

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.7866** Parcel number(s):
2. Temporary resource no.: **N/A** **096108214013**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Greyhound Bus Depot, Chlanda Furniture Store**
6. Current building name: **Juhl Building**
7. Building address: **1320 / 1326 8th Avenue**
8. Owner name and address:



Register eligibility assessment:	Not Eligible
State Register eligibility assessment:	Eligible
Greeley Historic Register eligibility assessment:	Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **65W**
SE ¼ of SW ¼ of NE ¼ of NW ¼ of section 8
10. UTM reference (Datum: NAD83)
Zone **13: 526259** mE **4474126** mN
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **7** Block: **103**
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): **Irregular Plan**
15. Dimensions in feet: **101' N-S by 192' E-W overall dimensions**
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 one story building consists of: a large rectangular-shaped main section with a rounded front southwest corner, which measures 90' N-S by 137' E-W; a rectangular-shaped extension to west (front) end of the main section's south elevation, which overall measures 16' N-S by 78' E-W; a warehouse extension to the south end of the main section's east (rear) elevation, which measures 40' N-S by 55' E-W.

The main large section is one story in height, supported by a concrete foundation, and with a flat roof. The façade wall (facing 8th Avenue to the west) displays notable elements of the Moderne style of architecture. These include an overall horizontal emphasis, the rounded front corner, a curved metal canopy, and a smooth wall surface with speed lines. The façade wall, and the west (front) ends of the north and south walls are of concrete block construction, with a flat parapet rising well above the roof line. The wall here is painted white, with painted dark purple and pale purple speed lines. The base of the façade wall is painted dark purple, while a large, slightly projecting, brick column is offset toward the north end of the façade, and rises well above the roof line. The north half of the façade contains space for an entry door (historically a glass-in-metal-frame door, no longer in use, however), flanked by expanses of large single-light fixed-pane windows which are now mostly covered with particle board.

The south half of the façade contains space for another entry door, which is entirely covered with particle board. This former entry door is flanked by expanses of single-light fixed-pane windows which curve around the building's rounded front southwest corner. A flat metal awning extends along the entire façade, curving around the front southwest corner, and terminating above a doorway at the west end of the extension to the main section's south elevation.

The north elevation wall of the main section is made of brown brick laid in common bond. Windows in this elevation include: a set of paired single-light fixed-panes (at the west end); three 20-light industrial sash windows; four windows with frosted glass panes and brick rowlock sills; and a vertically-oriented fixed-pane window. The north elevation also contains a plywood-covered door, and a small triangular-shaped alcove. The east (rear) wall of the main section is made of painted white brick laid in common bond, with a stepped parapet rising above the roof line. This elevation contains a metal rollaway garage door, and a former garage door opening (now filled with plywood), covered by a flat metal awning, both of which face onto a concrete and asphalt paved parking lot. The south wall of the main section is made of brown brick laid in common bond, and contains three 20-light industrial sash windows.

The 16' N-S by 78' E-W extension to the west end of the main section's south elevation features brown brick walls laid in running bond, with a stepped parapet rising above the flat roof. A painted white glass-in-wood-frame door enters the west end of the extension, beneath the façade's awning, at the far south end of the façade. The south wall of this extension contains two painted white wood-paneled service doors, and a wide metal service door. The south wall of this extension is also penetrated by three 8-light industrial sash windows with brown brick rowlock sills, and by a large single-light fixed-pane window.

The 40' N-S by 55' E-W warehouse section at the rear southeast end of the building, is also one story in height, with a flat roof, but is somewhat lower than the rest of the building. This section rests on a concrete foundation, and its exterior walls are clad with painted white concrete parging over concrete block wall construction. A set of paired wooden doors open onto a concrete dock on the west elevation. A former garage door opening on the north elevation is covered with particle board and no longer in use.

22. Architectural style/building type: **Modern Movements / Moderne**

23. Landscaping or special setting features:

This large free-standing building is located on the east side of the 1300 block of 8th Avenue in Greeley. The building's east-facing wall (façade) fronts directly onto a wide concrete sidewalk paralleling 8th Avenue. Asphalt parking lots flank the building's north, east, and south sides.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1956** Actual:
- Source of information: **Greeley city directories, Weld County Assessor records, Sanborn Insurance maps**
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):
- This main portion of this building was constructed circa 1956, with its original use primarily as the Greyhound Bus Depot. As described above in section 21, this section of the building consists of a large rectangular-shaped area with a rounded front southwest corner, which measures 90' N-S by 137' E-W, and a small rectangular-shaped extension to west (front) end of the south elevation, which overall measures 16' N-S by 78' E-W. The building was built onto the west (front) end of a smaller warehouse structure (measuring 40' N-S by 55' E-W) which had been constructed in 1952.**
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Transportation / Road-Related (bus depot)**
Education / Library
32. Intermediate use(s): **Transportation / Road-Related (bus depot)**
Commerce/Trade / Specialty Store (furniture store)
Commerce/Trade / Business/Professional (real estate office)
33. Current use(s): **Vacant / Not in Use**
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.**

This building at 1320 / 1326 8th Avenue was constructed circa 1956, with its initial primary use as the Greyhound Bus Station. In earlier years, the bus station had been located two blocks north at 1101 / 1105 8th Avenue (5WL.7830). Greeley city directories list the Greyhound Bus Depot in the south half of this building (addressed as 1326 8th Avenue) from the late 1950s to the late 1970s. Also per city directory listings, the north half of the building (addressed as 1320 8th Avenue) originally housed the Weld County Library. From the early 1960s to the mid-1980s, however, the north half of the building was occupied by the Chlanda Furniture Company. More recent retail tenants in the north (1320) side of the building include: Chevrolet Auto & Truck Agency (late 1980s); Bargain Express, Downtown Deals and Surplus Warehouse (all sharing space in the early 1990s); Downtown Deals on Wheels and Downtown Discount Furniture (sharing space in the late 1990s); Deals on Wheels and Fino's Auto Sales (sharing space in the early 2000s). The south (1326) side of the building meanwhile was home to the Grunewald Real Estate Company during the early 1980s, followed by Asian Market & Gifts in the late 1980s. It has mostly sat vacant in more recent years. The entire building was vacant and not in use at the time of survey in November 2015.

The Chlanda Furniture Company store at this location was part of a small local chain with other stores at different times in Longmont, Boulder, and Cheyenne. Originally, the Chlanda – Harris Furniture Company, this business was founded in Longmont, in 1907, by partners Frank A. Chlanda and Lloyd C. Harris. Within a short time, however, the company would carry only the Chlanda name.

The son of Charles and Mary Chlanda, Frank Augustus Chlanda was born in St. Louis, Missouri on November 25, 1870. He came to Colorado in 1890, living first in Estes Park and later in Longmont. A rather colorful biographical sketch of Frank Chlanda appears in the book *They Came to Stay: Longmont, Colorado, 1858-1920*. Per this source, Chlanda moved to Colorado in hopes that the dry mountain climate would restore his poor health. Taking the advice of his rancher friend, Peter J. Pauly, in 1890, Frank traveled to Pauly's ranch near Estes Park (later known as the McGraw Ranch), to take in Colorado's therapeutic air. Yet Frank's health continued to deteriorate, and he eventually bemoaned that if he only had the money, he would go home to St. Louis to die. Pauly and his cowhands collected funds to pay for the trip. "[However] When they presented the money, it proved to be the best tonic the man ever had. 'If it means that much to all of you,' he declared, 'I am going to stay and fight it out.'" Frank soon made a full recovery. By 1892 he was living with his mother, Mary, on Emery Street in Longmont, and four years later, he married Lena Bloom. The daughter of Mr. and Mrs. Emil Bloom, Lena was born in Wisconsin on December 16, 1874. She moved to Longmont with her parents in 1888.

Following their marriage, Frank worked for the Warner Furniture Company in Longmont, and soon acquired an interest in the store. In 1907 he partnered with Lloyd C. Harris to buy out Warner's share of the company. The Chlanda Furniture Company store in Greeley opened in February 1925 (original location unknown) It was in business at this location on 8th Avenue from the early 1960s to the mid-1980s. Three generations of the Chlanda family were involved in operating the Greeley store: Frank A. Chlanda (born 1870, died 1943); Ralph Chlanda (born 1903, died 1984), and John G. Chlanda (born 1937, died 2015).

Frank Chlanda passed away on September 30, 1943 at the age of 72. Lena (Bloom) Chlanda died on November 12, 1960. They are both interred in Longmont's Mountain View Cemetery.

36. Sources of information:

"Chlanda – Harris Furniture Will Open Fourth Store at Greeley." *Longmont Daily Times – Call*, February 3, 1925. P. 1.

"Frank Chlanda, Prominent Local Business Man, Dies." *Longmont Times-Call*, 1 October 1943, p. 1.

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

"John G. Chlanda." (obituary) <http://www.greeleytribune.com/news/obituaries/14772795-113/tributes-for-jan-26>

"Mrs. Lena Chlanda Dies at Age of 85." *Longmont Times-Call*, 14 November 1960, p. 1

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>

"Williams, Ester, ed. "Frank Augustus Chlanda, 1868-1943." Biographical sketch in *They Came to Stay: Longmont, Colorado, 1858-1920*, St. Vrain Valley Historical Association, p. 54. Longmont: Longmont Printing Company, 1971.

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, Transportation, Social History**

40. Period of significance: **1952-1956 (architectural); 1952 – circa 1985 (historical)**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with commercial development dating from the time of its construction circa 1956. It is notable under the themes of commerce and transportation for its uses as the Greyhound Bus Depot and the Chlanda Furniture Company store. The building is also architecturally significant for displaying elements of the Moderne style of architecture. Elements of the building's Moderne style include its overall horizontal emphasis, rounded front corner, smooth wall surface with speed lines, and curved metal canopy. The building's level of significance is not to the

extent that it qualifies for individual listing in the National Register of Historic Places. The building does qualify, however, for listing in the State Register of Historic Properties, and for listing in the Greeley Historic Register.

43. Assessment of historic physical integrity related to significance:

Although it has been neglected and allowed to deteriorate in recent years, this building 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. A sense of time and place remains intact, relative to how the building appeared during the late 1950s and the 1960s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **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 #2; Images 4-10**

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): **November 30, 2015**

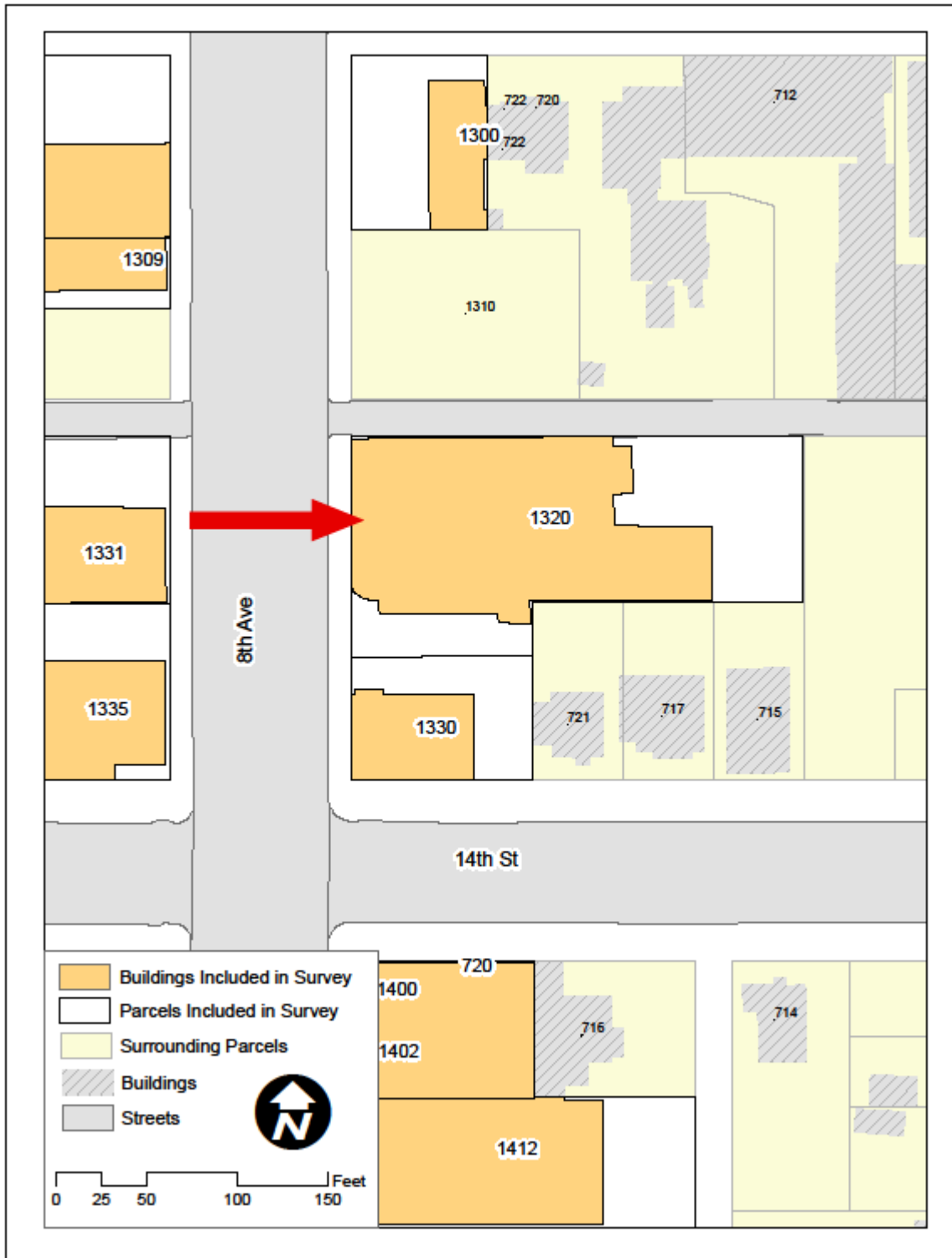
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map





CD 2, Image 4, View to SE of façade (west)



CD 2, Image 5, View to NE of façade (west) and south side



CD 2, Image 6, View to NNE of front SW corner



CD 2, Image 7, View to NNW of front portion of south side



CD 2, Image 8, View to NNE of rear portion of south side



CD 2, Image 9, View to SSE of rear portion of north side



CD 2, Image 10, View to SW of rear (east)