

# COLORADO CULTURAL RESOURCES INVENTORY

## Greeley 8th Avenue Survey

### Historical and Architectural Reconnaissance Form

OAHP Site #: **5.WL.7841**

Eligibility Evaluation (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible – NR

\_\_\_\_ Determined Eligible - SR

\_\_\_\_ Needs Data

\_\_\_\_ Eligible District – Contributing

\_\_\_\_ Eligible District - Noncontributing

#### IDENTIFICATION

1. Current Property Name: **Connections for Independent Living**  
Historic Property Name **Wheeler Realty Co., Flood & Peterson Co.**
2. Resource Classification: **Building**
3. Ownership: **Private**  
Owner(s) contact info:

#### LOCATION

4. Street Address: **1331 8th Avenue**
5. Municipality: **Greeley, Colorado**
6. County: **Weld**
7. USGS Quad (7.5'): **Greeley, Colorado** year: **1950** **Photorevised 1980**
8. Parcel Number: **096108215008**
9. Parcel Information: Lot(s): **4** Block: **104** Addition: **Greeley Original Townsite**
10. Acreage: **< 1 (5328 square feet)**
11. PLSS information: Principal Meridian: **6th** Township: **5 North** Range: **65 West**  
**SW¼ SW¼ NE¼ NW¼** of section **8**
12. Location Coordinates: **Zone 13** **526197 mE** **4474119 mN**  
Datum: NAD83

#### DESCRIPTION

13. Construction features (forms, materials)

Property Type: **One Story Commercial Building**

Building Plan: **Rectangular Plan**

Dimensions in Feet: **52' N-S by 96' E-W, plus a 12' N-S by 28' E-W lower one story attached garage extension at the south end of the west (rear) elevation**

Stories: **One**

Architectural Style/Type: **Modern Movements**

Foundation: **Concrete**

Walls: **Painted cream yellow color stucco, with painted red stuccoed corners and accent lines.**

- Windows: **Bands of floor-to-ceiling fixed-pane windows wrap around the front northeast corner of the building. Four vertically-oriented windows are evenly spaced along the rear section of the north elevation. The west (rear) elevation contains three vertically-oriented fixed-pane windows.**
- Roof: **The roof is flat, with flat parapets extending above the roof line at the building's front northeast corner where this corner of the building is recessed under the corner of the roof.**
- Chimney(s): **N/A**
- Porch(s) / Doors: **A glass-in-metal-frame door, with a sidelight and a transom light, is the primary entry into the building at the east end of the north elevation. Another glass-in-metal-frame door (not currently in use) enters the east elevation from the front sidewalk along 8<sup>th</sup> Avenue. Another glass-in-metal-frame door enters the west (rear) elevation.**
- Additions: **A lower flat-roofed addition to the south end of the west elevation measures 12' N-S by 28' E-W. The addition rests on a concrete foundation, and its exterior walls are clad with painted cream yellow color stucco. A set of paired painted cream yellow, side-hinged, vertical wood plank doors are located on the west elevation. A set of paired painted cream yellow color metal doors are located on the north elevation.**

14. Landscape (important features of the immediate environment)

- Garden       Mature Plantings       Designed Landscape       Walls       Parking Lot
- Driveway       Sidewalk       Fence       Seating

**HISTORICAL ASSOCIATIONS**

15. Historic function/use: **Commerce/Trade / Business/Professional (real estate and insurance offices)**  
 Current function/use: **Religion / Religious Facility**
16. Date of Construction: **1958 (actual) (per city directories, Sanborn maps, and Assessor records)**
17. Other Significant Dates: **N/A**
18. Associated NR Areas of Significance
- |   |  |   |  |  |
|---|--|---|--|--|
| <input type="checkbox"/> Agriculture                      | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Archaeology            | <input type="checkbox"/> Art             | <input checked="" type="checkbox"/> Commerce |
| <input type="checkbox"/> Community Planning & Development | <input type="checkbox"/> Conservation            | <input type="checkbox"/> Economics              | <input type="checkbox"/> Education       | <input type="checkbox"/> Engineering         |
| <input type="checkbox"/> Entertainment/Rec.               | <input type="checkbox"/> Ethnic Heritage         | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Industry            |
| <input type="checkbox"/> Invention                        | <input type="checkbox"/> Landscape Architecture  | <input type="checkbox"/> Law                    | <input type="checkbox"/> Literature      | <input type="checkbox"/> Maritime History    |
| <input type="checkbox"/> Military                         | <input type="checkbox"/> Performing Arts         | <input type="checkbox"/> Philosophy             | <input type="checkbox"/> Politics/Gov't. | <input type="checkbox"/> Religion            |
| <input type="checkbox"/> Science                          | <input type="checkbox"/> Social History          | <input type="checkbox"/> Transportation         | <input type="checkbox"/> Other           |  |
19. Associated Historic Context(s) (if known): **City of Greeley 8th Avenue Survey; Greeley Downtown Historic District**
20. Retains Integrity of:  Location    Setting    Materials    Design    Workmanship    Association    Feeling

21. Notes:

This building is located on the west side of the 1300 block of 8<sup>th</sup> Avenue. The façade fronts directly onto a wide concrete sidewalk with brick pavers along the curb line. Asphalt parking lots are adjacent to the building’s north and south sides, and behind the building to the west. The historic Meeker House property at 1324 9<sup>th</sup> Avenue is directly west of this property. The building’s exterior has been significantly altered in recent decades so that it has lost much of its historic physical integrity.

22. Sources:

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

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).

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>

### FIELD ELIGIBILITY RECOMMENDATIONS

Local Landmark Eligible?  yes  no  needs data

Individually State Register Eligible?  yes  no  needs data

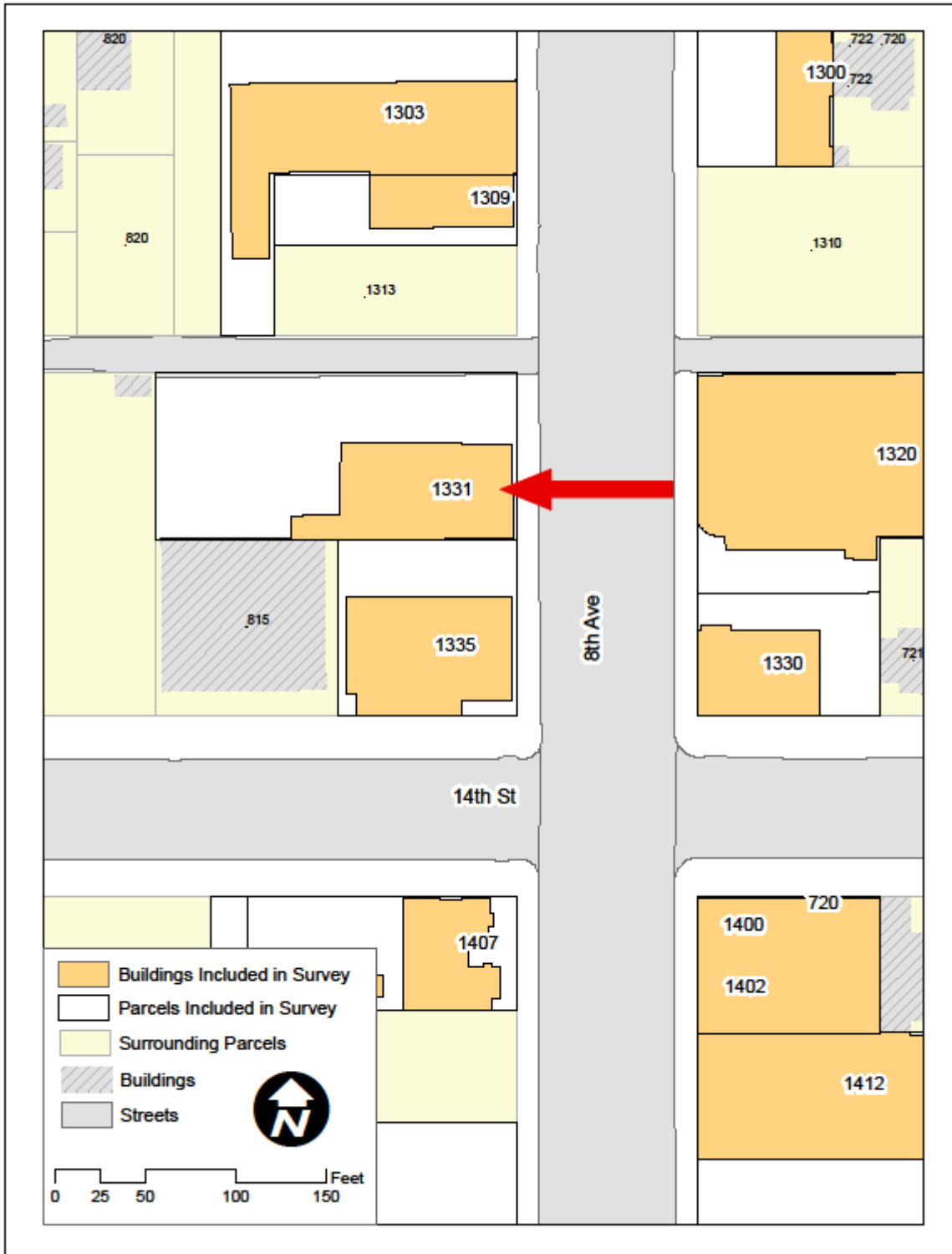
Individually National Register Eligible?  yes  no  needs data

Contributes to a Potential Historic District?  yes  no  needs data  property is not located within a potential district

### RECORDING INFORMATION

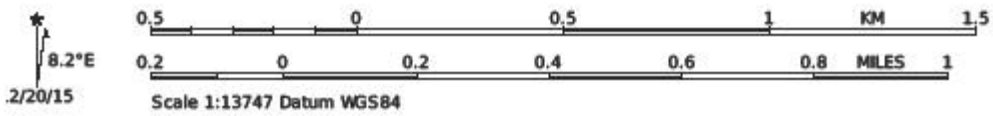
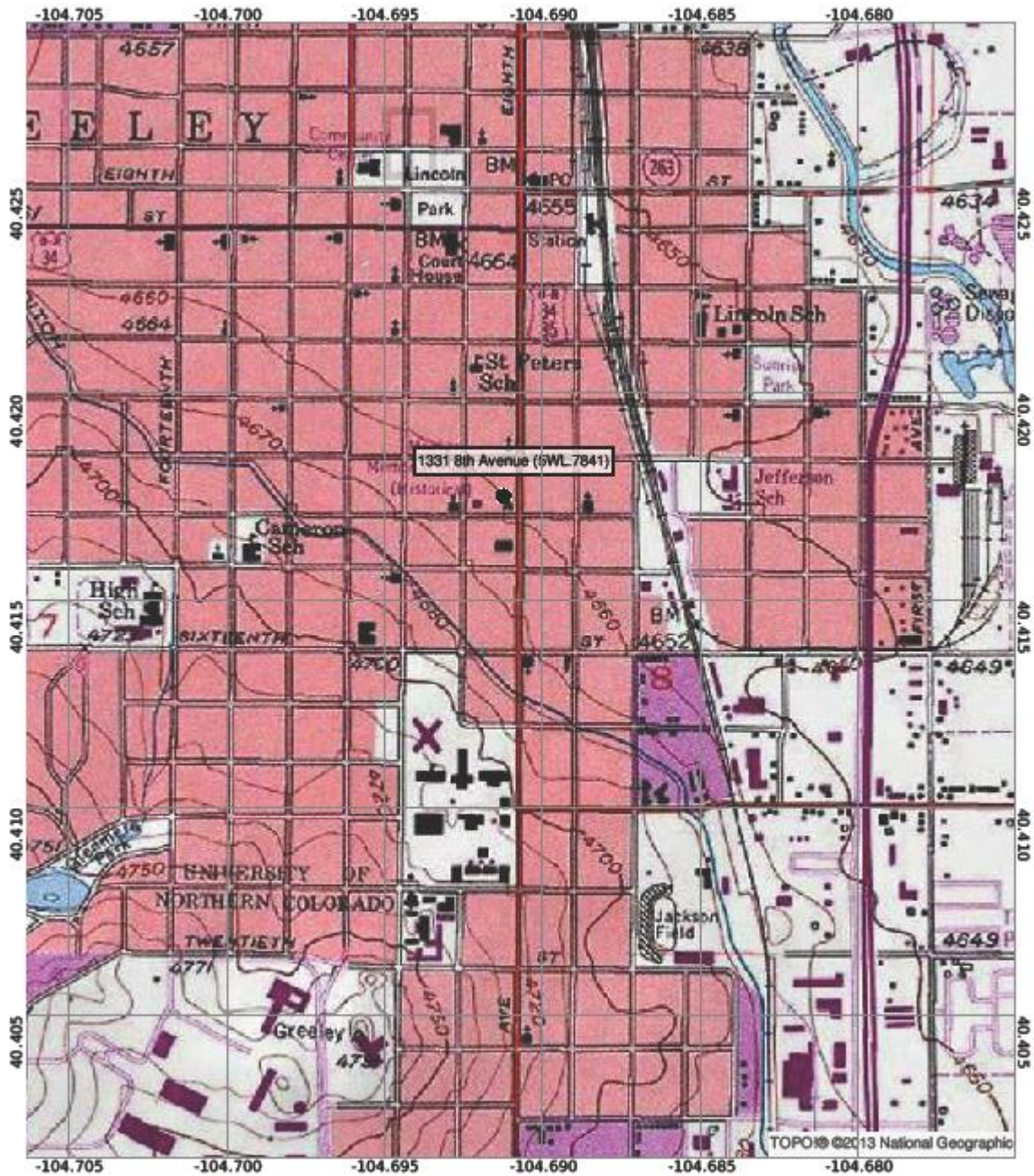
Recorded by:	<b>Carl McWilliams</b>	Date: <b>September 30, 2015</b>
Affiliation/Organization:	<b>Cultural Resource Historians LLC</b>	Phone Number: <b>(970) 493-5270</b>
Report title:	<b>Greeley 8<sup>th</sup> Avenue Comprehensive Historic Resource Survey</b>	
Project Sponsor:	<b>City of Greeley Historic Preservation Office</b>	
Photo Log:	<b>CD 1, Images 73-77</b>	

# SKETCH PLAN



# LOCATION MAP

## 1331 8th Avenue





*CD 1, Image 73, View to NW of south side and façade (east)*



*CD 1, Image 74, View to west of façade (east)*



CD 1, Image 75, View to south of north side



CD 1, Image 76, View to SE of north side and rear (west)



*CD 1, Image 77, View to East of rear (west)*