

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: **5WL.7879** Parcel number(s):
2. Temporary resource no.: **N/A** **096108211019**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Wilson House, Stanton Apartments**
6. Current building name: **Klawiter Building**
7. Building address: **728 12th Street**
8. Owner name and address:



National Register eligibility assessment:
State Register eligibility assessment:
Greeley Historic Register eligibility assessment:

Not Individually Eligible
Not Individually Eligible
Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **65W**
SE ¼ of NW ¼ of NE ¼ of NW ¼ of section 8
10. UTM reference (Datum: NAD83)
Zone **13: 526250 mE 4474343 mN**
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **4** Block: **98**
Addition: **Greeley Original Townsite** Year of Addition: **1870**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **~60' N-S by ~46' E-W overall dimensions**
16. Number of stories: **2½**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Decorative Shingles**
21. General architectural description:
Constructed in 1903 as a single-family residence, this building was converted into an apartment house in the mid-1920s. It is currently divided into six separate apartments. Featuring an asymmetrical 2½-story plan, the building rests on a foundation of coursed sandstone blocks. Three basement-level windows penetrate the foundation wall beneath a canted bay window on the west elevation. The building's exterior walls are clad with pale grey color horizontal vinyl siding, with white vinyl corner pieces. Painted purple diamond-shaped decorative wood shingles appear in the upper gable ends on the north, east, and west. The building is covered by a steeply-pitched cross gabled roof, with an intersecting hipped roof section to the rear (south). The roof is covered with black asphalt composition shingles, and the boxed eaves are clad with white vinyl. A tall red brick chimney with a corbelled cap is located near the south end of the west-facing roof slope. A stained natural brown wood-paneled door, with one upper sash light, enters the north elevation (façade) from a wood porch which wraps around the building's front northwest corner. The porch is approached by five wood steps, and features a tongue-in-groove wood floor, an open wood railing with painted white turned balusters, painted white turned columns, and a low-pitched hipped roof. A painted white lattice appears below the porch's floor level. A painted white wood-paneled door, with one upper sash light, and covered by a white metal storm door, enters the west elevation from a 7-step wood porch. This porch features a tongue-in-

groove wood floor, a painted white wood railing with turned balusters, painted white turned columns, and a shed roof. A painted white lattice also appears below this porch's floor level. A canted hipped-roof bay, with three 1/1 double-hung sash windows, is located on the west elevation. A 1/1 sash window overlooking the front porch near the west end of the façade, features Queen Anne upper sash lights. A band of three small 9-light windows is located in the façade's upper gable end. Single small 9-light windows appear in the north and south facing upper gable ends. Windows elsewhere are primarily single and paired 1/1 sash, with painted white wood frames and surrounds, and with non-historic silver metal exterior storm windows.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This property is located at the southeast corner of 12th Street and 8th Avenue. A small planted grass yard is in front of the apartment house to the north, and there are narrow planted grass side yards along the east and west sides. A concrete sidewalk paralleling 12th Street is separated from the curb by a wide dirt strip. A concrete sidewalk with decorative brick pavers along the curb parallels 8th Avenue. A gravel alley is located behind the building to the south. Another dwelling at 724 12th Street occupies the adjacent lot to the east.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

- | | |
|-------------------------------------|---|
| 25. Date of Construction: Estimate: | Actual: 1903 |
| Source of information: | Sanborn Insurance maps, Greeley city directories |
| 26. Architect: | Unknown |
| Source of information: | N/A |
| 27. Builder/Contractor: | Unknown |
| Source of information: | N/A |
| 28. Original owner: | Unknown |
| Source of information: | N/A |

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Sanborn Insurance maps, Greeley city directories, and Weld County Assessor records all corroborate that this residential building was constructed in 1903. Per Sanborn Insurance maps, a two-story hipped roof addition to the original building's rear southeast corner was erected between 1918 and 1927. This addition most likely dates from between 1923 and 1926 when the building was converted from a single family residence into apartments. City of Greeley building permit files indicate that the vinyl siding was installed in 1990.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
Domestic / Multiple Dwelling
33. Current use(s): **Domestic / Multiple Dwelling**

35. Historical background:

Greeley's 8th Avenue corridor developed originally as a residential neighborhood between the 1880s and circa 1910. Located south of the downtown business district, 8th Avenue between 10th and 16th Streets, saw the construction of numerous residences and a small number of churches during those three decades. The 8th Avenue corridor then underwent a dramatic transformation during the 1910s and 1920s, as dozens of houses were razed to pave the way for the construction of new automobile-related businesses. By 1927, the corridor had become known as "Motor Row," lined with all manner of auto dealerships, repair shops, parts stores, and gas stations. Beginning in the late-1940s, the corridor began to diversify. Automobile-related businesses remained dominant, but were increasingly joined by a variety of other commercial enterprises, including regional and national chain retailers.

This Late Victorian era residential building is located at the southeast corner of 12th Street and 8th Avenue. Facing toward 12th Street to the north, its west property line borders 8th Avenue. It is one of only two relatively intact residences, bordering 8th Avenue between 10th and 16th Streets, which remain from around the turn of the twentieth century. The other, at 1510 8th Avenue (5WL.7874), was converted to commercial use in the early 1980s, while this building has maintained its original residential use throughout its history.

The building's earliest residents were Albert C. and Jane C. Wilson. Albert was born in Massachusetts on May 19, 1845, while Jane (maiden name Bennis) was born in Vermont on December 6, 1843. They were married in 1868, and lived in Worcester, Massachusetts before coming west to Colorado in the years prior to 1900. The 1900 U. S. federal census records Mr. and Mrs. Wilson as residing at 700 12th Street in Greeley, with Albert's occupation listed as "dealer groceries." Census records from Worcester in 1880 and from Greeley in 1900 do not list any children. The 1903 Greeley city directory lists Mr. and Mrs. Wilson as residing here at 728 12th Street. However, Albert Wilson died on May 23rd of that year, at the age of 58. Jane Wilson continued to live in the house until circa 1920. She passed away on November 10, 1923 at the age of 79. Mr. and Mrs. Wilson are both interred in Greeley's Linn Grove Cemetery.

Greeley city directories list William C. Kelley at 728 12th Street between 1920 and 1923. The building was then enlarged and retrofitted into apartment units. Subsequent directories, from circa 1926 to 1950, list the building as the "Stanton Apartments," with William E. and Mabel T. Stanton owning the building

during these years. They are listed in the directories as residents of apartment no. 1 during some of these years but not in others. Other units in the building were occupied by numerous, typically short-term tenants. Mr. and Mrs. Stanton are listed at this address in the 1940 census; they were not located in earlier census records, however. William Stanton was born in New York on June 15, 1892. He died in Greeley on June 13, 1969, and is buried in Linn Grove Cemetery. Birth and death records for Mabel Stanton were not located.

The name "Stanton Apartments" disappeared from city directory listings in the early 1950s. In subsequent directories this address is simply listed as "Apartments" with between three and six tenants listed in any given year. The building's tenants have been relatively short term; however, notable exceptions were Clara Elam and her daughter Velma Elam. Born Clara Mount, in Ohio, in 1864, Clara was married to Lewis C. Elam circa 1882. The couple then made their home in Appanoose County, Iowa. By the early 1900s, the Elam family consisted of Lewis and Clara and their five children – daughters Jessie, Velma, Dicie, and Fern, and son, Guy. Lewis Elam passed away in Iowa between 1903 and 1910. By 1910, Clara, with daughters Velma and Fern, had moved to Greeley. Velma, then age 28, had been employed as teacher in Iowa, and would subsequently enjoy a long teaching career with Greeley Public Schools. Fern Elam, the youngest daughter, was just seven years old in 1910. Greeley city directories list Clara and Velma Elam as residing together in unit no. 3 of the Stanton Apartments from 1926 until 1948. Clara presumably passed away at about that time, although an obituary for her was not located. Velma continued to live on in the apartment until shortly before her own death on January 20, 1969.

36. Sources of information:

The Greeley City and Rural Route Directory. (Generally published annually by *the Greeley Tribune-Republican* Publishing Company.)

City of Greeley Building Permit "Inspection Record" files.

Sanborn Insurance Company maps for Greeley, Colorado dated June 1886, December 1887, January 1891, October 1895, January 1901, January 1906, October 1909, January 1918, April 1927, September 1946 (as an update of the April 1927 Sanborn maps), August 1968 (also as an update of the April 1927 Sanborn maps).

U.S. federal census records, and biographical records, (referencing the Wilson, Stanton and Elam families), accessed through www.ancestry.com.

Weld County Assessor Property Information Map. <http://www.co.weld.co.us/maps/propertyinformation>

Weld County Assessor Property reports. <https://propertyreport.co.weld.co.us>

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. Standards for Listing in the Greeley Historic Register: A property shall be eligible for designation for historic preservation and eligible for economic incentives if it meets at least one (1) criterion in two (2) or more of the following categories:

✓ 1 (a) Historical Significance: Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation;

1 (b) Historical Significance: Is associated with an important historical event;

1 (c) Historical Significance Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

✓ 2 (a) Architectural Significance: Characterizes an architectural style associated with a particular era and/or ethnic group;

2 (b) Architectural Significance: Is identified with a particular architect, master builder or craftsman;

2 (c) Architectural Significance: Is architecturally unique or innovative;

2 (d) Architectural Significance: Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance;

2 (e) Architectural Significance: Has visual symbolic meaning or appeal for the community.

3 (a) Geographic Significance: Has proximity to a square, park or unique area deserving of preservation;

3 (b) Geographic Significance: Is a visual feature identifying an area or neighborhood or consists of utilitarian and commercial structures historically and geographically associated with an area.

39. Area(s) of significance: **Architecture**

40. Period of significance: **1903**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with residential development in Greeley dating from the time of its construction in 1903. It accrues additional historical significance because it has maintained a residential use throughout its history. The building is also architecturally significant for its Late Victorian architectural characteristics. These include the asymmetrical 2½-story plan, coursed sandstone foundation, diamond-shaped decorative wood shingles in the upper gable ends, brick chimneys, a canted bay window, Queen Anne lights, and open wood porches with turned columns and open railings with turned balusters. The building's significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, does qualify for individual listing in the Greeley Historic Register.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. One addition to the original building dates from the mid-1920s, and thus has attained a level of historical and architectural significance along with the original construction. The house was sided with vinyl at an unknown date (probably circa 1970s). A sense of time and place remains intact, relative to how this building appeared during the early decades of the twentieth century.

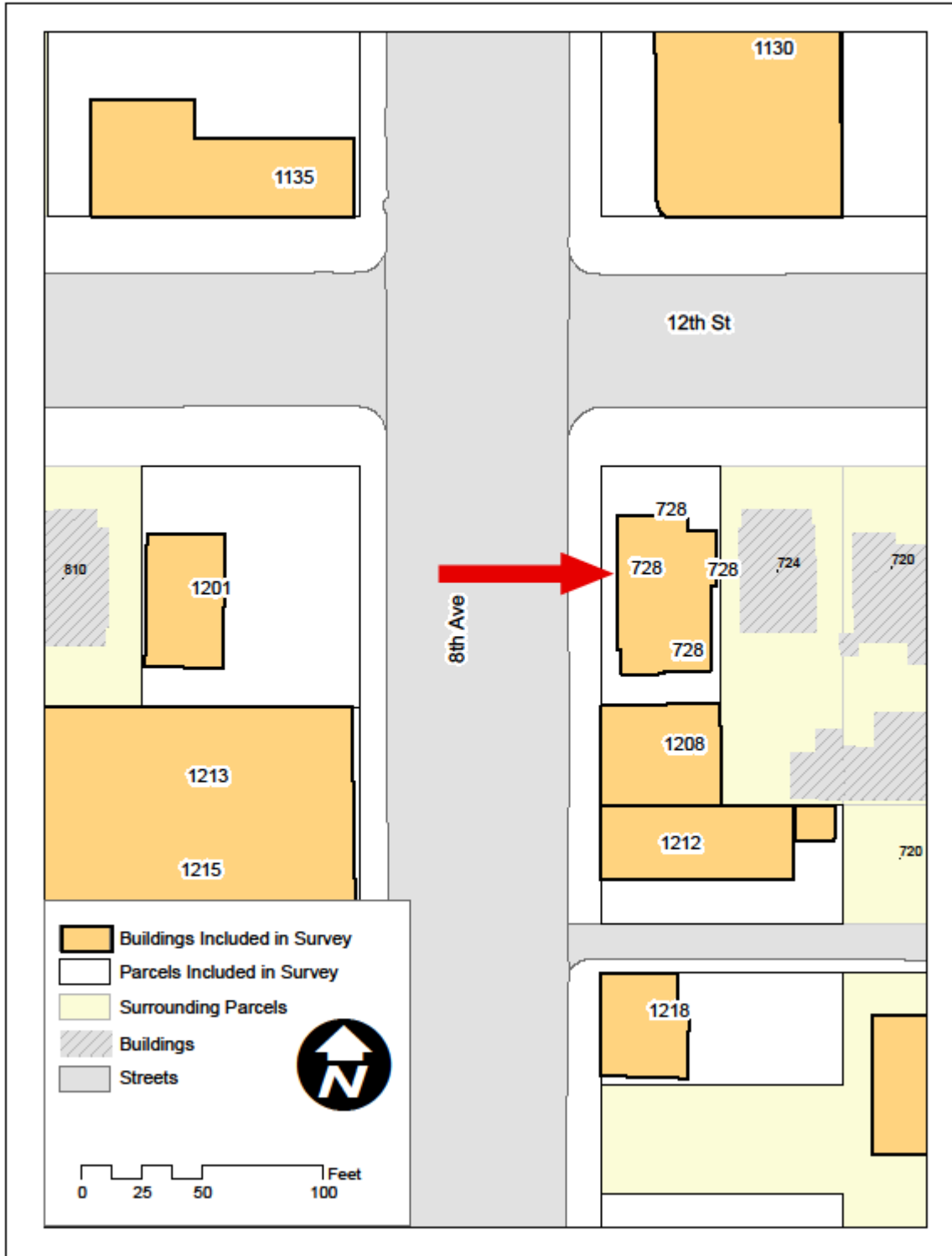
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **Not Individually Eligible**
Local Landmark eligibility assessment: **Eligible**
45. Is there National Register district potential? **No**
Discuss: **Buildings along 8th Avenue, between 10th Street and 16th Street, do not collectively possess the significance or the integrity to comprise a National Register eligible district.**
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**
46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 191-195**
CD filed at: **City of Greeley Historic Preservation Office**
1100 10th Street, No. 201
Greeley, CO 80631
48. Report title: **Greeley 8th Avenue Comprehensive Historic Resource Survey**
49. Date(s): **October 1, 2015**
50. Recorder(s): **Carl McWilliams, Karen McWilliams**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

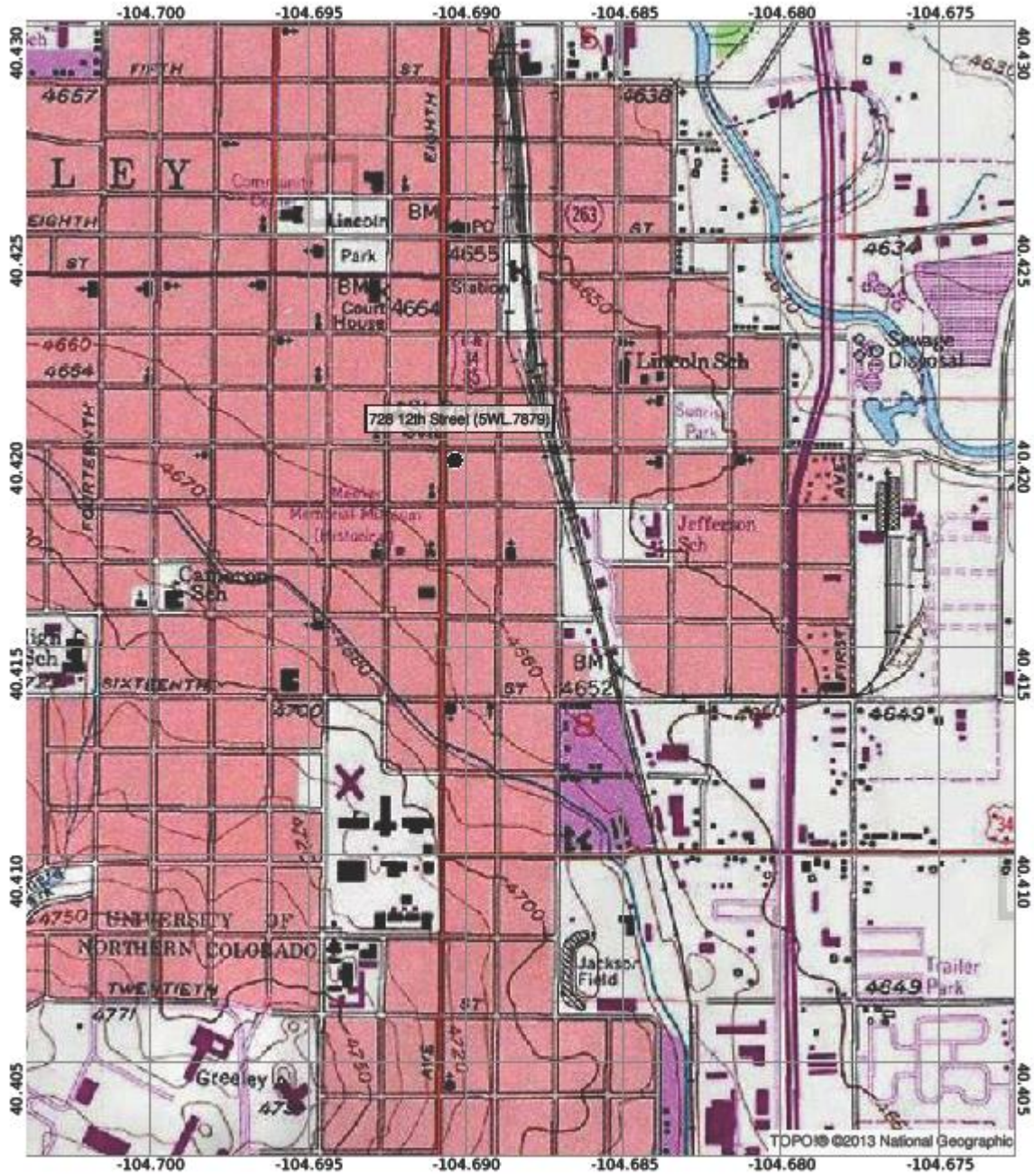
Sketch Map



Location Map

728 12th Street

AllTrails NATIONAL GEOGRAPHIC





*CD 1, Image 191, View to ENE
of west side*



CD 1, Image 192, View to NE of south side and SW corner



CD 1, Image 193, View to NW of east and south sides showing the 1920s addition



CD 1, Image 194, View to south of façade (north)



CD 1, Image 195, View to SW of façade (north) and east side