

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.7836** Parcel number(s):
2. Temporary resource no.: **N/A** **096108210013**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Clough's Furniture Company**
6. Current building name: **Salvation Army Family Store Donation Center**
7. Building address: **1213/1215 8th Avenue**
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**
SW ¼ of NW ¼ of NE ¼ of NW ¼ of section 8
10. UTM reference (Datum: NAD83)
Zone **13: 526196 mE 4474311 mN**
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **1** Block: **97**
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): **Rectangular Plan**
15. Dimensions in feet: **90' N-S by 145' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick, Concrete / Concrete Block**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:

This large free-standing commercial building rests on a poured concrete foundation. The façade is recessed approximately ten feet in from the front sidewalk paralleling 8th Avenue, and it contains two sets of paired glass-in-silver-metal-frame entry doors, with tall transom lights. These two entries are respectively addressed as 1213 and 1215 8th Avenue, and they are flanked by large expanses of floor-to-ceiling fixed-pane display windows in silver metal frames. The area directly in front of the recessed façade is covered by a flat metal-clad awning, supported by four round steel columns. The north and south (side) walls extend beyond the façade to enclose the ends of the recessed area directly in front of the façade. The front (east) sections of the north and south (side) walls are made of buff color simulated sandstone. The long rear sections of the north and south (side) walls, and the west (rear) wall are made of painted buff red concrete blocks. Doors and windows on the south elevation include: a painted red metal service door with a transom light; a large plywood-filled window opening; an 8-light industrial sash window with a red brick rowlock sill; and two small 2-light industrial sash windows with red brick rowlock sills. A painted red horizontal sliding wood frame door opens onto a concrete dock at the south end of the west elevation. The west elevation also contains a rollaway garage door, a metal service door, and a glass-in-metal-frame door. There are no doors or windows on the north elevation. The building is covered by a flat roof, with parapets extending above the roof line at the east end of the north and south (side) walls.

22. Architectural style/building type: **Twentieth Century Commercial**

23. Landscaping or special setting features:

This free-standing commercial building is located on the west side of the 1200 block of 8th Avenue. An east – west trending concrete paved alley is immediately south of the building. An asphalt-paved parking lot and alley are behind the building to the west.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:

Actual: **1955**

Source of information:

Sanborn Insurance maps, Greeley city directories, Weld County Assessor records

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 and Greeley city directories reveal that this property was initially developed circa 1908 with the construction of a one-story dwelling. The dwelling existed until circa 1950 when it was razed. The property's extant commercial building was constructed in 1955, and served as a furniture store until the early 1980s. There are no additions to the original building; however, it appears the façade has been periodically modified to accommodate new retail uses. Historic photos of the building depicting specific changes to the façade were not located through research at the Greeley Museum Archives. However, City of Greeley building permit files reveal that in the early 1970s, the building was divided into two retail spaces. On August 14, 1972, a building permit was issued to remodel the north half of the building as a retail store. The permit lists Downing Appliances as the owner, and E & F Enterprises Ltd. as the contractor. The permit's inspection record indicates the remodeling work was completed in January 1974. Another building permit, issued on August 7, 1972, involved remodeling the south half of the building for use as a restaurant. However, the work was not ultimately approved, a certificate of occupancy was not issued, and there is no record of that portion of the building having been occupied by a restaurant.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Specialty Store (furniture store)**
32. Intermediate use(s): **Commerce/Trade / Specialty Store (furniture store, appliance store)**
33. Current use(s): **Commerce/Trade / Specialty Store (Salvation Army store and donation center)**

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.

Constructed in 1955, this building is among the corridor's post World War II commercial buildings not associated with automobile-related enterprises. From the time of its construction in 1955 through the early 1970s, the building was home to the Clough Furniture Company store. Founded by John T. Clough in 1903, the Clough Furniture Company was in business in Greeley for seven decades, until the early 1970s. Three generations of the Clough family owned and operated the store, beginning with John T. Clough in 1903, followed by his son, Albert C. Clough, and grandson, Gerald R. Clough. Clough Furniture was located in the Buckingham – Gordon Building at 810-810 9th Street (5WL.2963), between 1909 and 1930. It was later in business at 718 10th Street, prior to being located in this building at 1213 / 1215 8th Avenue beginning in 1955.

John T. Clough was born in Michigan circa 1859, while his wife, Gertrude (maiden name unknown) was born in Canada circa 1873. They were married in the early 1890s, and moved to Greeley shortly thereafter. Five daughters and one son were born to the couple: Lillian (born circa 1893), Edwini [sp.?] (born circa 1895), Gertrude (born circa (1896), Ruth (born circa 1898), Albert (born 1901), and Edith (born circa 1905).

When he came of age, Albert Clough joined his father in the furniture business, and he eventually took over the store's day-to-day operations. Circa 1926, Albert was wed to Josephine Jones. Two sons were born to the couple, John E. (born in 1927), and Gerald R. (born August 3, 1931). Sadly, a daughter, Carol Ann, (born in August 1930), died in infancy. A highly-respected businessman, Albert also served as president of the Greeley Chamber of Commerce during the early 1930s. Albert passed away in Greeley

on February 8, 1961. His widow, Josephine, died three decades later on December 1, 1991. Both are interred in Greeley's Linn Grove Cemetery.

Gerald R. "Jerry" Clough graduated from Greeley's Central High School with the class of 1950. He served in the U.S. Army from 1950 to 1955, and following his honorable discharge, he joined his father, Albert, in running the family's furniture business. On September 1, 1956, Gerald was married to Caroline "Cary" Eirich. Two sons, Richard and John, were born to the couple. Gerald operated Clough Furniture at this location until the store's closure in the early 1970s. He passed away on September 9, 2014, survived by his wife, Cary, his two sons and their spouses, three grandchildren and two great-grandchildren.

Between circa 1974 and 2005, the building was divided into two retail spaces, respectively addressed as 1213 and 1215 8th Avenue. Retail occupants in the north (1213) half of the building during those years include: Downing's Appliances, (circa 1975 – 1983); Tom's Appliance, a General Electric dealer, (mid-1980s); and The Pawn Broker (late-1980s to early 2000s). Retail occupants in the south (1215) half of the building during those years include: St. George & the Dragon (mid-1970s); Roland's Furniture Store (late 1970s and early 1980s); and the Salvation Army Thrift Store (beginning circa 1987). From circa 2007 to the present, the Salvation Army Thrift Store has occupied the building's entire retail space.

36. Sources of information:

"Gerald R. Clough" (obituary) www.allnut.com

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

Kellums, Betsy. "Greeley Downtown Historic District." National Register of Historic Places Registration Form, November 9, 2007.

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 Clough family), 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, Commerce**
40. Period of significance: **1955 (architectural), 1955-1966 (historical)**
41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with commercial development along the 8th Avenue corridor during the post-World War II time period. It accrues additional significance for its original use as the Clough Furniture Company store, a business that had existed elsewhere in Greeley since 1903. The building is also architecturally notable as an intact representative commercial building dating from the middle of the twentieth century. The building's significance in these regards is not to the extent that it would qualify individually for listing in the National or State Registers. The building, however, may be considered eligible for 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. There have been no additions to the original 1955 construction, and only modest alterations to the façade as the building adapted to new retail uses over the years.

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 44-47**

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**

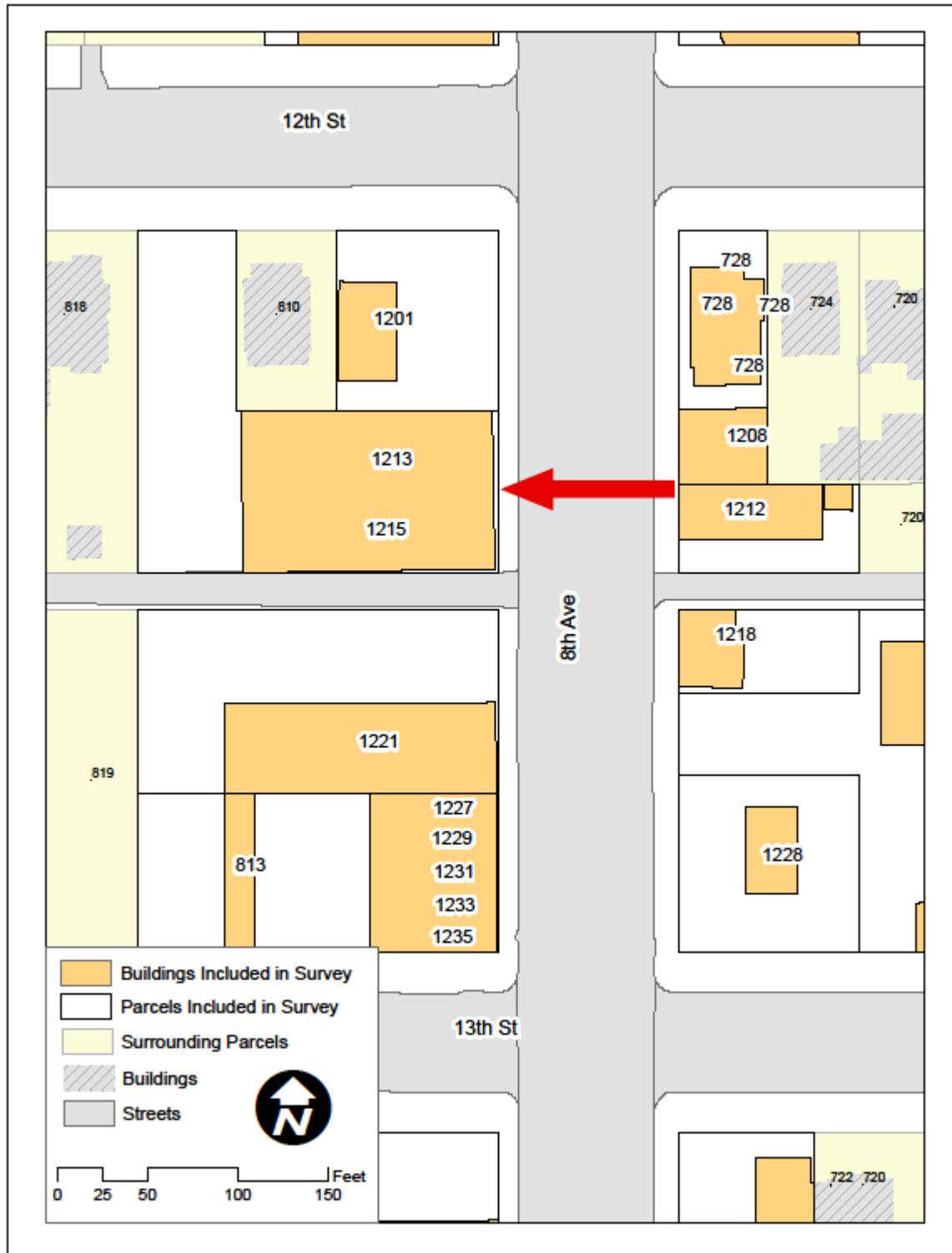
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

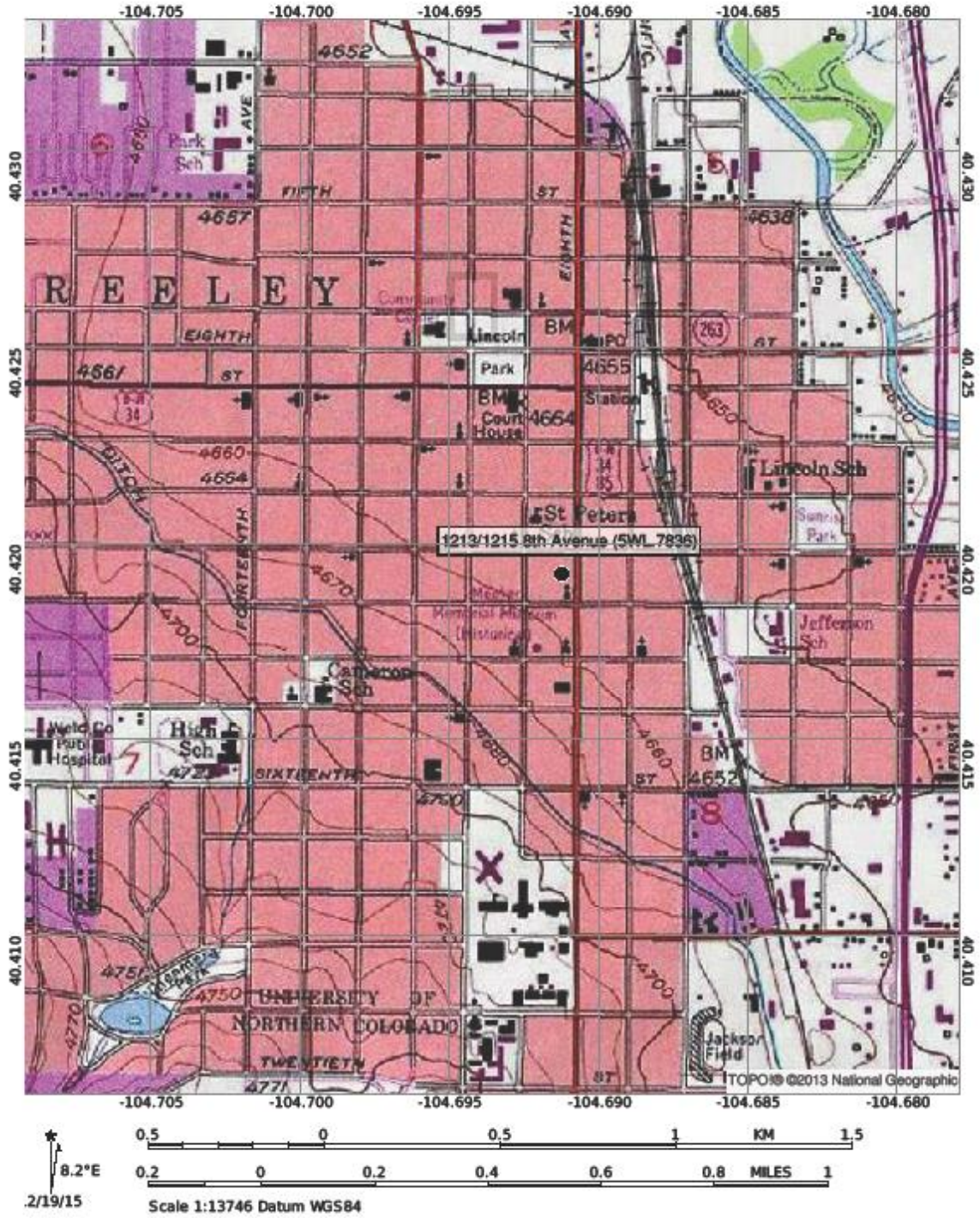
Sketch Map



Location Map

1213/1215 8th Avenue

ANTrails NATIONAL GEOGRAPHIC





CD 1, Image 44, View to SW of façade (east) and north side



CD 1, Image 45, View to NW of façade (east) and south side



CD 1, Image 46, View to NE of south side and rear (west)



CD 1, Image 47, View to SE of rear (west)