United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

10/0

OMB No. 10024-0018 RECEIVED AUE 2 8

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How of Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each How of 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 Holly City Hall					
other names/site number <u>5PW175</u>					
2. Location					
street & number 119 East Cheyenne Street [N/A] not for publication					
city or town Holly [N/A] vicinity					
state Colorado code CO county Prowers code 099 zip code 81047					
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 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					
hereby certify that the property is: [V] 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 [] Signature of the Keeper O O O					

Holly City Hall		Prowers County, Colorado			
Name of Property		County/State			
5. Classification					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of F (Do not count previous Contributing		ithin Property	
[] private [X] public-local	[X] building(s) [] district [] site	1	0	buildings	
[] public-State [] public-Federal	[] site [] structure [] object	0	0	sites	
	[] sajes	0	0	structures	
		0	0	objects	
		1	0	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.			
6. Function or Use		_0			
Historic Function (Enter categories from instructions)		Current Functions (Enter categories from instructions)			
City Hall		Not in use			
7. Description					
Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)				
Modern Movement		foundation Concrete walls Stone			
		roof <u>Asphalt</u> other			

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

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DESCRIPTION

The 1938 Holly City Hall is a one-story chalk stone building standing on the northeast corner of the intersection of Cheyenne and South Third Street. The building fronts south onto Cheyenne Street a half-block east of South Main Street. Landscaping consists of two spruce trees which flank the entrance walk off Cheyenne Street and a row of mature cottonwood trees along the edge of S. Third Street. A short concrete wall defines the edge of the property on all but the north side and flanks the broad steps leading to the facade entrance. A metal garage building which formerly sheltered the town's fire truck stands just to the northwest of the City Hall. A dirt driveway along the north elevation of the building accesses the garage.

The rectangular plan, 49 feet by 73 feet building with rear sloping roof rises from a concrete foundation. The walls are of locally quarried Niobrara chalk stone. The wall coping, sill and lintels are of locally quarried sandstone. The facade parapet steps up over the entry. The side walls step down from front to rear. The original wood frame windows remain and are primarily six-oversix, double-hung sash.

The symmetrical facade consists of a central entry containing a steel six-panel door surrounded by wood frame side lights and transom. Original lantern-like light fixtures flank the transom. The lintel contains painted lettering spelling "CITY HALL." Pilasters flanking the entry and at the corners divide the facade into three bays. Each side bay contains a pair of evenly spaced windows. The southeast corner contains a sandstone cornerstone incised with the words "CITY HALL" on the facade and the date "1938" on the east elevation.

The east elevation fenestration consists of five windows, a metal pedestrian door with covered transom, and a fiberglass roll-up vehicular door. The west elevation contains seven windows, the three northernmost being of smaller size. The north (rear) elevation is covered by stucco, a portion of which has failed. A metal gutter lines the roof edge. The downspouts are missing. Fenestration consists of four windows, the western-most of smaller size.

On the vacated interior, the main entry consists of a vestibule protected by the original three-vertical light swinging door surrounded by side lights and an operating transom. Interior walls throughout the building are primarily of dressed Niobrara chalk stone. Many of the original five-panel wood doors remain. The ceiling is composed of acoustical tile attached to the roof rafters and framing. Much of the interior lighting is provided by suspended egg-crate style fluorescent fixtures.

The hall leading from the main entry divides the building south to north. A second hallway from the east elevation entry divides the building east to west. Both halls have tile floors.

The large room in the southeast potion of the building once functioned as a community room. The approximately 19 ft. by 29 ft. office space retains its original wood floors. The stone walls and wood window frames show signs of deterioration. A 1987 wood frame wall separates the space from the adjacent former offices of the police department.

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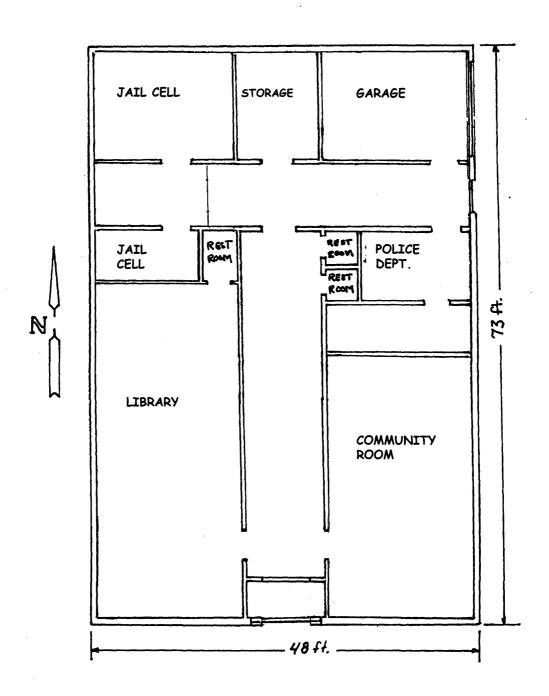
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INTERIOR PLAN Not to Scale



Across the hall from the former community room is the former library. The approximately 18 ft. by 38 ft. room retains its original wood floor. Some of the original wall mounted floor-to-ceiling bookcases remain in place. Others have been shortened resulting in damage to the stone walls. A small storage room is located off the library to the northeast. The room contains an original commode.

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The hall from the east elevation entry provides access on the south to the police department and on the north to the garage. The west end of the hall forms the jail area, with holding cells opening to the north and south. The cells are currently used for storage by the town's administrative offices.

The former fire truck garage last functioned to house the town ambulance. The western portion of the garage was partitioned for the storage of medical supplies.

Two restrooms occupy space at the intersection of the two halls directly west of the police department offices.

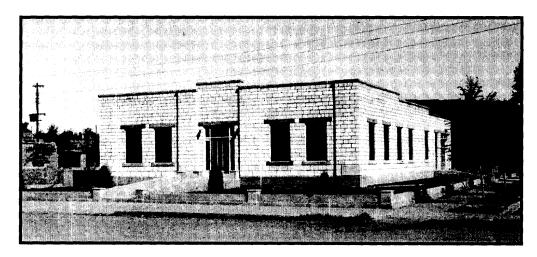
Alterations

Exterior alterations include the replacement of the original three-light facade door with a six-panel steel door. Two west elevation library windows were boarded over in 1985. The steel east elevation pedestrian door and the roll-up vehicular door are replacements. The north elevation stuccoing occurred at an unknown date.

Original construction included a children's wading pool located just to the north of the building, now the driveway to the metal garage. The pool was removed at an unknown date.

On the interior, alterations include the 1987 shortening of the office/community room space; the partial removal of library shelving; and the circa 1970 partitioning of the garage space for medical supply storage.

The actions of weather, deferred maintenance, and intrusive tree roots have caused portions of the concrete foundation and walls to deteriorate and crack. Lack of proper drainage has discolored the stone on the upper wall surfaces. However, the building is structurally sound and with its minimal alterations, it remains fully capable of conveying its historical and architectural significance.



Holly City Hall Photograph circa 1938

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First City Hall project proposal – July 26, 1937

Reprinted from WPA micro film # 355
National Archives and Records Administration

Specifications of City Hall Holly, Colo.

General Description:

The building will be one-storied, constructed of native white stone, with concrete floor and double pitch composition roof. Interior walls shall be unplastered. The floor shall be of concrete, 4 in. in thickness, one or two course, suitably stiffened and reinforced with wire mesh. The entire floor system shall be supported on earth consolidated prior to pouring concrete.

Foundations:

The foundations, as here specified, shall include the footing proper and low concrete wall supporting the stonework. They shall be of plain concrete, mix approximately 1:2:4. Mixing water shall not exceed 7 1/2 gal. per sack of cement. Forms shall remain in place for 3 days and concrete, after their removal, shall be sprinkled 3 times daily for 2 subsequent days.

Walls:

Walls, exterior and partition, shall be of stone cut to dimension and faced on two sides. Joints shall be staggered, courses horizontal. At 5 ft. vertical intervals a bond course composed of rock extending integrally through the wall shall be laid. Mortar joints shall be five-eighths in. in thickness.

Mortar:

Mortar shall be composed of cement and sand in the proportion 1:3. Lime may be substituted for 10% of the cement. Sand shall be coarse and clean. Excessive retempering will not be permitted.

Floor:

The floor shall be concrete, 1:2:4 mix. Mixing water shall not exceed 7 gal. to sack of cement. The floor shall be stiffened by a gridiron of shallow concrete beams and shall be reinforced with wire mesh, weight 22# per 100 sq. ft. Earth shall be thoroughly tamped and sprinkled before floor is poured.

Heating:

Heating shall be by natural gas throughout the medium of individual units, installed as needed.

Toilet Fixtures:

Shall be standard, installed under the supervision of a licensed plumber.

Holly City Hall	Prowers County, Colorado		
Name of Property	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.)	Areas of Significance (Enter categories from instructions)		
register institute.)	Community Planning and Development		
[X] A Property is associated with events that have made a	Social History		
significant contribution to the broad patterns of our history.	Politics/Government		
[] B Property is associated with the lives of persons	Architecture		
significant in our past.	Periods of Significance		
[X] 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	<u>1938-1953</u>		
individual distinction.	Significant Dates		
[] D Property has yielded, or is likely to yield, information important in prehistory or history.	<u>N/A</u>		
Criteria Considerations			
(Mark ``x" in all the boxes that apply.)	Significant Person(s)		
Property is:	(Complete if Criterion B is marked above).		
[] A owned by a religious institution or used for religious purposes.	N/A		
[] B removed from its original location.	Cultural Affiliation		
[] C a birthplace or grave.	Cultural Affiliation N/A		
D a cemetery.	107		
•			
[] E a reconstructed building, object, or structure.	Architect/Builder		
[] F a commemorative property.	Works Progress Administration		
[] 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 con	ntinuation sheets.)		
Previous documentation on file (NPS):	Primary location of additional data:		
[] preliminary determination of individual listing (36 CFR 67) has been requested	[X] State Historic Preservation Office		
[] previously listed in the National Register	[] Other State Agency [] Federal Agency		
[] previously determined eligible by the National Register	[] Local Government		
[] designated a National Historic Landmark	[] University		
[] recorded by Historic American Buildings Survey	[] Other		
#	Name of repository: Colorado Historical Society		

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SIGNIFICANCE

The 1938 Holly City Hall is eligible for the National Register under Criterion A in the area of Social History for its association with the town's police and fire departments, library, and the activities of its multi-use community room. The building variously housed the municipal police department and jail, the volunteer fire department, truck and ambulance, and the public library. The community room hosted a wide variety of events ranging from club meetings, to parties and dances, to election polling. The building remained an active part of community life until 2000 when the last town agency, the library, relocated to another building. The Holly City Hall served effectively for over sixty years as an important center of town life.

The building is significant in the areas of Community Planning and Development and Politics/Government for having been constructed by the Depression-era Works Progress Administration (WPA) as a town sponsored project. As a relief and public works agency, the WPA completed hundreds of projects across Colorado to improve local, county and state infrastructure while providing meaningful work for many of the nation's unemployed. Southeast Colorado experienced both the general economic downturn of the 1930s as well as the additional financial and physical damage inflicted by the environmental forces of the Dust Bowl.

The Holly City Hall is also eligible under Criterion C for its architectural significance. The building typifies the simple but dignified designs used by the WPA for city hall and courthouse construction. The symmetrical stone building conveys a sense of importance without resorting to elaborate style or ornamentation. The success of the design and its execution by the WPA is borne out by the building's six decades of successful service.

CITY HALL

Holly's first administrative offices occupied space on Main Street. Subsequently, the offices moved to a private residence a block off of Main. The October 7, 1929, town council meeting minutes include a "motion moved and carried to rent the east room of the Simpson property for the town office, at the rate of \$13.00 per month." No motivation is noted for the move from Main Street.

In 1932, the town obtained a \$1,500 loan from the local First National Bank to secure a new building for the town offices. The land purchased was the east portion of the Simpson property, Lots 1 and 2, Block 11. The town constructed the building and it held the local government offices as well as the town board.

Town board meeting minutes indicate that the town intended to take advantage of the Works Progress Administration Depression-era federal construction program to consolidate the town offices and departments into a single facility just across Cheyenne Street to the north of the existing town office. The Works Progress Administration files cite Holly mayor W.A. Kirby as saying that the proposed city hall "will satisfy an acute public need. City expenditures for flood control, incidentally unsuccessful, render the town financially unable to construct [the] proposed building without aid. The convenient location of building material, its attractive appearance and easy working qualities contribute to the desirability of the project."

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The January 26, 1938, project proposal to the WPA included construction of a city hall, associated landscaping, a wading pool, and a stone wall surrounding the site. R.E. Lowderblock, WPA labor foreman, requested the hiring of eighty men, plus one skilled mason and one skilled carpenter. Plans called for the building to be of Niobrara chalk stone which WPA workers would quarry with hand saws nine miles north of Holly.

The Niobrara is the upper formation of the Cretaceous period, embracing the latest division of Mesozoic time. The formation is composed of chalk and chalky shales. The chalky rock varies in color from buff to pure white and is generally too soft for use as a building material. The pure white specimens consist of pure carbonate of lime.

WPA state administrator Paul D. Shriver approved the project on July 11, 1938. The town agreed to pay \$5,996 of the \$17,736 project cost. The town also agreed to furnish trucks and other construction equipment. H.M. Thompson engineered the building design. J.M. Infield provided construction supervision as the WPA zone supervisor. Most of the WPA laborers were local residents.

The new city hall opened on September 18, 1938. Apparently residents and officials alike used the terms "town" and "city" interchangeably. No one seemed to puzzle over the Town of Holly having a City Hall. In the final September 19, 1938, inspection report, State Field Engineer Frank B. Page noted that the "building presents a very nice appearance and landscaping is excellent." Records indicate that the police department and volunteer fire department immediately occupied the new building. The police department used a single office and two jail cells while the fire department parked its truck in the garage. The library occupied its new space in about 1940. Surprisingly, the town administrative offices and board did not join in the exodus to the new building. The town board held meetings in the "council room" for a short period in 1943, but it soon returned to its old quarters across the street. Town board minutes do not indicate any reason for the temporary occupancy of the facility.

Despite the absence of the town administration, the City Hall immediately became the community center for many governmental and social services. In addition to its obvious informational and literary functions, the library served as a meeting place for the Civic Club, the board of the Fire and Ambulance District, and other small gatherings. The council space quickly became a community room and hosted such groups as the World War II Service Mothers, the Alpha Omega Club, two diet clubs, 4-H youth activities, the Holly Saddle Club, practices of the junior high cheerleaders, the volunteer ambulance organization, and meetings of the Girl and Boy Scouts. In addition, the community used the room for bridal and baby showers, parties, as a polling place, and for other town activities.

The volunteer fire department moved to a new building in 1972 and the town converted the truck garage for use by an ambulance. The police department relocated in 1998. The town formally vacated the City Hall building in 2000 after the library moved into the newly rehabilitated Santa Fe Railroad Depot (National Register listed). The depot now houses all of the municipal offices.

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Works Progress Administration

President Franklin Roosevelt created the Works Progress Administration in July 1935 as a one of his diverse New Deal agencies designed to provide jobs for the nation's unemployed in worthwhile, modest scale, urban and rural public works projects. The independent agency, initially directed by Roosevelt's close friend and advisor Harry Hopkins, absorbed the older Federal Emergency Relief Administration public works program. The WPA hired men and women in both skilled and unskilled occupations.

The WPA most often worked jointly on projects with state agencies, county governments and municipal administrations. The agency constructed schools, libraries, community buildings, civic offices, and park structures. WPA workers participated in road, water, sewer, and other infrastructure projects that occasionally dovetailed with conservation and park projects performed by the Civilian Conservation Corps (CCC). In some cases, the WPA actually completed projects begun by the CCC. This was particularly true after 1939 when the military draft began to shrink the ranks of the CCC. The name of the agency was changed to Works Projects Administration in July 1939, when it became a division of the Federal Works Agency. Final projects were completed in early 1942 as the nation shifted to wartime production.

The WPA executed dozens of projects throughout southeastern Colorado, including Prowers County and Holly. The Lamar Daily News reported in 1939 that during the period from October 1, 1935 to January 1, 1939, the WPA carried out projects totaling \$909,000 in Prowers County. Of this amount, the project sponsors (municipal governments, school districts, and



Holly Gymnasium WPA photograph, circa 1939 Western History and Genealogy Department, Denver Public Library

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county governments) provided \$166,000. Wages to WPA workers constituted over \$623,000 of the expenditures with remaining funds going to purchase materials, equipment and other non-labor items. In addition to the City Hall, the WPA constructed a large school gymnasium building in Holly. The gymnasium remains in use. In nearby Granada, WPA workers constructed a two-story school addition from the same chalk stone used in the Holly City Hall. Hartman's school benefited by a gymnasium addition, Wiley received a school agricultural building, and Lamar took pride in the construction of a building on the campus of Southeast Junior College, the erection of the Prowers County Poor Farm, the addition of a beautiful stone athletic stadium for the Lamar High School and improvements to Willow Creek Park. Numerous other WPA projects occurred throughout Prowers county including water and sewer systems, grasshopper control programs, and the widespread construction and improvement of county roads and bridges.

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Bonnifield, Paul. The Dust Bowl. Albuquerque: University of New Mexico Press, 1979.

Cutler, William G. History of the State of Kansas. Chicago: A. T. Andreas, 1883.

"Over Two Million Dollars Spend in Area for Parks, Schools, Roads, Hospitals," *Lamar Daily News*, January 30, 1939, p.1.

Ice, Noal Mae, interviewed by Patt Campbell, January and February 2003, Holly Library.

Record of Minutes, Holly Town Council, October 7, 1929.

Works Progress Administration microfilm #355. National Archives and Records Administration, College Park, MD.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nomination includes the east 75 feet of Lots 17-20 inclusive, Block 3, Town of Holly, Colorado, with the exclusion of the footprint of the metal fire truck garage at the northwest corner of the property.

BOUNDARY JUSTIFICATION

The nomination includes all the land historically associated with the Holly City Hall with the exception of that area covered by the fire truck garage constructed after the period of significance.

Holly City Hall				Prowers County, Colorado			
Name (of Prope	erty 			Cou	nty/State	
10. G	eogra	phical Data	a				
Acrea	age of	Property	less than one				
UTM I (Place :	Refere addition	ences al UTM refere	nces on a continuation sheet.)			
1.	13 Zone	752590 Easting	4215290 Northing				
2.	Zone	Easting	Northing				
3.	Zone	Easting	Northing				
4.	Zone	Easting	Northing	[]See	continua	ation sheet	
Boun	darv J	ustificatio	cription y on a continuation sheet.) In ted on a continuation sheet.)				
11. Fc	orm P	repared By	/				
name	/title P	att Campbe	ell				
organization Holly Historical Society					date June 4, 2003		
street & number PO Box 262					telephone 719-537-6877		
city or town_Holly			_ state	СО	zip code_81047-0262		
Addit	ional	Document	ation				
Subm	it the f	ollowing ite	ems with the completed	form:			
Continuation Sheets			Photographs Representative black and white photographs of the				
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.				Additional Items (Check with the SHPO or FPO for any additional items)			
Prope	erty O	wner					
Complete	this item a	at the request of SH	IPO or FPO.)				
name _.	Town	of Holly					
street	& nun	nber <u>PO Bo</u>	ox 262			telephone <u>719-537-6877</u>	
city or	town_	Holly		_ state	СО	zip code_81047-0262	
Paperwor	rk Reduction	on Act Statement:	This information is being collected for an	oplications to	the National	Register of Historic Places to nominate properties for listing or	

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 elligibility 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.

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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-25:

Name of Property: Holly City Hall

Location: Prowers County, Colorado

Photographer: Patt Campbell Date of Photographs: January 23, 2003

Negatives: Holly Historical Society

Photo No.

Photographic Information

- 1 Facade; view to the north.
- 2 Facade detail; view to the northwest.
- 3 Facade entry detail; view to the north.
- 4 Facade and associated landscaping; view to the northeast.
- 5 Facade and east elevation; view to the northwest.
- 6 East elevation; view to the northwest.
- 7 East elevation and fire truck garage; view to the west.
- 8 East and north elevations; view to the southwest.
- 9 East elevation and associated landscaping; view to the north.
- 10 Facade and east elevation view to the northeast.
- 11 WPA dedication plague, entry vestibule; view to the west.
- 12 Main entry vestibule; view to the south.
- Main hallway, north end showing the entry to the cross hall and restroom doors; view to the north.
- 14 Former community room; view to the southeast.
- 15 Library and entry to storage room; view to the north.
- 16 Library, west wall; view to the west.
- 17 Library, east wall; view to the east.
- 18 Police department offices; view to the south.
- 19 Library floor.
- 20 Library door toward former town clerk's office; view to the east.
- 21 Hall from east elevation entry, police department to right and garage to left; view to the east.
- 22 Jail foyer; view to the west.
- 23 Jail foyer with open cell doors; view to the west.
- 24 Medical equipment storage area; view to the southeast.
- 25 Rear wall in garage outside medical equipment storage area; view to the west.

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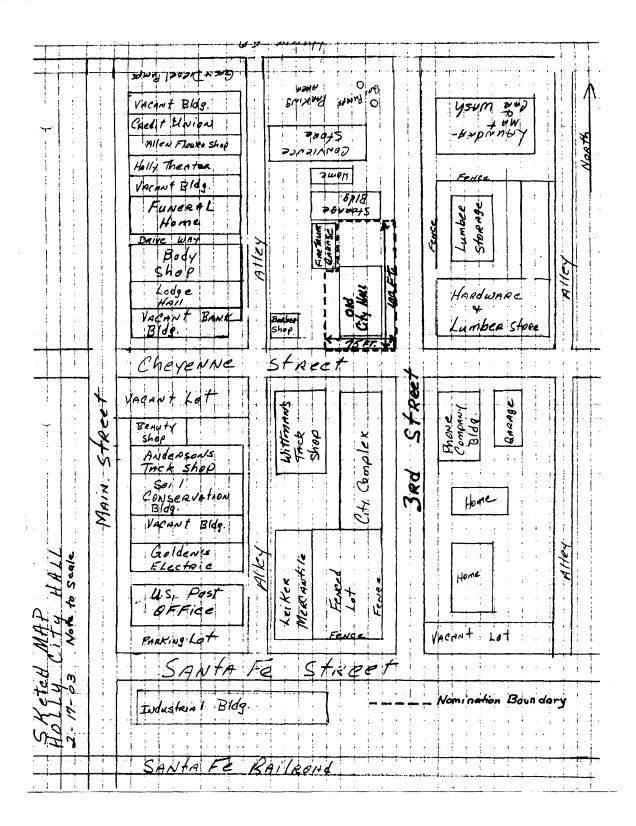
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SKETCH MAP



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USGS TOPOGRAPHIC MAP

Holly East Quadrangle, Colorado 7.5 Minute Series

UTM: Zone 13 / 752590E / 4215290N PLSS: 6^{th} PM, T23S, R42W, Sec. 15, NW½ SE½ NE½

Elevation: 3,390 feet

