

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Conrad Borgens House

Other Names Dorsey/Scott House

Address of Property

[] address not for publication

Street Address 415 13th Street

City Greeley

County Weld

Zip 80631

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Sandra Scott

Address 415 13th Street

Phone _____

City Greeley

State CO

Zip 80631

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Betsy Kellums & Sandra Scott

Date 12-16-2014

Organization City of Greeley Historic Preservation Office

Address 1100 10th Street, Ste. 201

Phone 970.350.9222

City Greeley

State CO

Zip 80631

FOR OFFICIAL USE:

Site Number 5WL.6512

12-16-2014 Nomination Received

5-15-2015 Review Board Recommendation

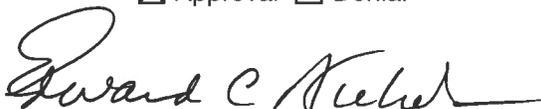
Approval Denial

6-25-2015

HC Board State Register Listing

Approved Denied

Listing Criteria A B C D E



Certification of Listing: President, HISTORY COLORADO

6/26/15
Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Conrad Borgens House

SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated 12/13/2004

Designated by City of Greeley Historic Preservation Commission (Name of municipality or county)

Use of Property

Historic Domestic/Single Dwelling

Current Domestic/Single Dwelling

Original Owner Conrad Borgens

Source of Information Building Permit #659, Date 9/17/1919

Year of Construction 1919-20

Source of Information Building Permit #659, Date 9/17/1919

Architect, Builder, Engineer, Artist or Designer Conrad Borgens

Source of Information Building Permit #659, Date 9/17/1919 and Architectural Drawings in collection of Sandra Scott, property owner

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Conrad Borgens House

SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

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

Bibliography

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

SECTION V

Locational Information

Lot(s) 13 Block 138 Addition Oliver Howards Sub of Blocks 138 & 145

USGS Topographic Quad Map Greeley

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Conrad Borgens House

SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Craftsman

Period of Significance: 1919-1920

Level of Significance: Local State National

Multiple Property Submission: _____

Acreage less than one

P.M. 6th Township 5N Range 65W Section 8 Quarter Sections NW SE NW NE

UTM Reference: Zone 13 Easting 526 816 Northing 4474 077 NAD83

Property Name Conrad Borgens House

DESCRIPTION and ALTERATIONS

Built between 1919 and 1920, the one-and-one-half story Craftsman style Conrad Borgens House is located on the north side of 13th Street in Greeley's Sunrise neighborhood, approximately halfway between 4th and 5th Avenues. The house sits toward the front of the lot that is approximately 190' long (north-south) x 50' wide (east-west). The other houses on the block have a similar set back, and this house has a grass lawn in the front yard with original lilac shrubs planted on each side of the walkway leading to the centered entrance on the south (front) of the house. A large American elm is located very close to the west lilac. Edging this section of property on the west is a historic 10'- tall Mulberry hedge. A detached sidewalk is separated from the curb by a grass lawn and a large maple tree sits in the west portion of the yard. A grass lawn is also located on the east side of the house, separating the house from the driveway.

A circa 1920s sidewalk sits about 2' from the front of the house and continues to the east-facing side ending at the backyard. The divided driveway and small concrete patio are located on the east-facing side of the property. The entire length of the driveway consists of two 2'-wide concrete runners flanking gravel. A 1975 chain link fence encloses the backyard and has a metal gate northeast of the house. The backyard is primarily planted grass with a curved landscaped area and a walkway of concrete mixed with gravel laid by Conrad Borgens leading from the house north to the detached garage at the north end of the lot. Two 75-year old Blue Spruce tower sit approximately 10' from the back of the house and tower above the house. Extending north of the house, to the east of the sidewalk, is a wooden T-post clothesline. Conrad Borgens built this clothesline circa 1920s; however, only one of the original T-posts continues to support the clothesline. A contemporary T-post replaced the second 1920s one in the last few years, with the original T-post no longer functional. The original post adorns a garden space now. The Borgens House property includes the 1920 main house and a non-contributing 2002 detached garage located north (or to the rear) of the house.

Originally, the Borgen family had a root cellar north of the house toward the 1920s workshop (current location of the garage). Due to lack of use and the dangers of it, the owner filled it in circa 1970s. Prior to the construction of the Conrad Borgens House, another house occupied the site. Borgens had it moved to South 1st Street in Greeley and constructed the home subject to this nomination. Little information is known about the previous house, including its construction date. Based on the 1906, 1909 and 1918 Sanborn Fire Insurance Company maps, a one-story frame dwelling occupied Lot 13 or 415 13th Street (the location of the Borgens House). The maps reveal that two small one-story outbuildings existed at the rear (north) of the lot. One was slightly smaller than the other and may have been the site of a privy, based on its size. The other building, directly adjacent to the likely privy, may have been a storage shed. The potential exists that a privy pit with associated with the original house exists on the property, however, is a buried deposit under the existing garage. Additional research opportunities exist for this information.

Property Name Conrad Borgens House

Main House (1920), photo nos. 1-10, 12-19

Exterior

The house has a concrete foundation which extends approximately 2' above ground level and includes two windows each on the east and west-facing sides, which have original double-paned glass. The concrete is painted a dark brown to match the upper story dark brown-painted, decorative wood shingles. The sides of the house are covered with narrow clapboard siding on the first story that is painted white. It is a side gabled roof with exposed rafter ends which are boxed with wide, overhanging eaves painted white. The moderately pitched roof extends over the front porch.

South (Main) Façade

The front of the house faces south toward 13th Street. A full-width front porch that is 29' wide x 8.5' deep spans the front of the house and has wood balusters facing the open space under the porch. Half of the porch has been converted into a sunroom with a ceiling fan; the other half is screened-in with the original porch swing in place. The porch has a replica of the original screen door. It has large, dark brown stucco over concrete supports topped with concrete caps and battered wood columns on the east and west corners of the porch. Five concrete steps lead to the porch from the concrete walkway and are flanked by stucco covered sidewalls with concrete caps. Stucco-covered partial columns capped with concrete caps flank the top of the steps at the centered entrance. The porch has square, brick piers covered in stucco that are painted brown with dark green trim. There are square, wood columns that taper towards the top in the corners and are painted dark green. The front of the house also has a centered front gabled dormer with a ribbon of three six-over-one windows with dark green trim. The porch walls are narrow clapboard with large multi-light wood frame windows.

East-facing side

The east-facing side includes the side door that leads to the basement as well as the kitchen on the main level. There are five windows which are nine-over-one wood frame, double-hung sash. Four of these windows are paired. The fifth window is south of the door on the first level, mid-way between the front porch and the east-facing door. One set, of the paired windows, is on the main level and the second on the upper level all with dark green trim. Under the porch above ground level on the sides are vertical board trim surrounding a painted white vertical wood board storage door matching the vertical board porch trim. The north end of the east-facing side, where the original garage was located attached to the north end of the house, is set back and has two wood sash double-paned windows with faux muntins on the top sash and with metal screens. Wood surrounds the pair of the windows, and the siding matches the rest of the house. Double wood storage doors, approximately 40" tall, lead to a storage area under the pair of windows. Two wood supports mark the original garage door location and height and flank the windows and storage doors below.

West-facing side

The west-facing side of the property is much like the east. Two windows are on the upper level which are side-by-side nine-over-one wood frame, double-hung sash with dark green trim. On the lower level there are a ribbon of three windows also nine-over-one, wood frame, double-

Property Name Conrad Borgens House

hung as well as a grouping of two other windows of the same style. There are two other windows on this side which are four-over-one, wood frame, double-hung sash. Vertical board trim faces the area below the porch on the west side.

North-facing side

The north-facing side of the house was where the original attached garage was located. It has been converted into a family room and bathroom with a small entryway added. The entryway consists of two wooden steps leading to a small porch with a wood balustrade rail. The door is a wood paneled and glazed door including a double beveled-glass horizontal window at the top of the door (not above the door). The door leads into a small vestibule with a step leading into the main room. The basement on this side still has the original coal shoot window. There are three windows on this side on the lower level. Two windows are four-over-one, wood frame, double-hung located side by side; the other window is an octagonal-shaped, wood-frame window located on the north wall of the vestibule. A feature of the upper level is a gabled dormer, smaller than the south-facing gabled dormer, with one nine-over-one, wood frame, double-hung sash window.

Interior

The interior of the house is laid out in a square. From the main original Douglas fir wood door with four vertical lights in the upper half, one enters the living room immediately on the left with the parlor on the right. All of the rooms have the original Douglas fir narrow wood floors and 6" wood baseboards and 4" crown molding as well as wood details throughout. The doorways are all framed in woodwork as well. Conrad Borgens built some of the wood furniture throughout the house shortly after completing the house.

The living room is located on the southwest corner of the house with wood columns that separate it from the dining room. The divisions of the rooms also include built-in cabinets, one of which is a drop-down desk. Wood shelves top the cabinets with a pass-through in the upper portions. The glass bowl portion of the light fixture is not original to the house, but the current owner found a salvage shop in Denver to find a period glass bowl to replace the one that was broken.

The parlor, also by the front entrance, is located in the southeast corner of the main level. It is closed off from the rest of the house by two French doors also made of wood to match the rest of the house. The original owner, Conrad Borgens, wanted doors instead of a curtain, so he custom made them. Although the original light fixture in this room has been replaced, the current one is a replicated period fixture.

The dining room is located in the northwest corner of the main floor. It has a built-in china cabinet and buffet made to match the wood work throughout the house, both built by Borgens. The light fixture in this room is original to the house, though it has some cracks forming.

The kitchen is located in the northeast corner of the house. Most cabinets, countertop and appliances were updated in 2002, but the original built-in dish cabinet was retained. The

Property Name Conrad Borgens House

kitchen can also be reached by stairs leading from the ground level entry on the east side of the house. The newer cabinets were made to match the feel of the house woodwork.

Toward the back of the house, just north of the kitchen is now a family room. Originally, this was the garage. The wood floor has been stained and distressed to match the rest of the house. The woodwork and trim was also made to match the rest of the house. Off the family room is a three-quarter bath with new, non-historic period fixtures. This is also where the rear entrance is with a small mud room, which created a small addition to the original footprint of the house on the northwest corner of what was the garage. The small addition extends out from the house by approximately 6' and continues on the north wall of the garage toward the west by about 8'.

The upstairs is reached by a wood stairway from the living room. A pair of original, wood frame double-hung nine-over-one sash windows is located in the stairway. These two windows retain the original double-paned glass installed by Borgens. At the top of the stairs is a small landing. To the left is the main bedroom facing south which is 8' x 14'. There is also a walk-in closet in the bedroom. From the landing, directly across is the second bedroom. This room is 7.5' x 15' and has a smaller walk-in closet. It is off the second bedroom that a smaller room was discovered when the electrical wiring was being updated throughout the house in 2002. This room is about the size of a small nursery or sewing room, about 10' x 8'. It is thought the original owner had it closed off to make the rooms more square. Opposite the main bedroom is the main bath that is 5' x 8' and is located in the dormer at the back of the house. Borgens constructed his home with indoor plumbing. The bathroom has the original claw foot tub and shower system, though it has been resurfaced. The current owner installed wainscoting over the old plaster in that bathroom. Off the bathroom is a storage room that was originally used for luggage storage and now is a sewing room.

The basement is partially finished with a bathroom, pantry as well as living and sleeping areas with stairs leading to the side door located on the east-facing side of the house. This was the original living space for the family while the house was being built and still includes the coal room.

Alterations

In the late 1930s, Conrad enclosed the west side of the front porch with multi-light wood frame windows west of the centered entrance and matching wood screens on the east side of the porch. At that time, Conrad added a wood screen door at the top of the steps leading to the porch. In the 1960s the concrete steps leading to the front porch began to lean inward. Although the 1920 first step is still in place, new concrete steps replaced the others in the 1960s.

Though there have been updates and remodels to the house, all the work was done to preserve the original features and to keep the original feel of the house. Much of the remodeling was done in 2002 and tried to use as much of the original materials as possible. When even there was a need for new materials, they tried to match as close as possible. The rewiring of the house was to meet current electrical code and was done by pulling wire and

Property Name Conrad Borgens House

leaving the plaster and lathe walls intact. All plumbing was updated as much as possible without damaging the walls or floors. The roof was originally covered with cedar shake shingles, but due to a new fire code they are now asphalt shingles.

The original garage, which was located at the rear of the house, was converted to the family room in 2002. Using the footprint of the original garage, the owners increased the height of the floor, to be level with the house floor, and enclosed the lower area with horizontal wood siding to match the house. The original garage door jambs/outside trim mark the location and height of the garage doors and are integrated into the east-facing exterior wall. Wood-frame sash windows were added slightly right of center on the east-facing wall. Two solid wood doors, approximately 40" in height are under the windows and lead to storage, under the current floor.

Garage, 2002; non-contributing, photo no. 11

Borgens built a workshop at the north end of the property circa 1920s. However, in the 1990s, the roof collapsed. Several of his workbenches were salvaged and added to a new garage. The garage is a one-story, wood-frame building with vertical wood panel siding and a side-gabled, asphalt shingle roof with two bubble skylights. It has a concrete foundation and measures approximately 30' wide (east-west) x 25' long (north-south). Two, one-by-one, metal frame sliding windows flank the metal door on the south side. A metal two-car garage door is located on the north side of the garage.

Integrity

The Conrad Borgens House maintains a high degree of historic physical integrity. The house retains integrity of location on the site Borgens built it in 1920. The setting retains integrity with original neighboring houses, the 1950s school across the street to the south and the commercial building to the southeast. The home has undergone minor alterations including the 1930s porch enclosure and the 2002 conversion of the original single-car garage into a family room and adding a small (6' x 6') mudroom at the northwest corner of where the original garage was located. However, overall the house remains much the same as it was when originally built in 1920 with original wood windows (all top portions are doubled-paned glass and some lower portions as well) with original glass, wood clapboard siding, some original light fixtures, mostly original floor plan (with the exception of the family room/mudroom), Douglas fir flooring and trim work throughout the interior, and much of the original cabinetry, and thus retains a high degree of integrity of design, materials and workmanship. The historic sidewalks surrounding the house and in the backyard are intact along with the historic plantings of the evergreen trees, lilacs, and elm trees. The house retains a high degree of integrity of feeling as a Craftsman- style bungalow built by a carpenter with amazing attention to detail and quality, with the interior cabinetry reflecting the Craftsman style, in addition to the exterior Craftsman features. It also reflects integrity of association with early 1920s Craftsman style architecture and association with master craftsman and property owner Conrad Borgens.

Property Name Conrad Borgens House

SIGNIFICANCE STATEMENT

The 1920 Conrad Borgens House is locally significant under Criterion C for Architecture as a good example of a Craftsman style residence. Builder and carpenter Conrad Borgens included Craftsman character-defining features including wood-shingle siding, lap siding, a full-width front porch with massive piers and battered columns, exposed rafter ends, broadly overhanging eaves, multi-light-over-one wood frame sash windows, and gabled dormers with wood shingle siding. The interior also reflects the Craftsman style, with features including multi-light glazed wood doors with wood surrounds and original hardware, built-in wood cupboards with glazed doors similar to the multi-light windows with wood surrounds, partial wood room dividers with square columns and built-in cupboards below, and the wood balustrade rail with square posts on the interior stairs.

Conrad obtained Building Permit #659, dated September 17, 1919 "to erect a 1½ story frame building with cement foundation and shingle roof 28x28 on Lot 13, Block 138 For use as a Residence. Said building to be constructed in compliance with the provisions of the Ordinances of the City of Greeley." The estimated cost was \$2,000 and the permit fee paid was \$2. The permit also noted that the house was "To be completed about Jan 1, 1919," an apparent typographical mistake since the permit was issued in September 1919. He secured the services of a team of horses with a type of plow/scrapper pulled behind them to dig the basement. Large 12' x 12"-14"-wide boards were used to build the forms to pour the concrete foundation. Those same boards were later used in the siding of the attached garage. Once the basement was complete, a secure roof was put over the basement to allow the family to reside in this area while the upper floors of the house were completed. The basement had an open floor plan with a coal and wood burning stove, sink, separate toilet area, coal room and a large pantry.

The plans for the house were drawn in pencil on brown paper by Conrad. The architectural style he chose for this home was Craftsman consisting of one and one-half story with a full-width front porch. Conrad worked all day at his regular carpentry job, then came home and worked on the construction of his own home until dark. Most of the construction was completed by Borgens working alone. He hired help when needed. The entire home was constructed from Douglas fir purchased from a local lumber company.

The Sunrise Neighborhood has very few examples of Craftsman style architecture. This intact example of Craftsman style architecture retains integrity and association with the original owner and builder Conrad Borgens, a German from Russia, and exemplifies the Craftsman style through its character-defining features. The quality of craftsmanship, detail and integrity reflects Borgens' talent and the German from Russia influenced detail and workmanship, which sets this example apart from other intact examples in Greeley. Conrad worked on other homes in Greeley, including the University of Northern Colorado's president's house, now used as the University of Northern Colorado Visitor's Center, which is a brick Tudor Revival style house. His craftsmanship is still evident in the interior woodworking. Greeley banker J.M.B. Petrikin came to Conrad's house at 415 13th Street and hired Conrad to do a woodworking project for the Greeley First National Bank to help with sorting documents. It was a wood structure that may have been used for sorting checks.

Property Name Conrad Borgens House

Historical Background

Settlement of Greeley

Nathaniel C. Meeker, agricultural editor of the *New York Tribune*, printed an article inviting people to join an agricultural utopian colony in the west. He targeted people of means with common beliefs and selected a

homogenous group of white, Anglo-Saxon protestants having brains, money, high moral standards, a strong work ethic and conservative values. Common beliefs ensured greater harmony, prevented dissension, and accelerated the town-building process as members worked for, and met common goals and objectives. In addition, colonists embraced Meeker's beliefs in temperance, religion, education, cooperation, agriculture, irrigation, and family values as being essential to the town's character and success (Ford 1996, 2).

Colonists came to Greeley starting in 1870 and began to layout and build the town, and by 1880, the population was 1,298 (Ford 1996, 14). Downtown started on Main Street, now 8th Street, and grew to the north and south, with the railroad tracks to the east. The community grew in all directions, with houses, commercial buildings, and other uses on both sides of the railroad tracks. The 1882 Bird's Eye View map shows houses between 3rd and 14th Streets and 5th and 14th Avenues. By 1890, Greeley had grown to 2,395 residents, but within a few years a nationwide depression slowed growth and development in Greeley until the late 1890s (Ford 1996, 18).

The establishment and construction of the Great Western Sugar Company factory on the east side of Greeley in 1902 helped jump start Greeley's development again and marked the beginning of another building boom. Development of the east side began in earnest as laborers, particularly from immigrant populations, came to Greeley to work in the agricultural fields and needed modest homes for their large families. Development of the East Side neighborhood, also known as the Sunrise neighborhood, centered around the East Side Park, later named Sunrise Park, and focused on small affordable houses for immigrant families, including many Germans from Russia (Humphries Poli & Schaffer 2011, 4-38).

Conrad Borgens Family

Conrad Borgens was born on February 28, 1876 in Frank, Russia. His family was part of the German immigration to Russia under the invitation of Czarina Catherine the Great of 1762-63. Families settled along the Volga River Region in various small villages or colonies. The Borgens family was primarily engaged in farming, as were most of the Volga Germans. From an early age, Conrad was interested in carpentry and building. Czarina Catherine had promised that as part of the German immigrants settling and developing the Volga region, the men would not be conscripted into the Russian Army (*Windows of Time – From the Volga to the Platte: Germans from Russia*, 2009 documentary). By the time Conrad was of age, more than 100 years and several Russian emperors later, Catherine's promise was no longer honored, and Conrad was forced to serve in the military. His army tenure included guard duty but the primary focus was building wagons to transport large cannons (Sandra Scott, interview with Betsy Kellums, 2014).

Property Name Conrad Borgens House

Conrad Borgens and Katherine Marie Bostron were married on January 7, 1902 in Frank, Russia. Katherine's wedding gown was brown taffeta with fur trim; a fur hat and muff completed the ensemble. A horse and sleigh carried them to the church where they were married along with twenty-two other couples (Sandra Scott, interview with Betsy Kellums, 2014).

For many years, the Germans lived a peaceful, harmonious life in Russia but with the advent of conscription of young men into the Russian Army, coupled with unrest and seizure of property by the Russian government, Conrad was unsure of the future. After reading a flyer about opportunities in America, he was ready for a change. Later in 1902, Conrad booked passage for him and his wife on a ship leaving St. Petersburg, Russia traveling the North Sea and landing in a Canadian port. From Canada, a train trip brought the couple to Lincoln, Nebraska. Five children were born to the couple in Lincoln—Fred (1902), Carl (Brodie 1904), Reuben (1906), James Harold (1913) and Helen Marie (1915). While in Lincoln, Conrad worked as a carpenter along with other odd jobs to support his growing family. After experiencing a flood in his rented house, Conrad built a home for his family in Lincoln. He built a Foursquare house with clapboard siding, gabled roof and full-width front porch (Sandra Scott, interview with Betsy Kellums, 2014).

In about 1917, Conrad sold his house in Lincoln and moved his family to Greeley to the Sunrise area where mostly Germans from Russia resided. As he already knew several people living in the area, it was an easy choice for them to move to Greeley. The family rented a portion of a duplex at 215 13th Street while Conrad found work as a carpenter. As was the case with most Germans from Russia, all of the able-bodied family members worked and pooled their resources to support each other. Katherine Borgens, along with her three older sons, worked in the sugar beet fields thinning and topping (Sandra Scott, interview with Betsy Kellums, 2014). After renting for a few years, Conrad located this property at Lot 13, Block 138 for sale only two blocks from the rental (Building Permit #659, 9/17/1919). He secured the sale of the property from John Lauck in 1919. However, the house on the property was not suitable to Conrad, so he made arrangements to have the house moved from the property and relocated to South 1st Avenue in Greeley. Conrad proceeded with the construction of a new home in 1919-1920 (Building Permit #659, 9/17/1919).

In addition to building the home himself, Conrad made many tools to use in the construction process such as wooden screw clamps; triangle-shaped braces which attached to the house to lay a plank across and used to install clapboard siding (the braces were temporarily attached to the home and moved as needed for clapboard installation); a wooden extension ladder that would allow access to upper windows and roof areas; handles for saw blades; and later, several wooden shop tools consisting of a table saw, lathe, and band saw used for building furniture and other items. His shop tools were belt-driven by a single large motor that he powered by running a 125' heavy duty extension cord from an outside electrical outlet near the roof on the exterior of the home to the barn/shop he also constructed for his work. The old barn/shop, built after the home construction, collapsed from a heavy winter snow and was torn down in 1982. Tough Shed Company built the existing three-car garage/shop in 2002.

Property Name Conrad Borgens House

Conrad Borgens was an exceptional artisan. If he saw a tool he could not afford to buy, he would make a similar tool from what materials were available to him. He truly believed he could make or build about anything (Sandra Scott, interview with Betsy Kellums, 2014).

During the late 1930s, Conrad enclosed the porch with windows and created a sunroom on the west end of the porch for Katherine to enjoy the outdoors and sunlight while she was ill. Katherine Borgens died in 1939. Conrad remained in the house while his three younger children moved on with their lives. Conrad continued his carpentry work, raised rabbits and sharpened lawn mowers. In 1945, his daughter, Helen Marie, and her husband, John Grant Dorsey, returned from Portland, Oregon after World War II. Being alone, Conrad asked his daughter to move back into the family home.

Conrad Borgens, John and Helen Dorsey, and their two children (Harland Grant (1943) and Sandra Kay (1949)) all resided in the family home until Conrad's death on October 26, 1964. He died at the home he built. He had been watering the lawn, shut off the water, sat down by his house and died. He worked hard his entire life, never having experienced a downturn in his vigor. His death was a complete shock to his family.

The home remained in and was occupied by the family. Upon the deaths of John and Helen Dorsey in early 2000s, the home passed to their daughter and Conrad's granddaughter, Sandra Scott.

Property Name Conrad Borgens House

BIBLIOGRAPHY

Bird's Eye View Map of Greeley, Colo. County Seat of Weld Co. 1882. Madison, Wisconsin: J.J. Stoner, 1882. Library of Congress Catalog Number: 75693137.

Borgens, Conrad. Architectural drawings for house at 415 13th Street, Greeley, no date, but completed by 1920.

Building Permit #659 issued by the City of Greeley, 9/17/1919.

Ford, Peggy. 1996. "Historical Background." In Preservation Plan, Historic Preservation Commission. Greeley: City of Greeley.

From the Volga to the Platte: Germans from Russia. Windows of Time documentary produced by City of Greeley GTV8 and the Greeley Historic Preservation Commission, 2009.

Humphries Poli Architects & Laureen Schaffer, "Sunrise Neighborhood Historical and Architectural Context Report," State Historical Fund Grant #2011-M1-019. City of Greeley, CO: December 2011.

Sanborn Fire Insurance Company maps for 1906, 1909 and 1918 for Greeley, Colorado.

Sandra Scott, Interview with Betsy Kellums, August 12, 2014 at the Conrad Borgens House, Transcript on file with the preparers.

Property Name Conrad Borgens House

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 13, Block 138, Oliver Howard's Subdivision of Block 138, City of Greeley, County of Weld, State of Colorado; Boundary includes the house, garage and urban parcel on which it is situated.

Property Name Conrad Borgens House

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1- 19 except as noted:

Name of Property: Conrad Borgens House, 5WL.6512

Location: 415 13th Street

Photographer: Lindsey Weaver

Date of Photographs: December 4, 2014

Original images on file with preparer and TIFF images on file with the Office of Archaeology and Historic Preservation

Photo No. Photographic Information

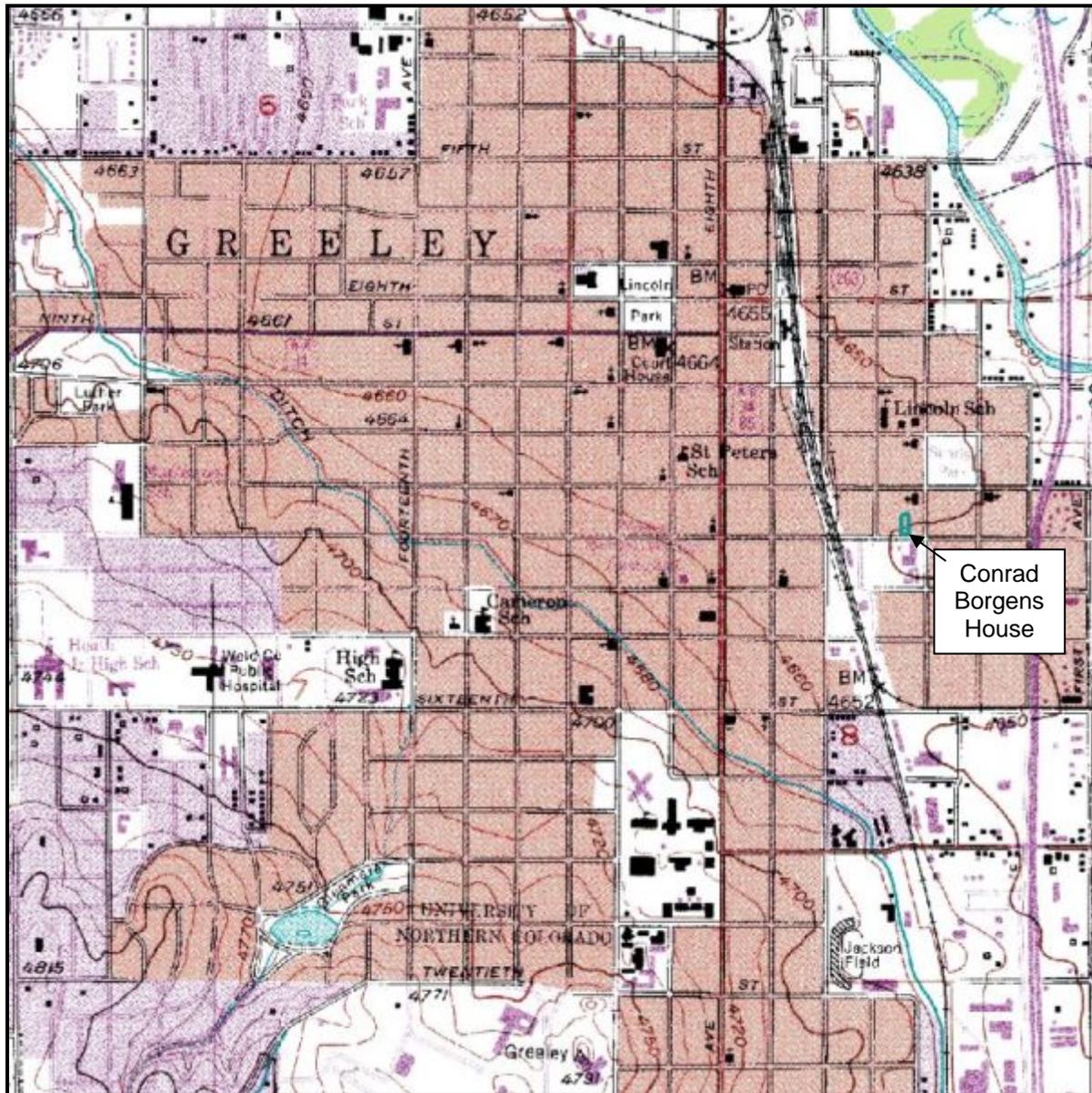
- 1 South and east façade of house; view to northwest
- 2 South façade of house; view to north
- 3 South and east façades of house; view to northwest
- 4 Dormer on south side of roof; view to north
- 5 Front entrance on south façade; view to north
- 6 North end of east façade, location of original garage (on north end of house), now enclosed living space; view to west
- 7 Western hedge and west façade; view to northeast
- 8 West façade; view to northeast
- 9 North façade; view to south
- 10 North and west façades ; view to southeast
- 11 South and east façades of detached garage/workshop building; view to northwest
- 12 Original front door from the interior
- 13 Original wood French doors in front room
- 14 Dining room with original woodwork and built-in cupboard
- 15 Original woodwork in dining room
- 16 Original cabinets in kitchen
- 17 Enclosed living area, formerly the original garage on north end of house
- 18 Original wood staircase from the second from
- 19 Original wood frame window with original glass and original double panes on top sash

Property Name Conrad Borgens House

USGS TOPOGRAPHIC MAP

Greeley Quadrangle

7.5 Minute Series

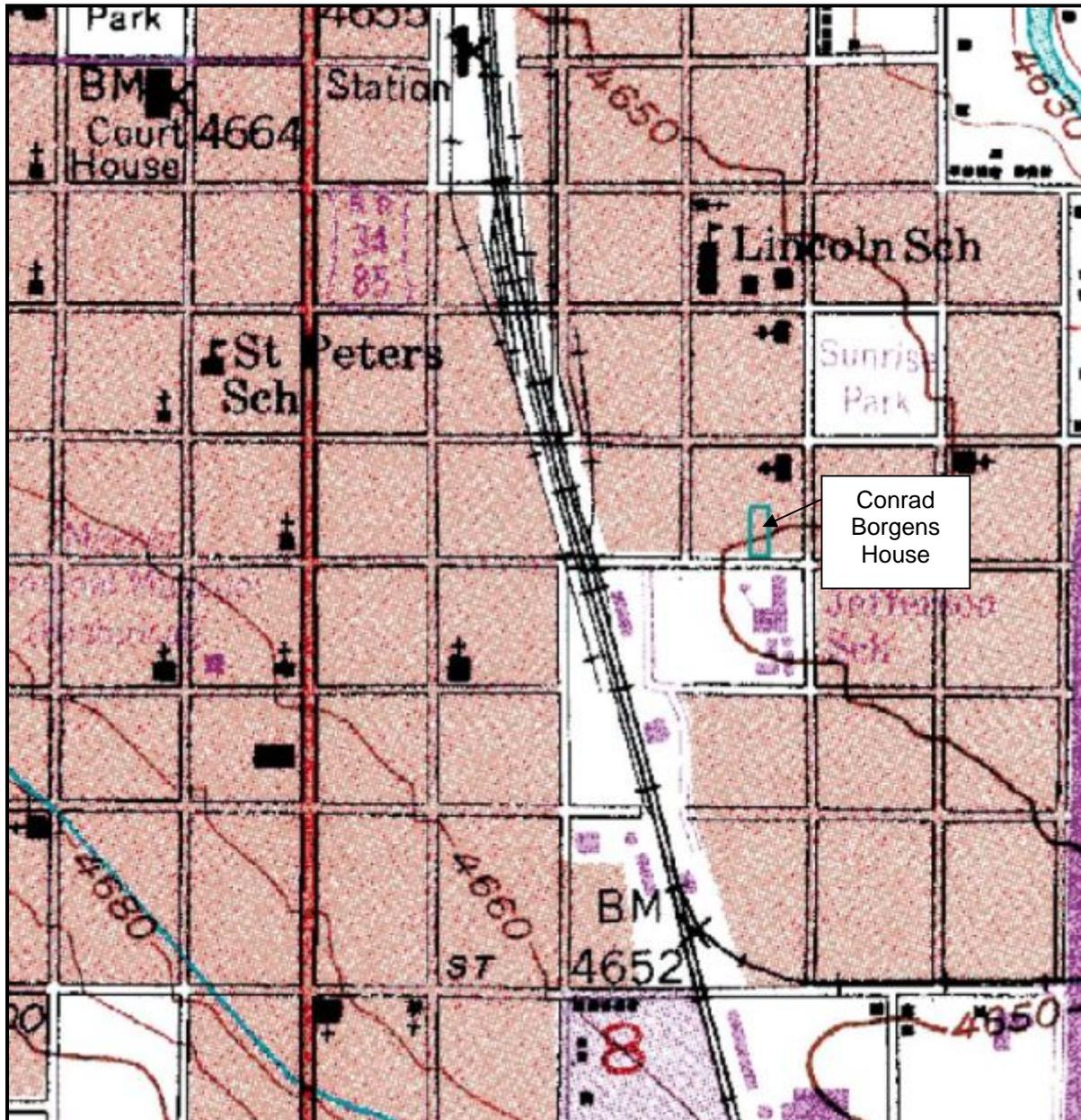


Property Name Conrad Borgens House

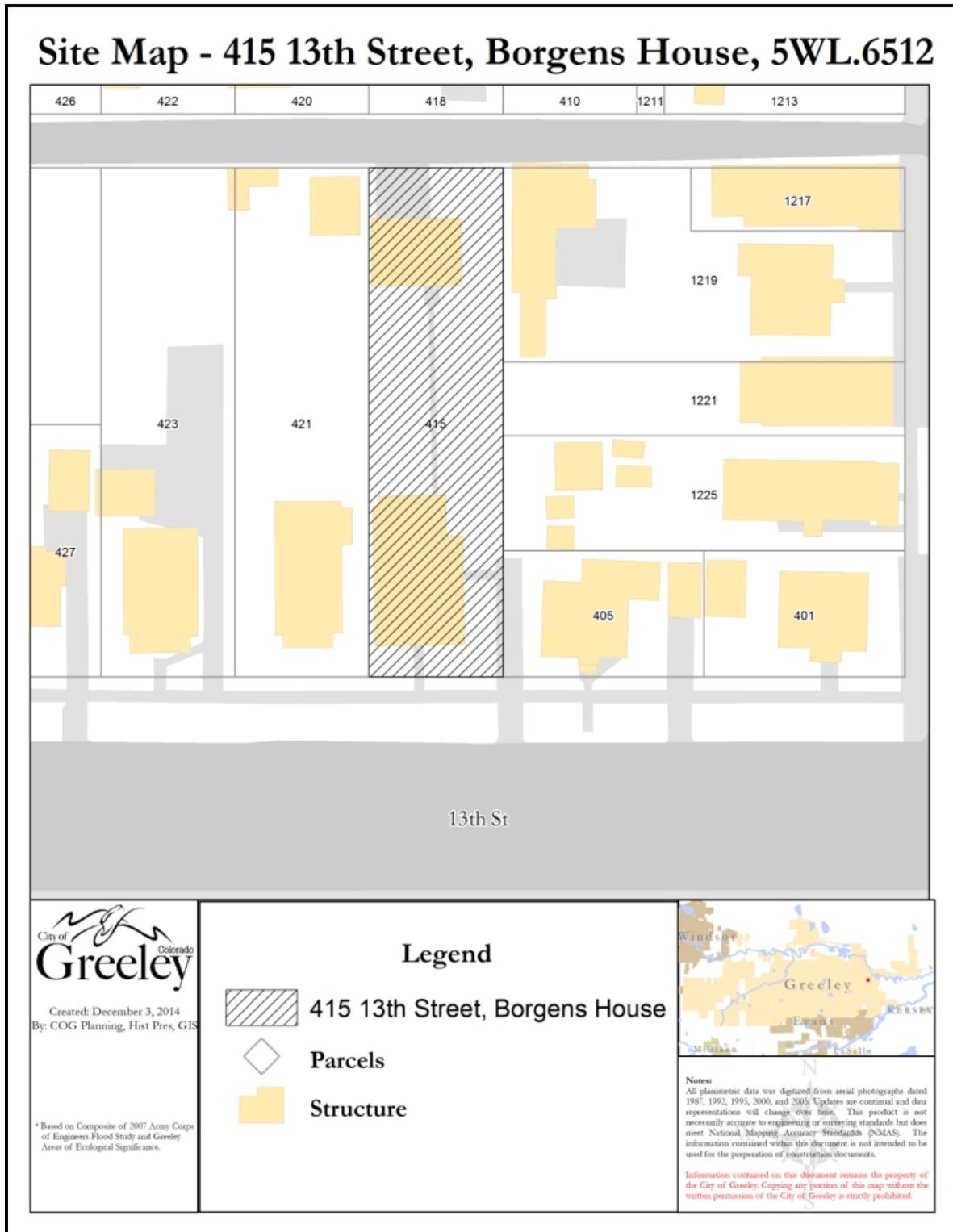
USGS TOPOGRAPHIC MAP – Close up perspective

Greeley Quadrangle

7.5 Minute Series

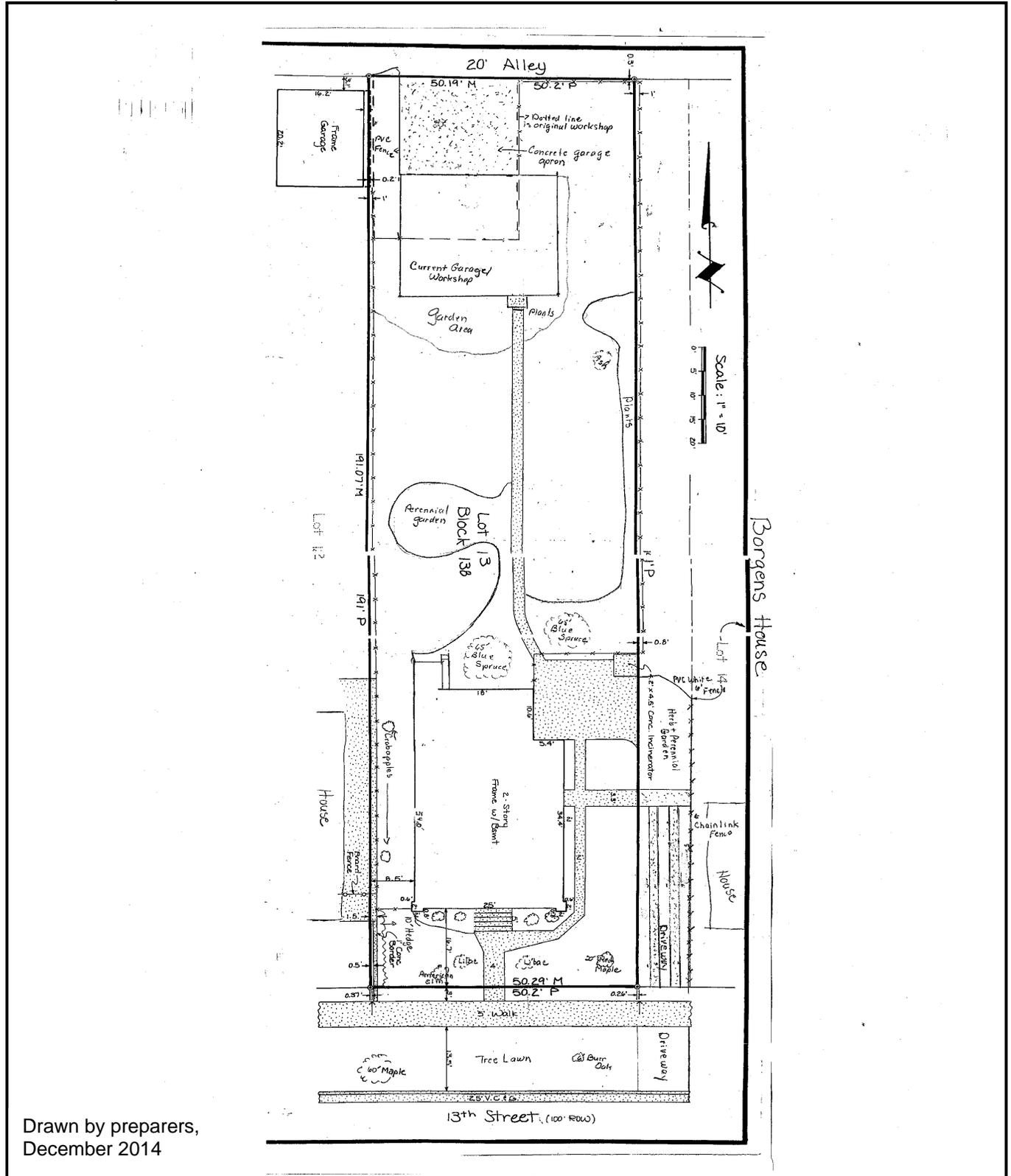


Property Name Conrad Borgens House



Property Name Conrad Borgens House

Sketch Map



Drawn by preparers,
December 2014

Property Name Conrad Borgens House

No. 659 Date 9-17-19

Building Permit

428-1024

Permission is hereby given Conrad Borgens to erect
a 1 1/2 story frame building with concrete
foundation and shingle roof 28x28
on Lot 43, Block 128, Addition _____
For use as a Residence

Said building to be constructed in compliance with the provisions of the Ordinances of
the City of Greeley.

To be completed about June 1-1919

Estimated Cost, \$ 2,000.00
200.00

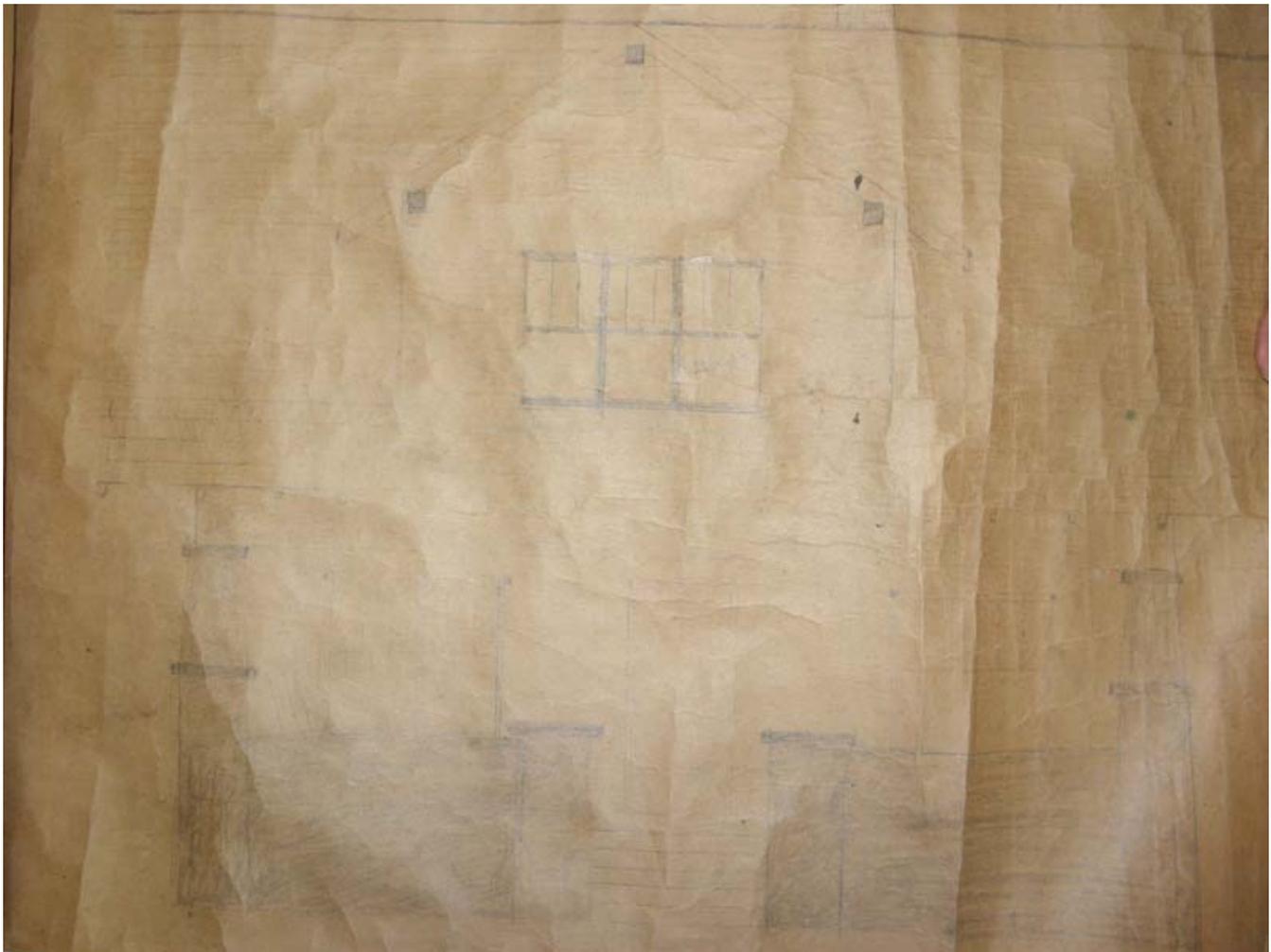
W. A. [Signature]
City Clerk.

Property Name Conrad Borgens House



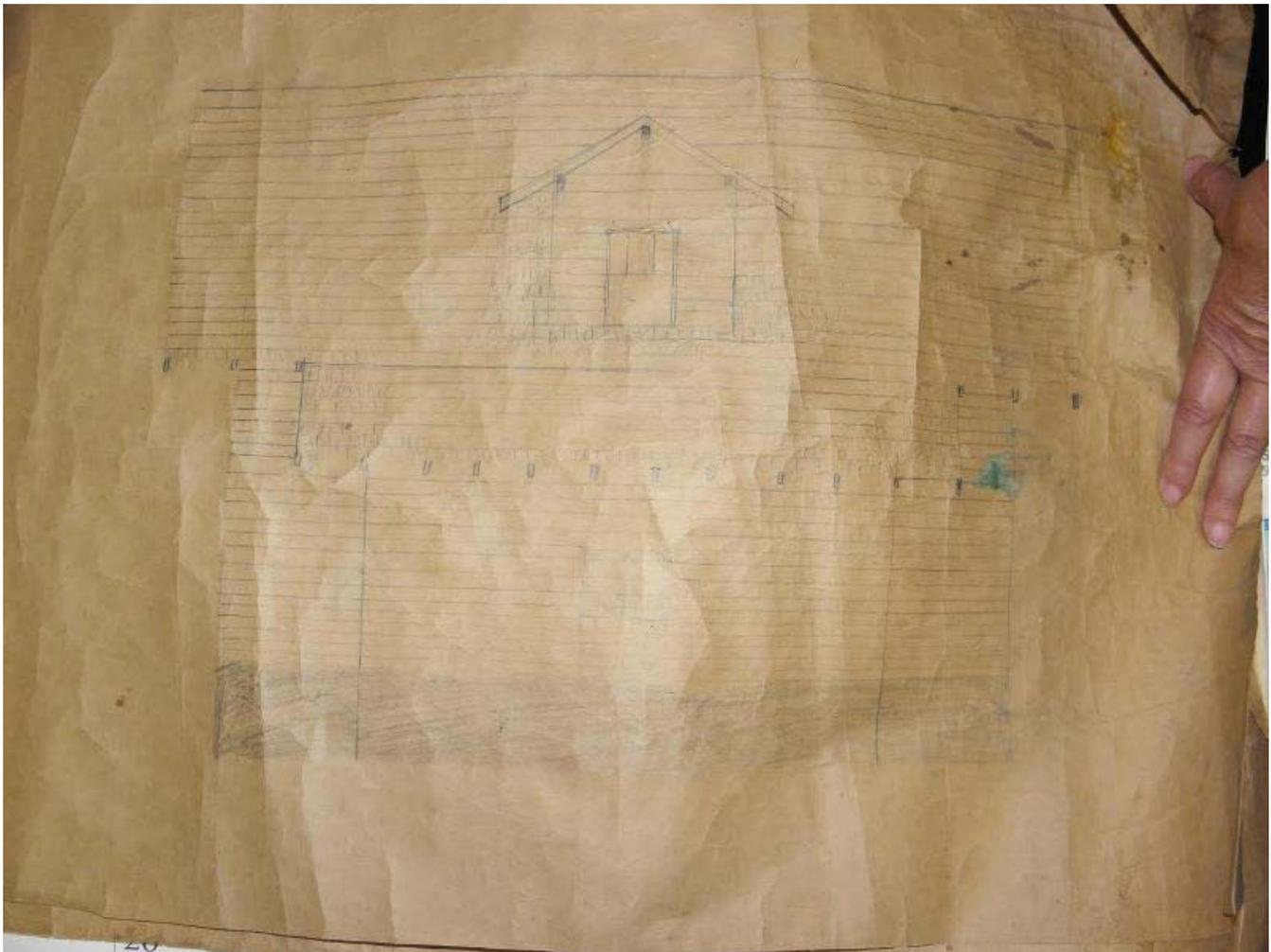
Conrad Borgens in center of photograph, at the Greeley Planning Mill where he worked between construction jobs, circa 1920s.

Property Name Conrad Borgens House



House Plans page 1

Property Name Conrad Borgens House



House Plans page 4

Property Name Conrad Borgens House



Conrad Borgens going to his house, circa 1962.