

COLORADO CULTURAL RESOURCES INVENTORY

OAHP Site #: **5.WL.7845**

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

1. Current Property Name: **Winchell's Donut House**
Historic Property Name **Winchell's Donut House**
2. Resource Classification: **Building**
3. Ownership: **Private**
Owner(s) contact info:

LOCATION

4. Street Address: **1503 8th Avenue**
5. Municipality: **Greeley, Colorado**
6. County: **Weld**
7. USGS Quad (7.5'): **Greeley, Colorado** year: **1950** **Photorevised 1980**
8. Parcel Number: **096108226025**
9. Parcel Information: Lot(s): **1** Block: **164** Addition: **West & Thayers**
10. Acreage: **< 1 (1210 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** **526198 mE** **4473893 mN**
Datum: NAD83

DESCRIPTION

13. Construction features (forms, materials)

Property Type: **One Story Commercial Building**

Building Plan: **Rectangular Plan**

Dimensions in Feet: **22' N-S by 55' E-W**

Stories: **One**

Architectural Style/Type: **Modern Movements**

Foundation: **Concrete**

Walls: **The exterior walls are made of painted beige square concrete blocks. The kick plate areas below the windows on the east and south sides are clad with painted beige color vertical wood siding.**

- Windows: **The east elevation wall (facing 8th Avenue) contains three large single-light fixed-pane windows. The south elevation wall (facing the parking lot) contains five large single-light fixed-pane windows.**
- Roof: **The roof is flat, with metal coping along the eaves, and with an extended overhang on the building's south and east sides, and at either end of the north side.**
- Chimney(s): **N/A**
- Porch(s) / Doors: **The main retail entry into the building is a glass-in-silver-metal-frame door, with sidelights and a narrow transom light, located on the south elevation. Two beige color metal doors are located near the west end of the north elevation. One of these doors is topped by a narrow 2-light transom. Another beige color metal door is at the south end of the west elevation.**

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 / Restaurant (Winchell's Donut House)**
 Current function/use: **Commerce/Trade / Restaurant (Winchell's Donut House)**
16. Date of Construction: **1965 (actual) (per city directories, Sanborn 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 property is located at the southwest corner of 8th Avenue and 15th Street. A wide concrete sidewalk extends along the 8th Avenue side of the property. A narrower concrete sidewalk extends along the 15th Street side of the property, with a wide grass strip between the sidewalk and curb. An asphalt parking lot is adjacent to the south. A small residence at 808 15th Street is directly west of this property.

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

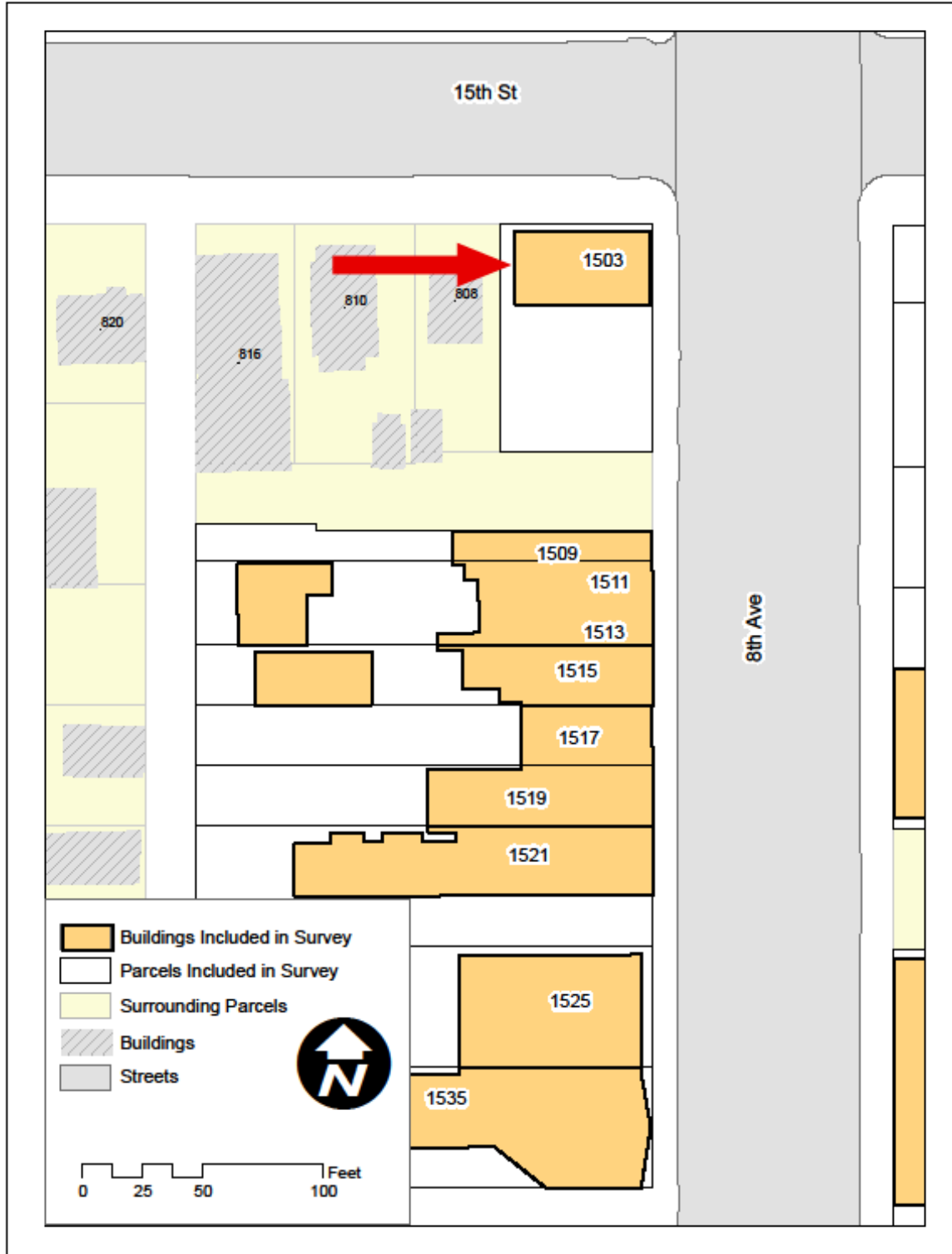
Individually National Register Eligible? yes no needs data

Contributes to a Potential Historic District? yes no needs data property is not located within a potential district

RECORDING INFORMATION

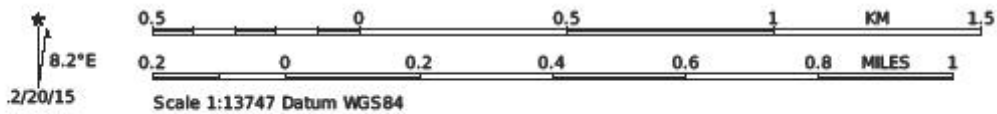
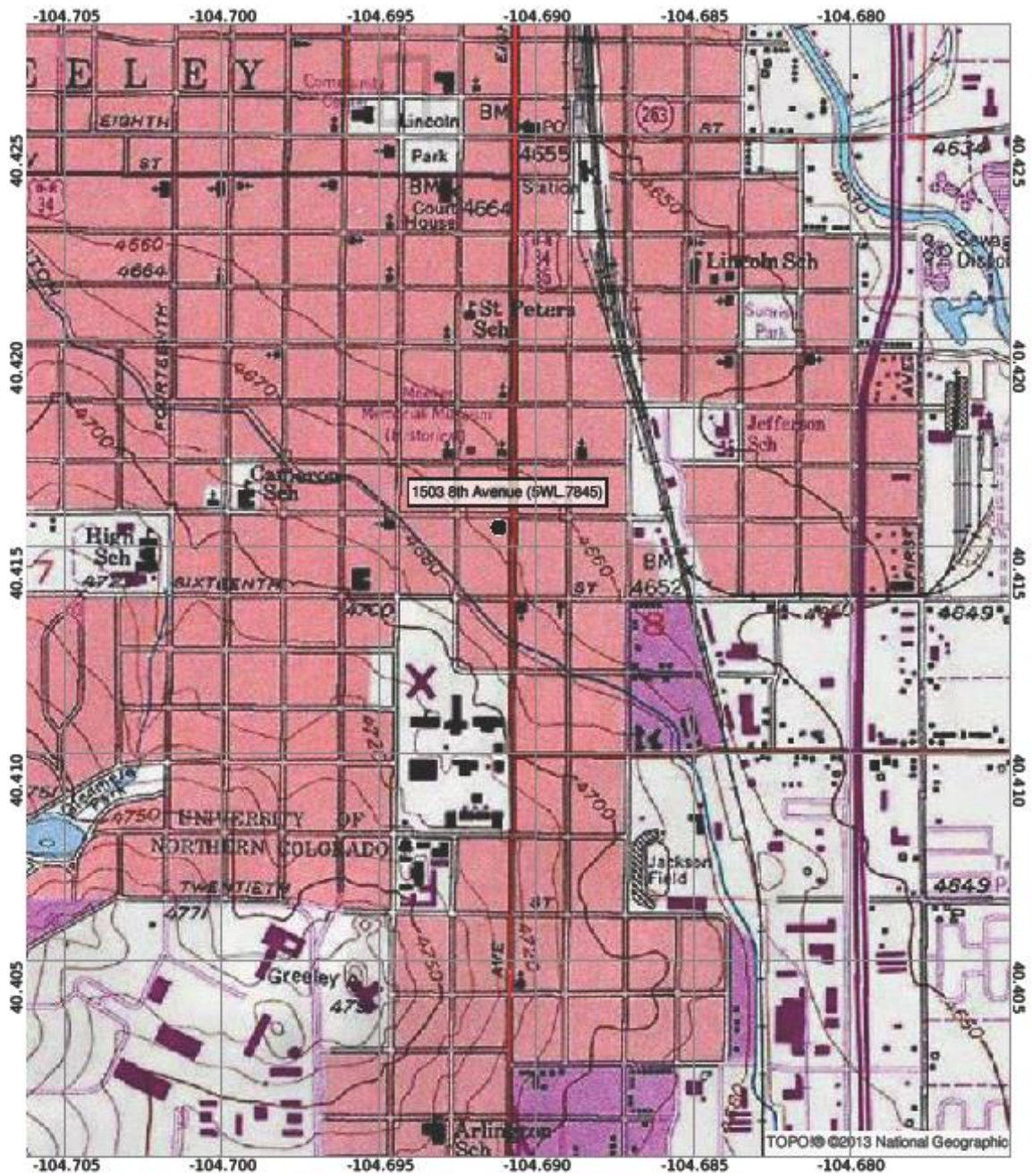
Recorded by:	Carl McWilliams	Date: September 30, 2015
Affiliation/Organization:	Cultural Resource Historians LLC	Phone Number: (970) 493-5270
Report title:	Greeley 8th Avenue Comprehensive Historic Resource Survey	
Project Sponsor:	City of Greeley Historic Preservation Office	
Photo Log:	CD 1, Images 93-96	

SKETCH PLAN



LOCATION MAP

1503 8th Avenue





CD 1, Image 93, View to SE of rear (west) and of north side



CD 1, Image 94, View to NW of east and south sides



CD 1, Image 95, View to north of south side



CD 1, Image 96, View to north, of Sign