

COLORADO CULTURAL RESOURCES INVENTORY

OAHP Site #: **5.WL.7833**

Greeley 8th Avenue Survey

Historical and Architectural Reconnaissance Form

Eligibility Evaluation (OAHP use only)

Date _____ Initials _____

____ Determined Eligible – NR

____ Determined Eligible - SR

____ Needs Data

____ Eligible District – Contributing

____ Eligible District - Noncontributing

IDENTIFICATION

- Current Property Name: **CSC Inc.; Millikin Enterprise Inc.**
Historic Property Name: **Studebaker Agency, G. W. Black, Willys-Knight, Whippet Agency**
- Resource Classification: **Building**
- Ownership: **Private**
Owner(s) contact info:

LOCATION

- Street Address: **1117/1131 8th Avenue**
- Municipality: **Greeley, Colorado**
- County: **Weld**
- USGS Quad (7.5'): **Greeley, Colorado** year: **1950** Photorevised **1980**
- Parcel Number: **096108203008**
- Parcel Information: Lot(s): **8** Block: **84** Addition: **Greeley Original Townsite**
- Acreage: **< 1 (8400 square feet)**
- PLSS information: Principal Meridian: **6th** Township: **5 North** Range: **65 West**
NW¼ NW¼ NE¼ NW¼ of section **8**
- Location Coordinates: **Zone 13** **526199 mE** **4474433 mN**
Datum: **NAD83**

DESCRIPTION

- Construction features (forms, materials)

Property Type: **One Story Commercial Building**

Building Plan: **L-Shaped Plan**

Dimensions in Feet: **This building consists of two side-by-side rectangular-shaped sections, which together form the L-shaped building. The longer north section (addressed as 1117 8th Avenue) measures 40' N-S by 128' E-W. The shorter south section (addressed as 1131 8th Avenue) measures 31' N-S by 65' E-W.**

Stories: **One**

Architectural Style/Type: **Modern Movements**

Foundation: **Concrete**

- Walls: The unified façade wall is made of mottled red brick laid in running bond. The secondary walls, to the north, west, and south, are made of red brick laid in common bond. The remnants of a ghost sign, in part advertising “CHAMPION” spark plugs and auto parts, overlooks the alley at the east end of the north-facing wall of 1117 8th Avenue.
- Windows: The unified façade wall contains nine vertically-oriented single-light fixed-pane windows. The façade windows feature brick rowlock sills, and a continuous lintel (broken by slightly projecting brick columns) of two courses of bricks laid as soldiers. The north wall of no. 1117 contains a large single-light fixed-pane window, three smaller single-light fixed-pane windows, and two small side-by-side single-light windows, all with red brick rowlock sills. The west (rear) wall of no. 1117 contains three single-light fixed-pane windows with red brick rowlock sills. The west wall of 1131 8th Avenue contains two non-historic canted oriel windows.
- Roof: The roof is flat, with a flat parapet above the unified façade, and with stepped parapets on the north and south sides.
- Chimney(s): N/A
- Porch(s) / Doors: A set of paired glass-in-metal-frame doors, with a transom light and sidelights, enters the façade of no. 1117. This entry is framed by two slightly projecting brick columns, and is covered by a brown metal awning. An angled brown metal door enters into no. 1131 from within a recessed entryway at the south end of the façade. This entry is also framed by two slightly projecting brick columns. A brown metal utility door enters the west elevation of no. 1131 from a small concrete patio. A small exterior storage enclosure, behind a chain link fence and gate, and covered by a corrugated metal roof, is located at the west end of no. 1117. A metal utility door enters the building from within this enclosure.

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 / Specialty Store (automobile dealership)**
 Current function/use: **Commerce/Trade / Business/Professional**
16. Date of Construction: **1117 8th Avenue, circa 1920; 1131 8th Avenue, circa 1927
 (per city directories, Sanborn Insurance maps, and Assessor records)**
17. Other Significant Dates: **N/A**

18. Associated NR Areas of Significance

- Agriculture Architecture Archaeology Art Commerce
- Community Planning & Development Conservation Economics Education Engineering
- Entertainment/Rec. Ethnic Heritage Exploration/Settlement Health/Medicine Industry
- Invention Landscape Architecture Law Literature Maritime History
- Military Performing Arts Philosophy Politics/Gov't. Religion
- Science Social History Transportation 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 free-standing commercial building is located on the west side of the 1100 block of 8th Avenue. The building’s façade fronts directly onto a concrete and brick-paved sidewalk. An asphalt-paved alley is to the north. Asphalt-paved parking lots are to the south and west. A small concrete patio with a low decorative brick wall, is immediately behind the south end of the building’s west (rear) elevation. A concrete table and benches are located within the patio. The building’s façade appears to have been significantly altered in recent decades so that limited evidence of the building’s historic use as an automobile dealership now remains.

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: **November 30, 2015**

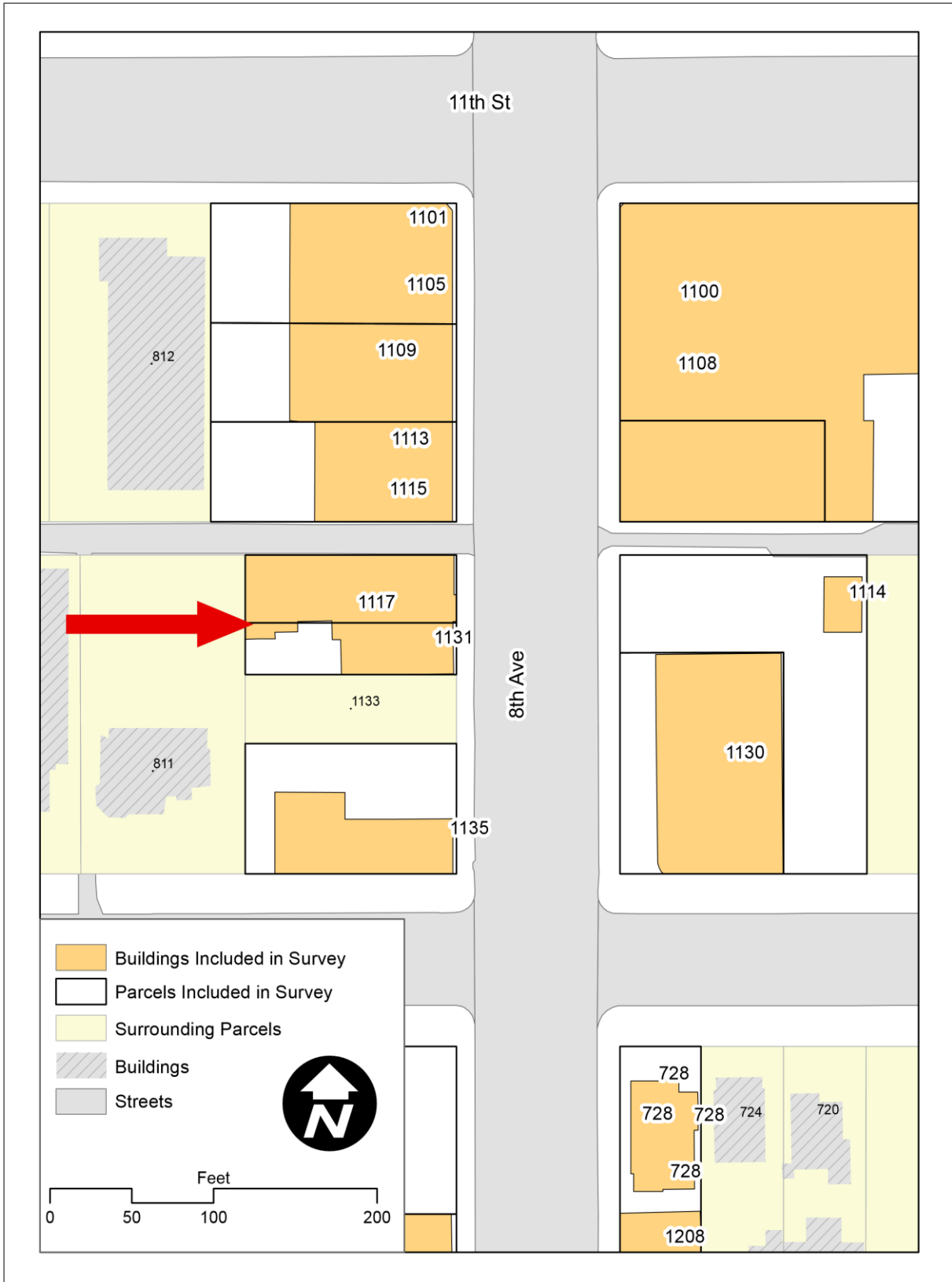
Affiliation/Organization: **Cultural Resource Historians LLC** Phone Number: **(970) 493-5270**

Report title: **Greeley 8th Avenue Comprehensive Historic Resource Survey**

Project Sponsor: **City of Greeley Historic Preservation Office**

Photo Log: **CD 1, Images 28-35**

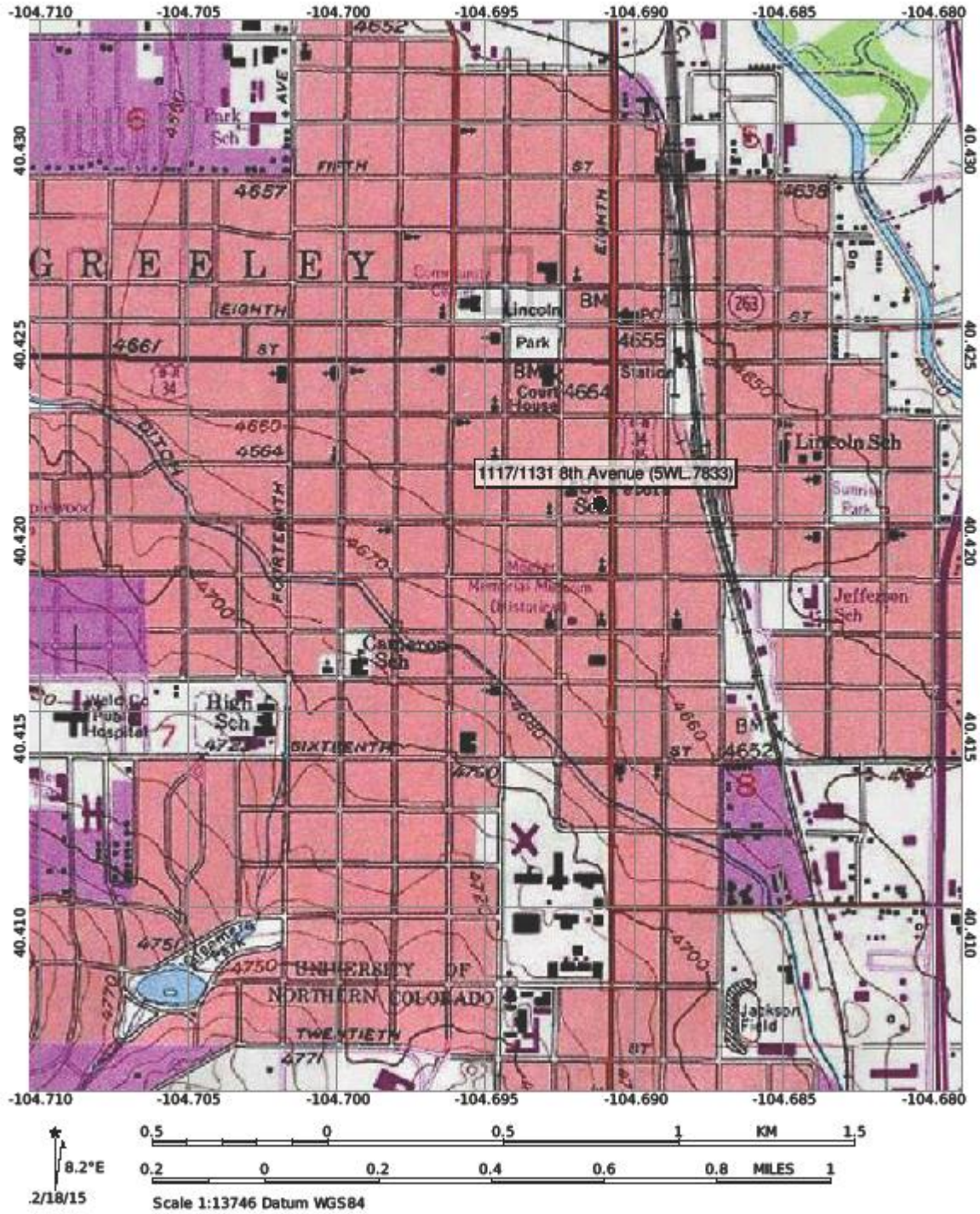
SKETCH PLAN



LOCATION MAP

1117/1131 8th Avenue

AllTrails NATIONAL GEOGRAPHIC





CD 1, Image 28, View to SW of façade (east) and north side



CD 1, Image 29, View to NW of façade (east) and south side



CD 1, Image 30, View to NE of south side



CD 1, Image 31, View to ENE of south side



CD 1, Image 32, View to NNE of rear portion of south side



CD 1, Image 33, View to east of rear (west)



CD 1, Image 34, View to SE of north side



CD 1, Image 35, View to south, of Ghost Sign on North-Facing Wall