

COLORADO CULTURAL RESOURCES INVENTORY

Greeley 8th Avenue Survey

Historical and Architectural Reconnaissance Form

OAHP Site #: **5.WL.7846**

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: **Drake Building**
Historic Property Name: **Lucas House, Morris House, Lesser Music Company, Wilson & Wilson Camera Shop Building**
2. Resource Classification: **Building**
3. Ownership: **Private**
Owner(s) contact info:

LOCATION

4. Street Address: **1509 / 1511 /1513 8th Avenue**
5. Municipality: **Greeley, Colorado**
6. County: **Weld**
7. USGS Quad (7.5'): **Greeley, Colorado** year: **1950** Photorevised **1980**
8. Parcel Number: **096108226023**
9. Parcel Information: Lot(s): **8** Block: **164** Addition: **West & Thayers**
10. Acreage: **< 1 (1524 square feet)**
11. PLSS information: Principal Meridian: **6th** Township: **5 North** Range: **65 West**
NW¼ SW¼ SE¼ NW¼ of section **8**
12. Location Coordinates: **Zone 13** **526196 mE** **4473856 mN**
Datum: NAD83

DESCRIPTION

13. Construction features (forms, materials)

Property Type: **One Story Commercial Building**

Building Plan: **Irregular Plan**

Dimensions in Feet: **This building consists of three components: an original dwelling which measures approximately 36' N-S by 42' E-W, a commercial addition to the dwelling's south (side) wall which measures 12' N-S by 55' E-W, and a commercial addition to the dwelling's east (front) wall which measures 36' N-S by 24' E-W.**

Stories: **One**

Architectural Style/Type: **Commercial / House with Commercial Additions**

Foundation: **Concrete**

Walls:

The exterior walls of the original dwelling are clad with painted cream yellow horizontal wood siding and horizontal weatherboard siding, with painted brown 1" by 4" corner boards. The east-facing (façade) wall of the front commercial addition is made of pale grey brick laid in running bond. The front (east-facing) wall of the commercial addition to the south side is made of painted white brick. The south wall of this commercial addition is clad with yellow stucco.

Windows:

The original dwelling's windows are primarily 1/1 double-hung sash with painted brown wood surrounds. The east (façade) wall of the front addition contains two single light fixed-pane windows. A window opening in the east (front) wall of the addition to the north side of the original dwelling is infilled with plywood.

Roof:

The original dwelling is covered by a hipped roof with flared eaves, and with black asphalt composition shingles. The roofs over the two commercial additions are flat, with flat parapets.

Chimney(s):

A red brick chimney is located just below the roof peak on the west-facing slope of the original hipped-roof dwelling.

Porch(s) / Doors:

A glass-in-metal-frame door, with flanking sidelights, and within a canted recessed entryway, enters the façade of the commercial addition to the front (east wall) of the original dwelling. An entry door in the east (front) wall of the addition to the north side of the original dwelling is infilled with painted white plywood.

14. Landscape (important features of the immediate environment)

- | | | | | |
|-----------------------------------|--|---|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Garden | <input type="checkbox"/> Mature Plantings | <input type="checkbox"/> Designed Landscape | <input type="checkbox"/> Walls | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Driveway | <input checked="" type="checkbox"/> Sidewalk | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Seating | |

HISTORICAL ASSOCIATIONS

15. Historic function/use: **Domestic / Single Dwelling
Commerce / Trade / Specialty Store**
Current function/use: **Commerce/Trade / Specialty Store, Vacant / Not in Use**
16. Date of Construction: **See notes in section 21 below**
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:

The building currently addressed as 1509 / 1511 8th Avenue consists of three components: a hipped-roof dwelling, built prior to 1901; a commercial addition to the dwelling’s east side (façade), built circa 1952, and a commercial addition to the dwelling’s north side, built circa 1952. The property is located on the west side of the 1500 block of 8th Avenue. A concrete sidewalk parallels 8th Avenue directly in front of the building. A wood privacy fence encloses a backyard directly behind the original dwelling. An asphalt driveway is adjacent to the north. A detached garage/workshop is at the rear of the property to the west. A two-story commercial building is adjacent to the south. (The construction dates are based on research in Greeley city directories, Sanborn Insurance maps, Weld County Assessor records, and historic photos.)

The detached garage/workshop measures approximately 32’ N-S by 24’ E-W, and is of wood frame construction, Resting on an unpainted concrete foundation, this building’s exterior walls are made of painted yellow vertical wood siding, and it is covered by a low-pitched side gabled roof. The roof is covered with brown asphalt composition shingles, and the eaves are boxed. Two wood rollaway garage doors are located on the west elevation. A flat-roofed extension of similar construction is located on the east elevation.

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>

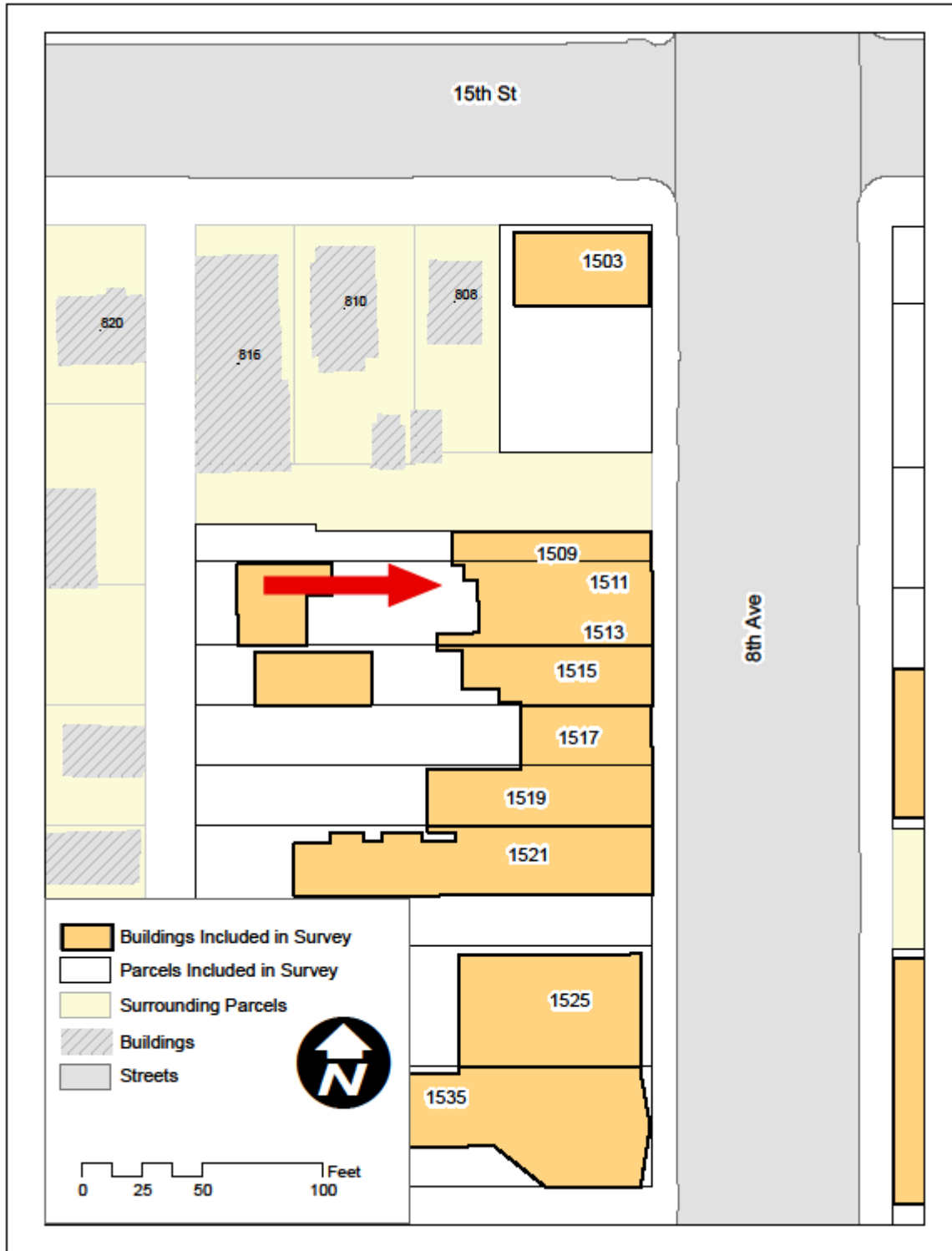
FIELD ELIGIBILITY RECOMMENDATIONS

- 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:	Carl McWilliams	Date: September 30, 2015
Affiliation/Organization:	Cultural Resource Historians LLC	Phone Number: (970) 493-5270
Report title:	Greeley 8th Avenue Comprehensive Historic Resource Survey	
Project Sponsor:	City of Greeley Historic Preservation Office	
Photo Log:	CD 1, Images 97-105	

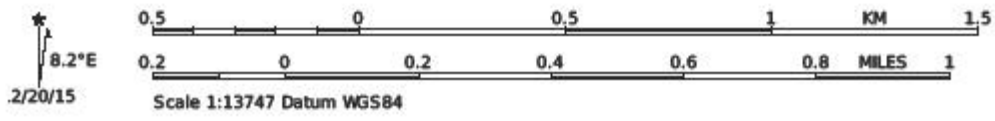
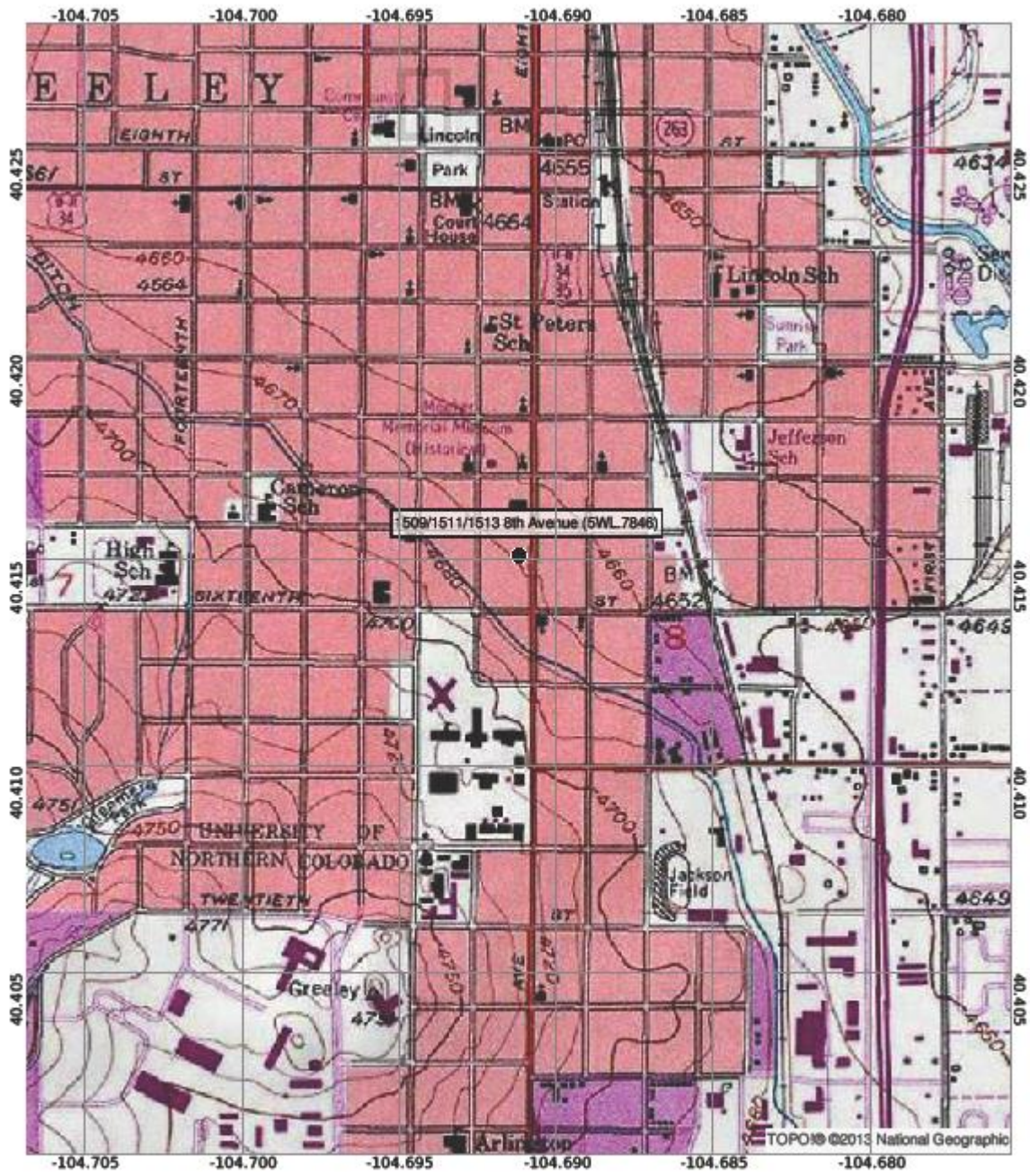
SKETCH PLAN



LOCATION MAP

1509/1511/1513 8th Avenue

ANTrails NATIONAL GEOGRAPHIC





CD 1, Image 97, View to west of façade (east)



CD 1, Image 98, View to SW of façade (east) and north side



CD 1, Image 99, View to SE of north side



CD 1, Image 100, View to west of Recessed Entry on Facade



CD 1, Image 101, View to SW of Garage



CD 1, Image 102, View to SE of Garage



CD 1, Image 105, View to NE of rear SW corner of Dwelling