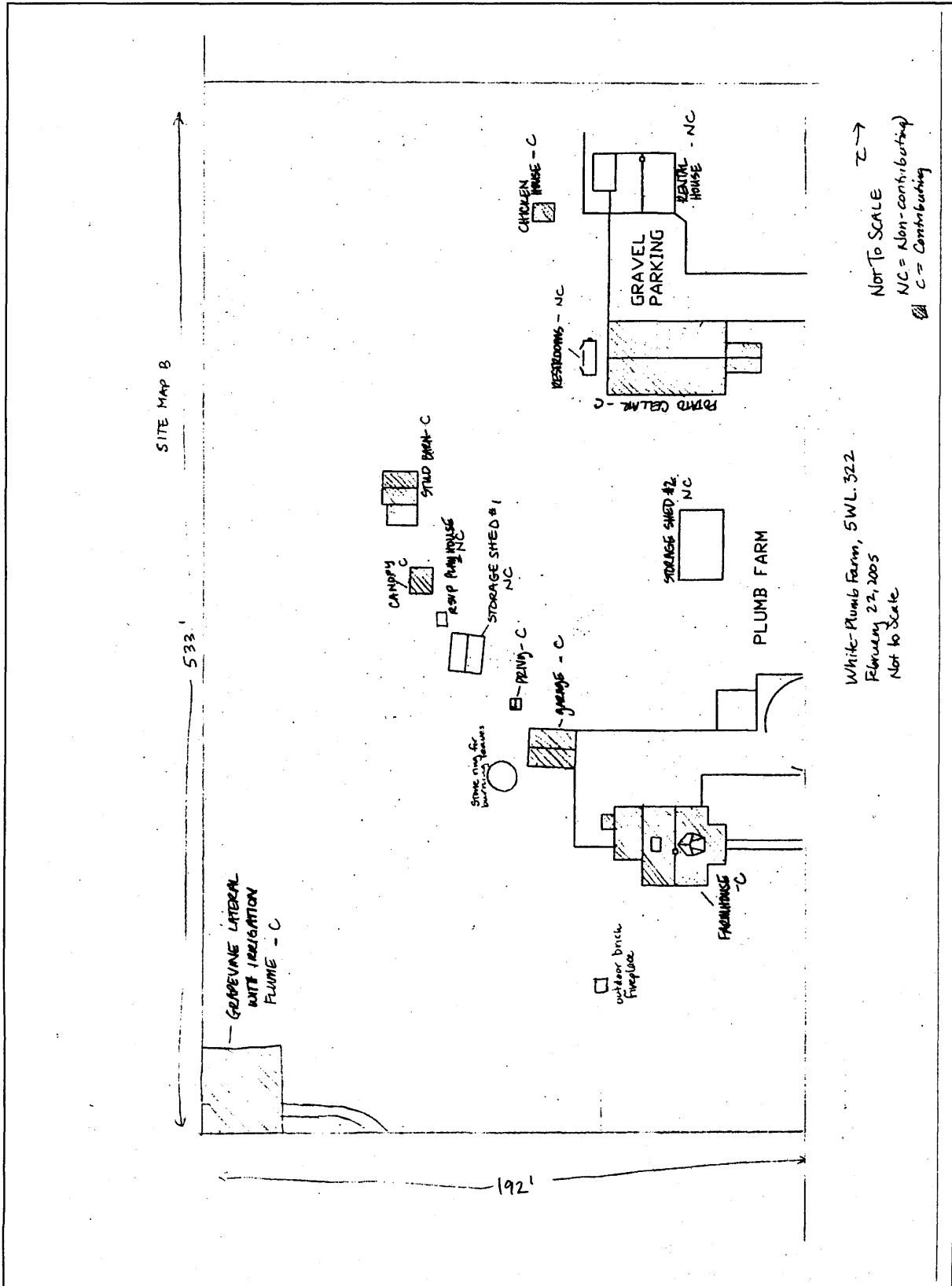
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United States Department of the Interior National Park Service

White-Plumb Farm
Weld County/ Colorado

Section number 7 Page 4

Site Plan



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**White-Plumb Farm
Weld County/ ColoradoSection number 7 Page 5**Rental House**

Although associated with the farm's history, the pre-1950s building has been significantly modified. According to Annabel Glenn, the house was constructed from three small buildings that were on the farm between 10th and 4th streets prior to the development of the surrounding area. Those original buildings once served as housing for farm workers. The property's resident caretaker now uses it. This roughly rectangular building is a one-story, wood-frame structure with an asphalt shingle, side-gabled roof and a shed roof extension on the west. It sits on a concrete foundation and is covered in vinyl siding. A concrete patio on the south side provides access to the off-center entrance. A metal fence runs along the edge of the patio to the door. Windows include two-over-one, one-over-one and sliders with metal frame storm windows. A brick chimney is located on the north end of the ridgeline.

Restrooms

This modern restroom facility is located at the west end of the Potato Cellar. The City of Greeley Museums constructed it in 2002. The wood-frame building has a front gabled, cedar shingle roof with wide overhanging eaves. Doors are symmetrically placed on the west façade. The horizontal wood siding is painted red and has cornerboards.

Portable Pueblo Revival Playhouse

The playhouse was donated to the Farm in 2004. RSVP (Retired and Senior Volunteer Program) volunteers made the playhouse, which will be used for Museum educational programming. It is a one-story, wood-frame building on a wood frame floor, set on concrete masonry units. It is covered in quick-setting plaster. A metal shed roof with a stepped parapet tops the building and decorative vigas protrude above a centered wood door. One small square window is on each of the north and south sidewalls. This playhouse was made to be mobile.

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Weld County/ ColoradoSection number 8 Page 6**SIGNIFICANCE**

The White-Plumb Farm is eligible for the National Register under Criterion A for its long association with and role in the agricultural development of Greeley and Weld County. The original owner, Charles A. White, was a civic leader and respected member of the Union Colony. He played an important role in the development of early irrigation projects such as the Grapevine Lateral. Later, White's grandson, Charles O. Plumb, successfully farmed the land for many years. He employed innovative techniques to conserve water and control erosion on the property. The White-Plumb Farmhouse is also eligible under Criterion C as a well-preserved example of the work of Bessie Smith, Greeley's first female architect. Smith's work is characterized by a good sense of proportion. Her residential designs combined features from various styles and exhibited strong classical overtones, with the addition of whimsical details. While several in-town residences by Smith remain, the White-Plumb farmhouse is believed to be the only example of a Smith house designed for country living, and is a good example of a rural farmhouse with minimal alterations. The property was listed in the Colorado State Register of Historic Properties in 1996 and as a Colorado Centennial Farm in 1986. The period of significance begins in 1907 with the completion of the farmhouse and ends in 1955, a date in keeping with the 50-year guideline of the National Register.

Located along a major transportation route, the White-Plumb Farm is seen by thousands of motorists daily. As much of the surrounding farmland continues to be converted to suburban housing and commercial strip developments, intact rural complexes such as the White-Plumb Farm are vanishing. Even with its diminished size, the farm's presence is a valuable reminder of the importance of agriculture to the development of Greeley and Weld County. The house retains a high amount of integrity, in accordance with the seven aspects of integrity, including location, design, materials, workmanship, feeling, and association. Though the setting has been somewhat impacted by development, it still retains integrity and is able to convey its agricultural roots.

Criterion A

Colonel Charles A. White and his family arrived in Greeley on January 20, 1871, and he worked for several years as a mason and farmer. Colonel White laid the brick for Greeley's first school and the Methodist and Congregational churches. He set the first furnace in Greeley in the Episcopal Church. An in-town house he built for his family in 1876 no longer exists. A veteran of the Civil War, Colonel White kept a detailed record of his service that is still in the family's possession.

President Arthur commissioned Col. White as Postmaster of Greeley in February 1884. He served as chief engrossing clerk of the Senate Fourth Assembly in 1883 and was elected Mayor of Greeley in April of 1888. He served as an election judge and was interested in agriculture and irrigation. He designed the Grapevine Lateral west of Greeley in 1903 and remained secretary of the ditch company until 1920.

In 1923, Colonel White's grandson, Charles O. Plumb, purchased 80 acres of the original tree claim from other family members; he lived on the property from then until his death in 1997. A large portion of the farm was sold for a housing development in 1965, and another small parcel was sold as the site for the proposed U.S. Post Office in 1986. The City of Greeley received the remaining land at Mr. Plumb's death. The Museums Department maintains the property and uses it as a living agricultural learning center.

According to local historian and author Peggy Ford,

The colonists C.A. White and Ovid Plumb had a lot in common.

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They were successful in their chosen professions, planted trees, and built irrigation ditches. Each had a home in town as well as an outlying farm. The May 8, 1873 *Greeley Sun* proclaimed, 'Mr. Ovid Plumb plants more trees, it is said than any other Greeleyite, but a number of others are pressing him hard. We will have a million dollars worth of shade in Greeley soon.' In April of 1871, C.A. White led a group of colonists four miles up the Poudre River to get a load of cottonwood trees to plant in Greeley. In 1910, White said he had set out over twelve acres of trees during his 40 years in Colorado. Not to be outdone by the men, the *Greeley Tribune* reported in the May 18, 1881 edition that 'Mrs. Ovid Plumb's flower garden is the finest in town. One of the most gorgeous sights we have seen for a long time was her tulip beds. Between five and eight hundred tulips of twenty varieties, open all at once, is well worth seeing.' The *Tribune* reported in its Aug. 22, 1907 edition that the Plumbs had a flower garden in continuous bloom from spring to fall for over 30 years with 'quantities of phlox, day lilies, and golden glow, all hardy and thrifty and making a handsome appearance mixed with vines and New England ferns' (Ford, Unititled White Plumb Farm History, 11).

Charles O. Plumb spent a lifetime working to improve farming practices. He graduated from Colorado Agricultural College (now Colorado State University) in 1916, with a degree in Agronomy. He was the first county 4-H Club Leader; a Vice President of the Mountain States Beet Growers Association in 1934; a president of the Weld County Health Association; honored for his outstanding soil conservation practices; chairman of the Agriculture Planning Committee; and a County Commissioner from 1935 to 1939. He contributed over 700 letters to the editor of the *Greeley Tribune* expressing his opinions on agriculture and civic affairs.

Plumb farmed the land by horsepower until he purchased his first tractor in 1939. His wife and daughters worked on the farm, raising chickens, selling eggs and canning vegetables. "Mr. Plumb kept a small flock of sheep and grew certified seed potatoes, seed beans, corn, sugar beets, alfalfa, barley and oats and corn. Their daughters learned to cook, sew, can vegetables, harness the horses and drive the teams, cultivate and weed all the fields and the garden, and plant and harvest" (Ford, Unititled White Plumb Farm History, 20).

In 1945-1946, Plumb installed a unique cooling system in his remodeled potato cellar. This system used vents at ground level to bring outside air under and around the storage bins. His interest in water conservation and control of soil erosion led him to design an underground irrigation system using concrete tile, riser boxes, and gated pipe. Components of this system are still in operation. To solve the problem of trash collecting in the irrigation channel, he developed a water cleaning system utilizing brushes and a waterwheel. During the 1950s, articles describing his techniques for water conservation and erosion control were published in national agricultural journals.

Plumb retired from farming in approximately 1965, during a growth boom in Greeley, as development grew west of 35th Avenue. He sold most of the farmland for a new subdivision in 1965 and later sold some to the United States Government for the Post Office. According to Peggy Ford, Charles and Isabella Plumb donated the remaining acres of the farm to the City of Greeley Museums for use as an agricultural learning center after their deaths.

**National Register of Historic Places
Continuation Sheet**

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White-Plumb Farm
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Historic Image- December 3, 1894



Photo courtesy of the Denver Public Library, Western History Department, Call # Z-6331. Title printed on mat with "Formerly owned and occupied as an office by the Union Colony of Colorado, at Greeley, Colo. This picture of the building and the following named colonists was taken December 3, 1894, as the structure was soon to be torn down to make room for improvements," "1870 – 1894." Ovid Plumb is #32, possibly the 3rd from left in the front row.

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Weld County/ ColoradoSection number 8 Page 9**Criterion C**

Bessie Smith graduated from high school in Greeley in 1899, studied architecture through the Scranton Correspondence School, and then worked with the Baerresen Brothers in Denver as a "draughtsman" from 1901 to 1903. She returned to Greeley in April 1903 and worked with Hall & Smith, her father's contracting firm. A June 26, 1909, article in the *Greeley Pioneer* claimed, "in a short time her work began to claim attention for its artistic and practical qualities, and now she is climbing well toward the top of her profession." Bessie Smith is one of the few documented women architects of the time period and Greeley's first female architect. The White-Plumb farmhouse is the only known rural building she designed in Greeley. Local historians are continuing to research Smith's career to determine the exact number of commercial and residential buildings she designed before she and other family members appear to have left Greeley around 1909.

The design for the White-Plumb House began with a simple gable-roofed structure commonly found in farmhouses. However, added to this basic form are various details that exemplify the architect's design capabilities. Features were taken from popular styles of the time including Colonial Revival and Queen Anne. Such mixing of styles was typical of the period and of Smith's work. Several buildings she designed include the State Register-listed Coronado Building at 900 9th Avenue, the Southard House at 1103 9th Avenue, the E.A. Morgan House at 1417 11th Avenue, the Dr. J.R. Hughes House at 1703 11th Avenue, and the George Robbins House at 1601 11th Avenue. Colonial Revival and Queen Anne style features, including porches with Tuscan columns, lap siding, fishscale shingles, wide overhanging eaves, Palladian windows, and sandstone foundations characterize many of the houses she designed. On the White-Plumb House, Colonial Revival details include symmetry of design and the use of Tuscan columns to support the porch roof. The one-and-one-half story design is reminiscent of early Colonial types such as the Cape Cod and the Dutch Colonial. Queen Anne details include the use of fishscale shingles in the gable ends and the interesting faceted dormer with its tiny sunburst trim. This dormer appears to combine what would have been a bay, tower or turret as associated with the Queen Anne, with a central pediment, or cupola, as found in the Colonial Revival. Also indicative of the Queen Anne is the use of contrasting materials, in this case: rusticated sandstone, clapboard siding, and fishscale shingles.

Historic Background- Union Colony

The fledgling town of 1200 was founded in 1870 by members of a joint stock colonization company called the Union Colony of Colorado, organized by Nathan Meeker, agricultural editor of Horace Greeley's *New York Tribune*. Meeker visited Colorado Territory in October 1869, and his observations on the people and places in the West were published in the *Tribune*. Meeker was smitten with the Rocky Mountain scenery, the energy and friendliness of its citizens, and the opportunity to inexpensively purchase or homestead fertile tracts of land in a climate renowned for its pure air, moderate temperatures, and "perpetual" sunshine. His dream of starting a utopian community based on temperance, religion, education, agriculture, irrigation, cooperation, and family values was rekindled. He penned an appealing article, "A Western Colony," for the *Tribune's* December 14, 1869 edition, in which he encouraged literate and temperance individuals with high moral standards and money to join him in a colony venture in the Colorado Territory.

More than 3000 responded to his persuasive prose. Over 700 of the best applicants were chosen as members, and a membership fee of \$155 was collected from everyone whose name appeared on the list of selected colonists. This money was used to purchase land west of the confluence of the South Platte and Cache la Poudre rivers. Some colonists were investors only; 90 had "second thoughts" and

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requested the colony "refund" their membership fees. The majority, however, settled on a new life in Greeley, Colorado Territory. They were a homogenous lot: white, Anglo-Saxon, Protestant, thrifty, conservative, hard-working Union veterans, predominantly Republican, and committed to Nathan Meeker's vision. They built two ditches and an expensive fence around the Colony to keep the open range cattle from destroying newly planted gardens and crops. Residences, businesses, schools, churches, hotels, buffalo-tanning factories, flour mills, produce warehouses, and opera houses sprang up between 1870 and 1885. The colonists negotiated with the railroad for equitable rates to ship their famous Greeley spuds to market, "electrified" the downtown in 1886, installed telephones in 1893, and expanded the network of irrigation ditches and reservoirs for greater crop production and diversity. They survived the locust plaques and blizzards of the 1870s, the boom in businesses and more blizzards of the 1880s and the depression of the 1890s.

Greeley, with a population of 2,177 was incorporated as a city of the second class in 1886, and a mayor and board of aldermen elected. Streets, originally named after trees, and avenues, named for famous American men, were identified numerically in 1884, emulating the new "Philadelphia plan." Construction of teachers' training institution, the State Normal School, began in 1890 and a new high school was built in 1895 to relieve overcrowding in the 1873 Meeker School. The "straight-laced," respectable, and conservative colonists were proud of their success and prosperity, and remained unflappable when outsiders poked fun at their city, calling it the "City of Saints," "Saints' Rest," "City of Churches," or the "City of Hayseeds and High Morals."

As the new century dawned, Greeley's reputation as "The Garden Spot of the West" was further strengthened by a second boom in agriculture. A sugar factory was built in 1902, a starch factory in 1906, and the Kuner-Empson Canning Company in 1907. A new city hall with an attached fire station was built north of Lincoln Park in 1907. Not wishing to take "hand outs" or be " beholden to anybody," Greeleyites politely declined Andrew Carnegie's offer of a free public library, and through "popular subscription" raised \$20,000 between 1907 and 1909 to construct the town's first library. Bessie Smith, Greeley's first female architect, designed many commercial and residential buildings during this decade. Approximately 100 - 200 new homes were constructed annually in Greeley, reflecting the decade's prosperity and growth. The population jumped from 3,023 in 1900 to 8,179 by 1910. With the boom in homes and population, a new municipal water system was built and included a 40-mile wooden transmission pipe by 1907 which delivered pure mountain water to Greeley. During the 1910 - 1919 era, Greeley boasted two new ward schools, six new buildings at the college, and a plethora of clubs and cultural activities. With five beautiful new Neo-Classical buildings- the 1910-1911 Sterling Hotel and Theater, 1911 Elks Lodge, 1912 High School, 1914 Post Office and 1917 Weld County Courthouse-residents boasted that Greeley was the "Athens of the West."

Greeley has continued to grow over the decades since those early days as a utopian settlement. Greeley's existence today is evidence of the success of the Colony experiment. Perhaps Nathan Meeker's vision for the town, written in the first edition of his new newspaper, the *Greeley Tribune*, November 16, 1870, is still valid today: "Individuals may rise or fall, property may be lost or gained, but the Colony as a whole will prosper, and the spot on which we labor, shall, as long as the world stands, be the center of intelligence and activity."

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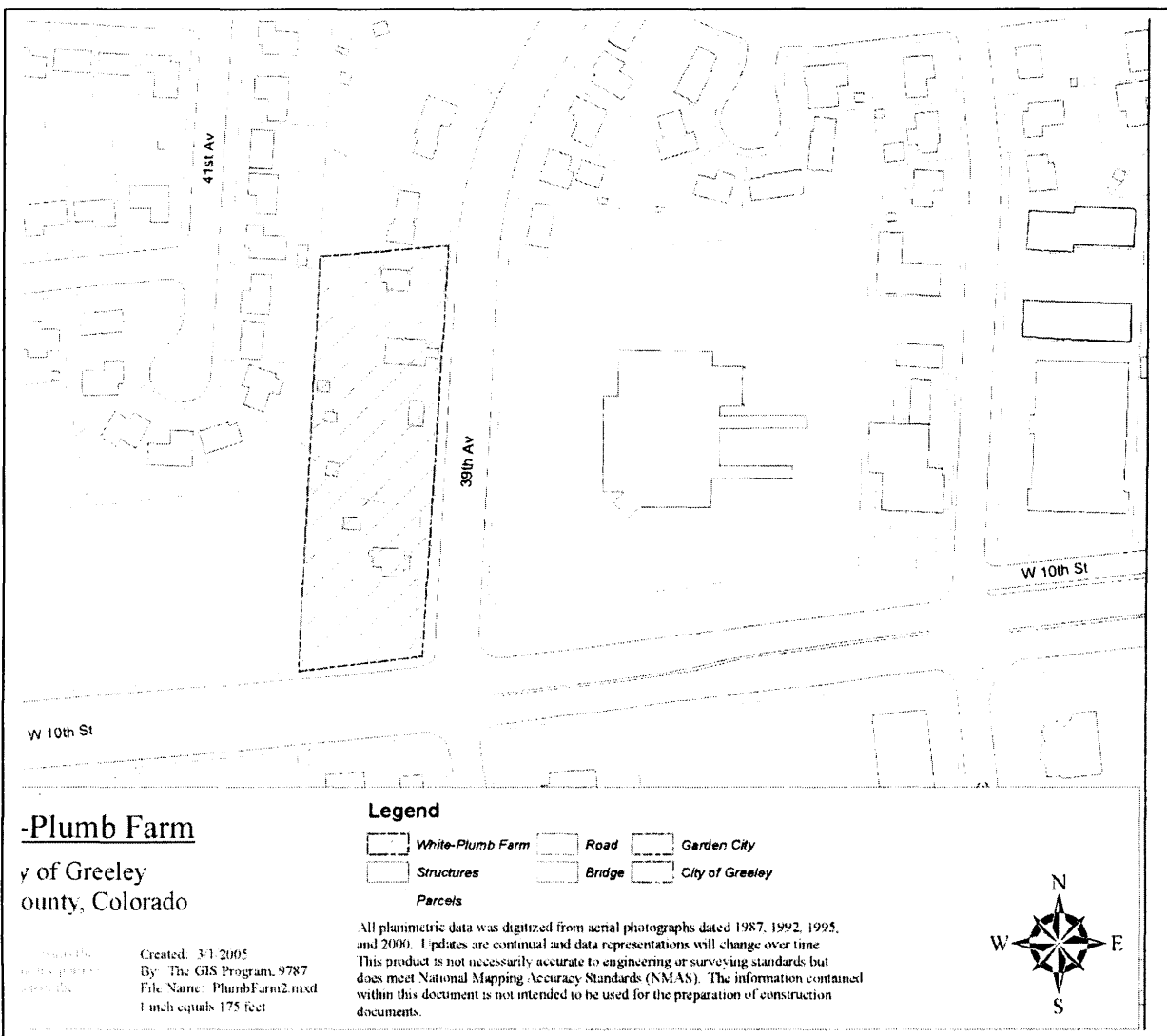
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nominated parcel includes the shaded area in the scale map below.

BOUNDARY JUSTIFICATION

The boundary of the property includes the buildings historically associated with the agricultural use of the farm.



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-20 except as noted:

Name of Property: White-Plumb Farm
 Location: Weld County, Colorado
 Photographer: Betsy Kellums
 Date of Photographs: January 25, 2005
 Negatives: Historic Preservation Office, City of Greeley Museums

<u>Photo No.</u>	<u>Photographic Information</u>
1	East façade, Farmhouse- view to west.
2	South side and east façade, Farmhouse- view to northwest.
3	South side, Farmhouse- view to north.
4	West (rear) side, Farmhouse- view to east.
5	North side, Farmhouse- view to south.
6	Outdoor Fireplace.
7	East façade and north side, Garage- view to southwest.
8	South and west sides, Garage- view to northeast.
9	Stone ring used for burning leaves.
10	West side, Privy- view to east.
11	East and north sides, Storage Shed #1- view to southwest.
12	Canopy Shelter- view to northwest.
13	West and south sides, Storage Shed #2- view to northeast.
14	East and north sides, Storage Shed #2- view to southwest.
15	South side, Potato Cellar- view to north.
16	South side, Stud Barn- view to north.
17	West façade, Restrooms- view to east.
18	West and south sides, Chicken House- view to north.
19	West side and south façade, Rental House- view to north.
20	South side and east façade, RSVP Playhouse- view to west.

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USGS TOPOGRAPHIC MAP
Greeley Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 521630E / 4474484N
PLSS: 6th PM, T5N, R66W, Sec. 2
SW¹/₄, SW¹/₄, SE¹/₄, SW¹/₄
Elevation: 4780 feet

