

OAHP1403
Rev. 9/98

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.7828** Parcel number(s):
2. Temporary resource no.: **N/A** **096105335009**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Sherman Auto Company Building, Shedd Auto Supply, Parr Auto Parts**
6. Current building name: **Smith Building**
7. Building address: **1019/1021 8th Avenue**
8. Owner name and address:



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

Not Individually Eligible
Eligible
Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **65W**
SW ¼ of SW ¼ of SE ¼ of SW ¼ of section 5
10. UTM reference (Datum: NAD83)
Zone **13: 526205** mE **4474577** mN
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **15, 16** Block: **77**
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: **25' N-S x 100' E-W**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Segmental Arch, Decorative Cornice, Chimneys**
21. General architectural description:
The building addressed as 1019/1021 8th Avenue consists of a two-story section at the front (east), which measures 25' N-S by 40' E-W, and a one-story section at the rear (west) which measures 25' N-S by 60' E-W. The building is of brick masonry construction, supported by a poured concrete foundation, and with a flat roof. Parapets extend above the roof line of the two-story section on the east, north, and south sides. Two painted light beige color chimneys are located near the south side of the two-story section. The façade fronts directly onto a wide concrete sidewalk which parallels 8th Avenue to the east. A frosted glass-in-silver-metal-frame door enters into 1019 8th Avenue from within a small recessed entryway at the north end of the façade. A glass-in-silver-metal-frame door, with a transom light and a sidelight, enters into 1021 8th Avenue at the south end of the façade. Between the two entry doors, the lower façade contains three large, nearly floor-to-ceiling, fixed-pane display windows in silver metal frames. Brown brick columns appear at either end of the façade, and between the recessed entryway and the display windows. Brown brick laid in running bond also appears in the kick plate area below the windows. The façade's second story wall is made of brown brick laid in running bond, with distinctive corbelling along the top of the parapet. The façade's second story wall contains four 1/1 sash windows, with sandstone lugsills. A flat metal awning extends out over the sidewalk between the first and second stories. The building's south-facing wall is made of painted light beige brick laid in

running bond. The second story of the south-facing wall contains three narrow 1/1 sash windows with sandstone lugsills and segmental brick arches. The building's west-facing (rear) wall, and the exposed portion of the north-facing wall, are made of painted red brick laid in common bond. Three painted red brick buttresses, with sandstone caps, are located along the western end of the north-facing wall of the one-story section. A small shed-roofed second-story addition is located above the original one-story section, west of (behind) the original two-story section. A paneled door with nine upper sash lights opens from the second story addition onto the roof of the building's one story section.

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

23. Landscaping or special setting features:

This property is located on the west side of 8th Avenue near the south end of the block between 10th and 11th Avenues. The building's façade fronts directly onto a wide concrete sidewalk paralleling 8th Avenue to the east. Three juniper bushes are directly behind the building to the west, with an asphalt parking lot immediately west of the juniper bushes. This building is located between adjacent commercial buildings, with 1017/1019 8th Avenue adjacent to the north, and 1029 8th Avenue adjacent to the south. Constructed in 1976, the building at 1029 8th Avenue is set well back from the avenue, with a parking lot in front. Prior to 1976, there was no building between this building at 1019/1021 8th Avenue and 11th Street to the south.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: **1916**
Source of information: **Sanborn Insurance maps, Greeley city directories**
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):
Weld County Assessor records list 1908 as this building's year of construction. Sanborn Insurance maps and Greeley city directories, however, more accurately identify 1916 as the building's year of construction. There are no additions to the original building, apart from a small second-story addition toward the rear of the building (as described above in section 21). A City of Greeley building permit dated May 6, 1980, notes the following description of work: "Replace paneling, door, drop ceiling & heat covers damaged in fire."

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Specialty Store (auto supplies, tires sales and service)
Domestic**
32. Intermediate use(s): **Commerce/Trade / Specialty Store (auto supplies, tires sales and service)
Commerce/Trade / Business/Professional (insurance, savings and loans)
Domestic**
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 was constructed in 1916, with the first floor retail space primarily housing automobile-related businesses through the mid-1970s. The second floor, meanwhile, served as an apartment during the building's early years, and later as office space. Sanborn Insurance maps, from 1918, 1927, 1946 and 1968 depict the building, and alternately show its use as "Auto, Tires," "Tire Sales Service," or simply as "S" (Store).

The Moore Auto Supply and Tire Company occupied the ground floor retail space from soon after the building was constructed until the mid-1920s. Sherman's Tire Service was then in business here between circa 1926 and 1936, before giving way to Shedd & Butler Tire Service, co-owned by Walter L. Shedd and Fred E. Butler. By 1940, this business was apparently owned solely by Walter L. Shedd. At that time, it was named Shedd Tire Service, and by the mid-1940s, it had been renamed the Shedd Auto Supply Company. As reflected by its updated name, the business had evolved from tire sales and service into an auto parts supply store including the sale of tires.

The 1940 federal census lists the Walter L. Shedd family as residing at this location, at 1021 8th Avenue. Members of the family at that time included Walter L. Shedd (age 29), his wife, Viola, (age 28), and a son, Walter A. (age 9). The 1940 census lists Mr. Shedd's occupation as "Proprietor Wholesale Retail Tire Shop," and it indicates the family had previously lived in Casper, Wyoming.

By 1952, the Shedd Auto Supply Company had been replaced by the Parr Auto Parts Company, owned and operated by Ray L. Parr. A popular local business, Parrs Auto Parts occupied the building until 1976. At that time, Parr Auto Parts moved into a newly constructed building next door to the south, at 1029 8th Avenue. Then, from the late 1970s until the early 1990s, this building's ground floor retail space was occupied by Rod's TV (owned and operated by Rod Bricker), followed by Jim's TV, both apparently television repair businesses. In more recent years, from circa 1995 to the present (2015), the ground floor retail space has sat vacant.

During the building's earlier years, a handful of relatively short term businesses shared space in the building. These include: Atherton Tire Rubber Works (circa late 1910s); Jack Rose Auto Repair Shop (circa 1931); Superflex Refrigerators (circa 1936), and the National Light Plants and Batteries Company (circa 1936). City directories also indicate that the Kirby Company of Greeley (selling Kirby Vacuums) was located in the building in the late 1960s.

Also during the building's early years, several families occupied the building's second story apartment. These include: the R. A. Windolph family in 1922, the Ingrid [Ingrid?] Landsrud family in 1926, and the Sylvia Huston family in 1931. By 1936, the second story apartment was occupied by the family of Fred E. Butler, co-owner of Shedd & Butler Tire Service. Then, by 1940, the apartment was home to the family of Walter L. Shedd, who by that time had taken over sole ownership of the business which had become known as the Shedd Auto Supply Company. When Ray L. Parr took over the auto supply business in the early 1950s, Parr and his wife also lived in the upstairs apartment for a time.

During the latter half of the twentieth century, the second story was utilized primarily as office space. Businesses located in the former upstairs apartment space include: Stan Smith (Insurance) Agency (late 1950s); Northern Colorado Savings & Loan Association (late 1950s – early 1960s); the Askew Morehead Agency (early 1970s); Carlson Genealogical Service (early 1980s); Dial Finance (early 1980s); Dairyland Insurance Company (mid-1980s); and Financial Planners Equity Corp. (late 1980s).

36. Sources of information:

City of Greeley "Application for Building Permit" 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).

U. S. Federal Census records: Sixteenth Census of the United States, Weld County, Colorado, Greeley, Precinct No. 2.

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, Transportation / Road-Related**

40. Period of significance: **1916 (architectural), 1916 – 1965 (historical)**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with commercial development along 8th Avenue in downtown Greeley. In this regard, it is particularly notable for its original and sustained use as a tire sales and service store, and later as an auto parts and supplies store. Lasting for a period of six decades (1916 – 1976), the building exemplifies 8th Avenue’s conversion from a residential neighborhood into a commercial corridor, with an emphasis on automobile-related businesses, which began in the 1910s. The building is also architecturally significant as a relatively intact early twentieth century commercial type building. Notable architectural elements include: the brick wall construction, with corbelling at the top of the parapet on the façade, and columns at either end of the facade; the basic two-story rectangular plan; the commercial storefront; and the sash windows with sandstone lugsills. The building’s level of significance is not to the extent that it qualifies for individual listing in the National Register of Historic Places. However, it does qualify for listing in the State Register of Historic Properties, under Criterion A and the theme of commerce. The building also qualifies for individual listing in the Greeley Historic Register, under criteria 1 (a) and 2 (a), for its historical and architectural significance.

43. Assessment of historic physical integrity related to significance:

This building displays a 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. Apart from a small second story addition toward the rear of the building, there are no additions or notable adverse alterations to the historic building. Elements of the lower façade, and the metal awning between the first and second stories are probably not original; however, they are historically significant. They represent notable elements which help illustrate the building’s evolution over the years from a tire sales and service shop to a more diverse auto parts supply shop. Such features also represent changing styles and tastes in the façades of retail buildings in Greeley and elsewhere which occurred from the 1910s to the 1960s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**

State Register eligibility assessment: **Eligible**

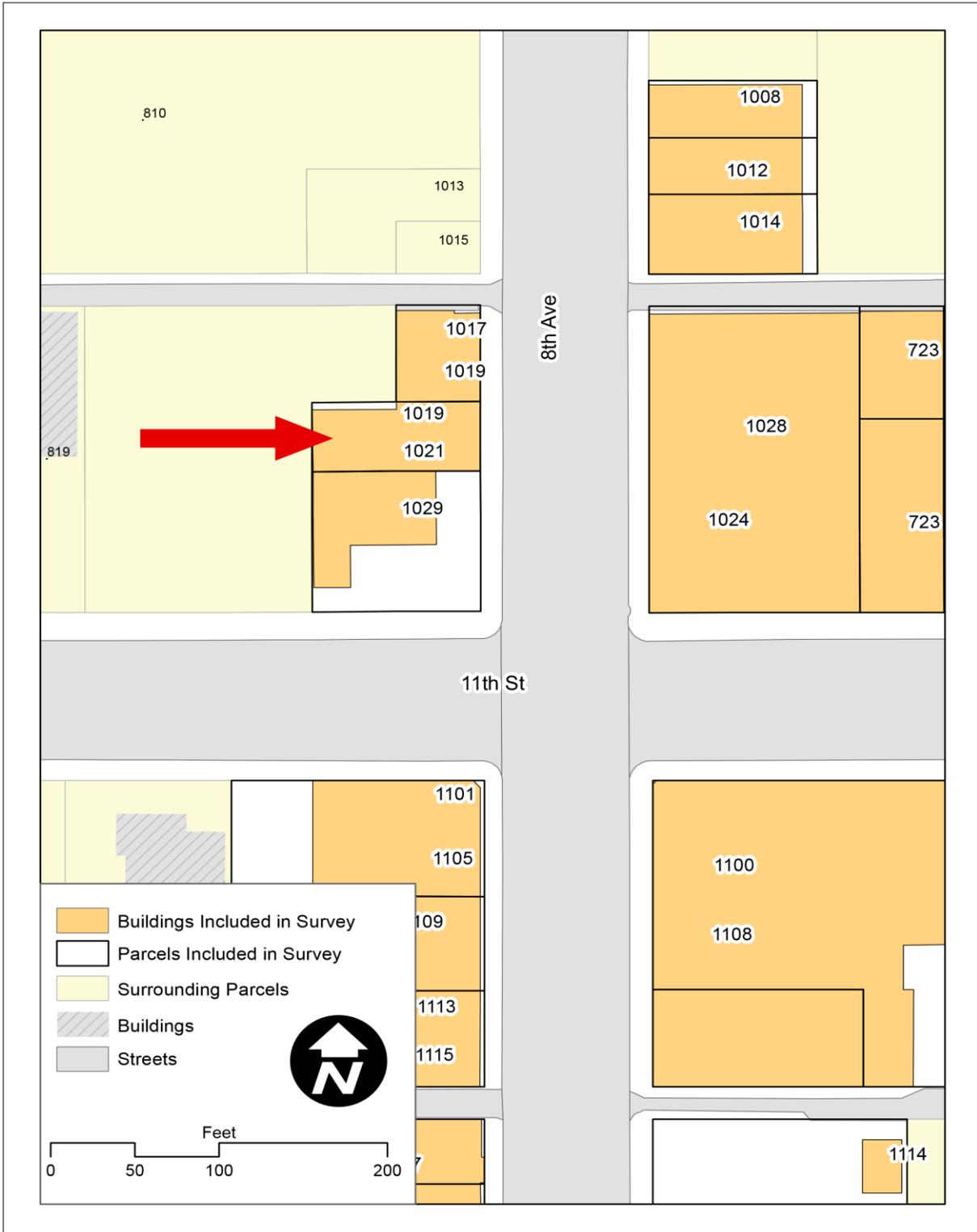
Local Landmark eligibility assessment: **Eligible**

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 #1; Images 5-9**
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**

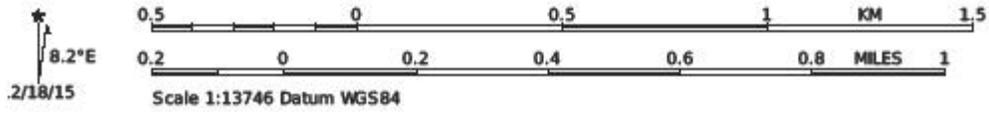
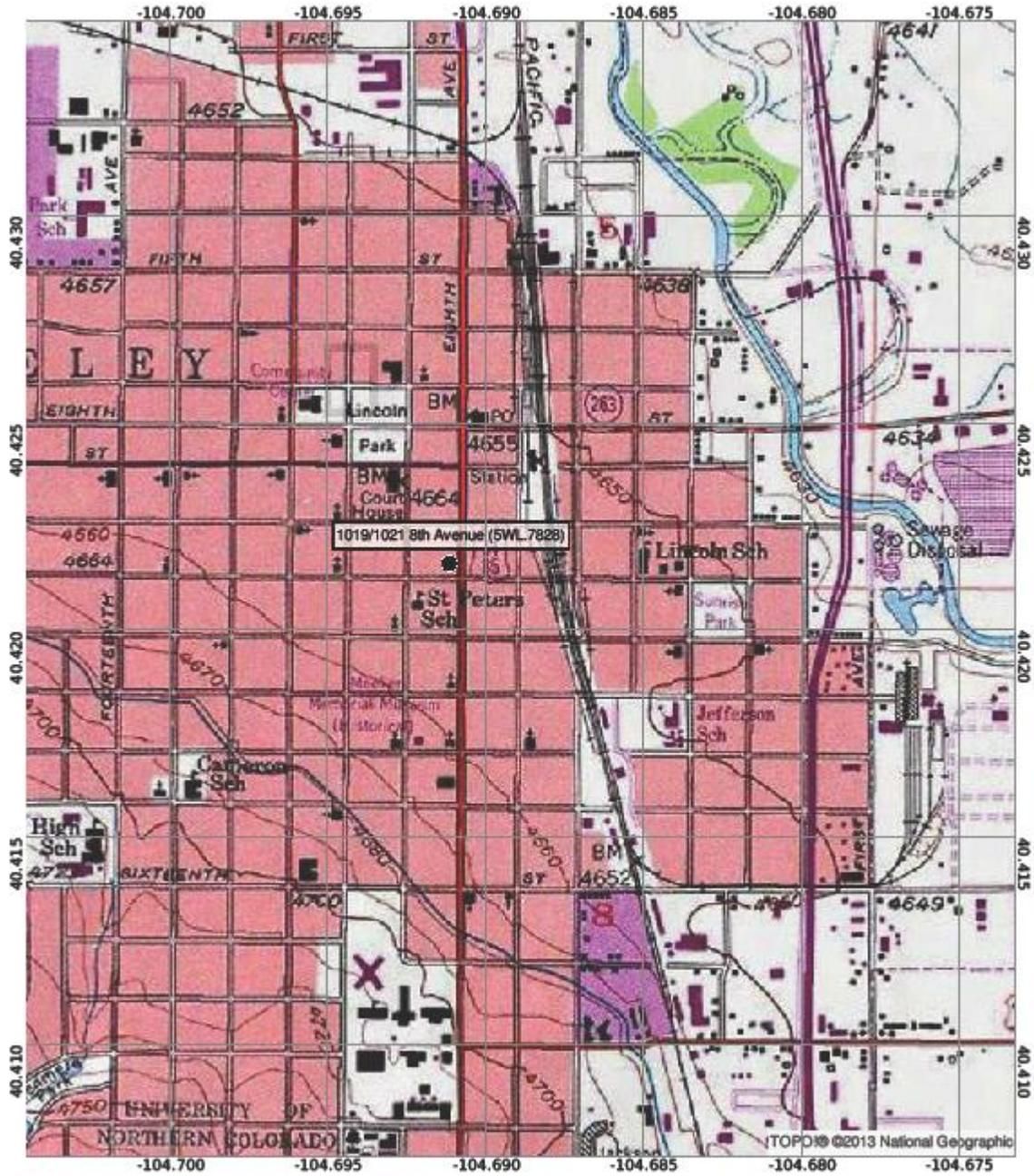
Sketch Map



Location Map

1019/1021 8th Avenue

AllTrails NATIONAL GEOGRAPHIC





CD 1, Image 5, View to West of façade (east)



CD 1, Image 6, View to NW of façade (east) and south side



CD 1, Image 7, View to NNW of south side



CD 1, Image 8, View to SE of rear portion of north side and of west (rear)



CD 1, Image 9, View to NW of lower façade (east