

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.7838** Parcel number(s):
2. Temporary resource no.: **N/A** **096108210020**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Internal Revenue Service office, Associates Consumer Finance, et. al.**
6. Current building name: **Victoria's Salon; Blundell Law Offices; Amora Wireless**
7. Building address: **1227/1229/1231/1233/1235 8th Avenue**
8. Owner name and address:



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

**Not Individually Eligible**  
**Not Individually Eligible**  
**Eligible**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **5N** Range **65W**  
**NW ¼ of SW ¼ of NE ¼ of NW ¼ of section 8**
10. UTM reference (Datum: NAD83)  
Zone **13: 526200** mE **4474248** mN
11. USGS quad name: **Greeley, Colorado**  
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **4** 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 70' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**

21. General architectural description:

**Located at the northwest corner of 8<sup>th</sup> Avenue and 13<sup>th</sup> Street, this single-story commercial building features a rectangular-shaped plan which measures 90' N-S (across) by 70' E-W (deep). It is supported by a low poured concrete foundation, and it is covered by a flat roof with flat parapets extending above the roof line on the east and south sides (facing toward 8<sup>th</sup> Avenue and 13<sup>th</sup> Street). The building is divided into five small commercial spaces (historically a combination of small retail shops and professional offices), each with its own entry door facing 8<sup>th</sup> Avenue on the east elevation (façade). The five spaces are respectively addressed as 1227, 1229, 1231, 1233, and 1235 8<sup>th</sup> Avenue. The five storefronts (or business fronts) facing 8<sup>th</sup> Avenue are divided by four red brick columns, with two additional red brick columns respectively at the north and south ends of the facade. Each of the five storefronts is symmetrical, with a centered glass-in-silver-metal-frame door with a tall transom light, flanked on either side by a large single-light fixed-pane window. The centered entry doors are slightly recessed, while the windows are angled from the entry doors outward to the red brick columns. The kick plate areas below the windows are clad with a red brick veneer, laid in running bond. The upper façade wall is hidden behind an applied façade made of stained brown vertical wood boards. The building's south wall (facing 13<sup>th</sup> Street) features a red brick veneer laid in running bond. The west (rear) wall is made of painted cream white concrete blocks. The north wall abuts another commercial**

**building at 1221 8<sup>th</sup> Avenue next door to the north. The building's west (rear) wall contains five glass-in-silver-metal-frame doors, respectively entering the rear of each of the five commercial spaces.**

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

23. Landscaping or special setting features:

**This property is located at the northwest corner of 8th Avenue and 13<sup>th</sup> Street. Facing 8<sup>th</sup> Avenue to the east, the building's façade fronts directly onto a concrete sidewalk, with red brick pavers along the curb line. Another commercial building at 1221 8<sup>th</sup> Street is adjacent to the north. An asphalt parking lot is behind the building to the west.**

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

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: **1963**  
Source of information: **Sanborn Insurance maps, Greeley city directories, Weld County Assessor records**

26. Architect: **Unknown**  
Source of information: **N/A**

27. Builder/Contractor: **Campo Construction**  
Source of information: **City of Greeley Building Permit "Inspection Record"**

28. Original owner: **Unknown**  
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This building was constructed in 1963. There have been no additions, and no notable exterior alterations, subsequent to the original construction. A City of Greeley Building Permit "Inspection Record" reveals that a permit for the building's construction was issued to Campo Construction on July 10, 1963, and that the building was completed and ready for occupancy by the end of the year.**

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

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce/Trade / Business/Professional**

32. Intermediate use(s): **Commerce/Trade / Business/Professional  
Commerce/Trade / Specialty Store**

33. Current use(s): **Commerce/Trade / Business/Professional  
Commerce/Trade / Specialty Store**

## 35. Historical background:

Greeley's 8<sup>th</sup> Avenue corridor developed originally as a residential neighborhood between the 1880s and circa 1910. Located south of the downtown business district, 8<sup>th</sup> Avenue between 10<sup>th</sup> and 16<sup>th</sup> Streets, saw the construction of numerous residences and a small number of churches during those three decades. The 8<sup>th</sup> 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 property at the northwest corner of 8<sup>th</sup> Avenue and 13<sup>th</sup> Street was originally home to Greeley's 1<sup>st</sup> Christian Church. Built prior to 1900, the first church at this location was a small one-story frame building facing toward 13<sup>th</sup> Street to the south. In 1909 the original church was replaced by a new, larger, brick church facing 8<sup>th</sup> Avenue to the east. The 1<sup>st</sup> Christian Church existed at this location until the early 1960s when it was razed and replaced by the extant one-story commercial building.

Completed in 1964, the building was and remains divided into five separate retail spaces, each with an entry door facing toward 8<sup>th</sup> Avenue to the east. These are respectively addressed as 1227, 1229, 1231, 1233, and 1235 8<sup>th</sup> Avenue. The building's earliest known occupants (as listed in the 1965 Greeley city directory) included the U.S. Government Internal Revenue Service at 1227, the Associates Consumer Finance Company at 1231, and Livedalen's Candy Kitchen at 1235, with the spaces at 1229 and 1233 apparently not yet occupied. Per city directory listings, subsequent occupants include:

1968

1227 – Internal Revenue Service  
 1229 – Ruth's Beauty Mart  
 1231 – Associates Consumer Finance  
 1233 – Associates Discount Corp. of America  
 1235 – The Carpet Shop

1972

1227 – Weld County Civil Defense Agency  
 1229 – Ruth's Beauty Mart  
 1231 – Associates Financial Services  
 1233 – No Listing  
 1235 – Budget Tapes & Records

1976

1227 – Frank J. Sheehy (office)  
 1229 – The Locke Shoppe  
 1231 – No Listing  
 1233 – Associates Financial Services Co.  
 1235 – Budget Tapes & Records

1980

1227 – McRae & Short Inc. (accountants)  
 1229 – The Locke Shoppe  
 1231 – Associates Financial Services Co.  
 1233 – No Listing  
 1235 – Triple S Restaurant

1984

1227 – McRae & Short Inc. (accountants)  
 1229 – Mane Event  
 1231 – Associates Financial Services Co.  
 1233 – No Listing  
 1235 – Triple S Restaurant

1988

1227 – Electronic Service Center of Greeley  
 1229 – Microwave Service Center of Greeley  
 1231 – McRae & Short Inc. (accountants)  
 1233 – No Listing  
 1235 – Korner Kitchen

**1993**

1227 – Image Graphic & Design  
1229 – The Book Rack  
1231 – McRae & Short Inc. (accountants)  
1233 – No Listing  
1235 – Korner Kitchen

**2007**

1227 – No Listing  
1229 – Making Waves Downtown  
1231 – No Listing  
1233 – No Listing  
1235 – Employment Solutions

**2015 (occupants at time of survey)**

1227 – Vacant  
1229 – Victoria's Salon  
1231 – Richard Blundell, Attorney  
1233 – Richard Blundell, Attorney  
1235 – Amora Wireless

**1997**

1227 – Image Graphic & Design  
1229 – The Book Rack  
1231 – McRae & Short Inc. (accountants)  
1233 – No Listing  
1235 – Employment Solutions

**2012**

1227 – Richard Blundell, Attorney  
1227 – Unique Boutiques  
1229 – Victoria's Salon  
1231 – No Listing  
1233 – Richard Blundell  
1235 – Employment Solutions

## 36. Sources of information:

**City of Greeley Building Permit "Inspection Record" files.**

**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>**

**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: **1964 (architectural), 1964-1966 (historical)**

41. Level of significance: **Local**

42. Statement of significance:

**This building is historically significant for its association with commercial development in the 8<sup>th</sup> Avenue corridor during the time period from the end of World War II into the early 1960s. The building is also architecturally notable as an intact commercial building representative of the Modern Movements architectural style. The building's significance in these regards is not to the extent that it would qualify for individual 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, and no notable exterior alterations, to the original building.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

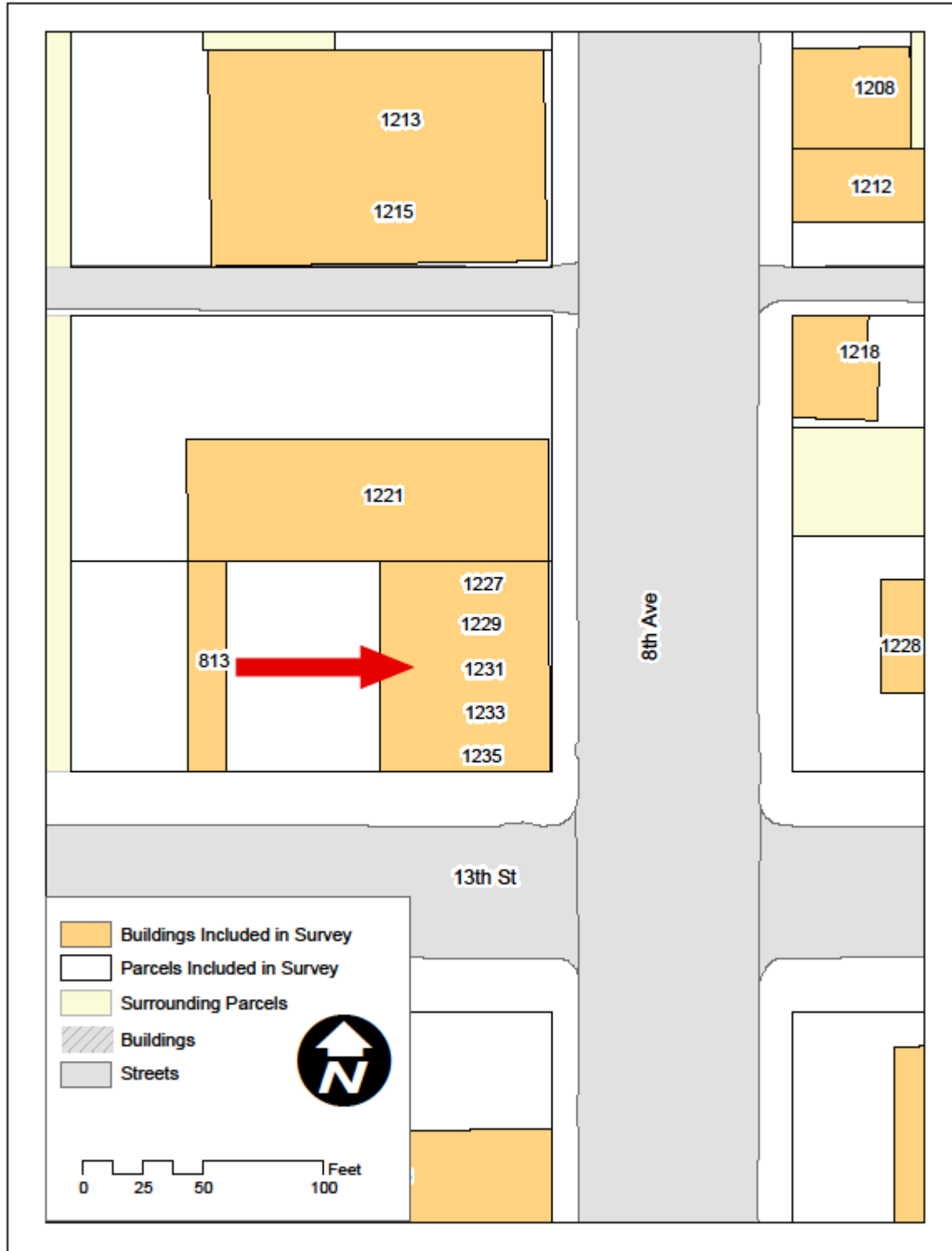
44. National Register eligibility assessment: **Not Individually Eligible**  
State Register eligibility assessment: **Not Individually Eligible**  
Local Landmark eligibility assessment: **Eligible**
45. Is there National Register district potential? **No**  
Discuss: **Buildings along 8th Avenue, between 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**

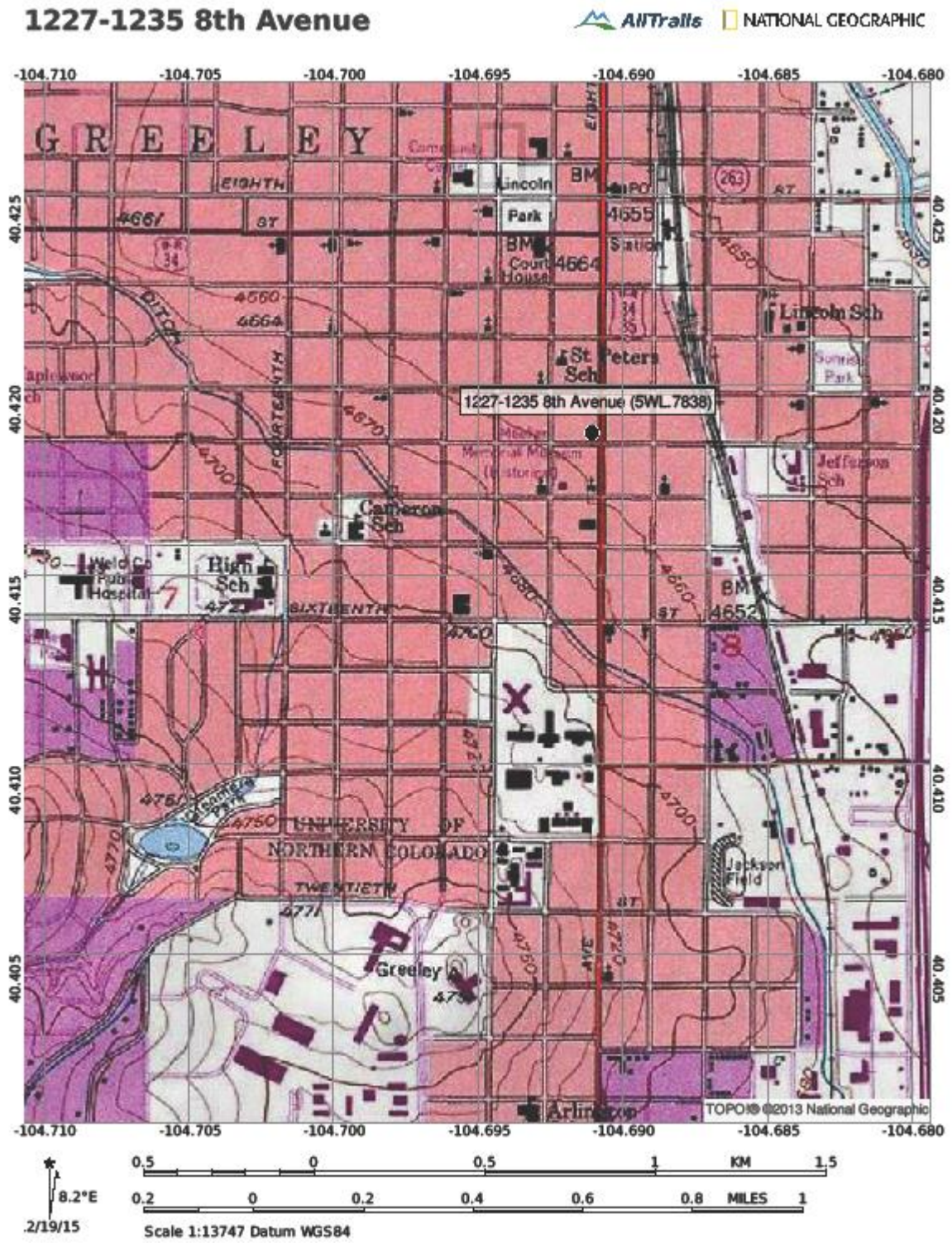
47. Photograph numbers: **CD #1; Images 54-58**  
CD filed at: **City of Greeley Historic Preservation Office**  
**1100 10th Street, No. 201**  
**Greeley, CO 80631**
48. Report title: **Greeley 8th Avenue Comprehensive Historic Resource Survey**
49. Date(s): **October 1, 2015**
50. Recorder(s): **Carl 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







*CD 1, Image 54, View to NE of west (rear) and south side*



*CD 1, Image 55, View to north of south side*



*CD 1, Image 56, View to NW of façade (east) and south side*



*CD 1, Image 57, View to SW of façade (east)*





*CD 1, Image 58, View to west of Entry on Façade (east)*