COLORADO CULTURAL RESOURCES INVENTORY

Greeley 8th Avenue Survey

Historical and Architectural Reconnaissance Form

IDENTIFICATION

1. Current Property Name: Garnsey Building
   Historic Property Name: Bain-Saunders Motor Co., Wells Motor Co.
2. Resource Classification: Building
3. Ownership: Private

LOCATION

4. Street Address: 1108 8th Avenue
5. Municipality: Greeley, Colorado
6. County: Weld
7. USGS Quad (7.5'): Greeley, Colorado year: 1950 Photorevised 1980
8. Parcel Number: 096108202001
9. Parcel Information: Lot(s): 4 Block: 83 Addition: Greeley Original Townsite
10. Acreage: < 1
11. PLSS information: Principal Meridian: 6th Township: 5 North Range: 65 West
   NE¼ NW¼ NE¼ NW ¼ of section 8
12. Location Coordinates: Zone 13 Datum: NAD83 526261 mE 4474459 mN

DESCRIPTION

13. Construction features (forms, materials)

   Property Type: One story commercial building
   Building Plan: Rectangular Plan
   Dimensions in Feet: 60’ N-S by 125’ E-W
   Stories: One
   Architectural Style/Type: Early Twentieth Century Commercial
   Foundation: Concrete
   Walls: The west-facing façade wall, and the west end of the south-facing wall, are made of dark red wire-cut face brick laid in common bond. A painted white brick panel appears in the upper façade. A course of slightly projecting brown or blond
Bricks forms the top of the parapet on the façade. The long rear (eastern) section of the south-facing wall is made of painted white brick laid in common bond.

Windows:
The south half of the façade contains a band of five, nearly floor to ceiling, single-light fixed-pane windows, with silver metal frames and transom lights. A rolled up blue and white canvas awning is fastened to the façade wall above these windows and an adjacent entry door. A band of three nearly floor to ceiling, single-light fixed-pane windows, with silver metal frames and transom lights, is located at the west (front) end of the south elevation. The long rear section of the south elevation contains seven large industrial sash windows with painted white rowlock sills.

Roof:
The roof is flat, with a flat parapet on the west and a stepped parapet on the south.

Chimney(s):
A red brick chimney (partially painted white) is located near the south side of the building.

Porch(s) / Doors:
A glass-in-silver-metal-frame door, with a transom light, enters the north end of the façade. The door is flanked by a set of paired, nearly floor-to-ceiling, fixed-pane windows, all topped by two transom lights with tracery. A white metal rollaway garage door, and another glass-in-silver-metal-frame door, with a transom light, enter the building near the center of the façade. A grey metal rollaway garage door enters the long rear section of the south 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 / Specialty Store (automobile showroom and garage)
   Current function/use: Vacant / Not in Use
16. Date of Construction: 1929 (Actual) (per city directories and Sanborn Insurance maps)
17. Other Significant Dates: N/A
18. Associated NR Areas of Significance
   □ Agriculture
   □ Community Planning & Development
   □ Entertainment/Rec.
   □ Invention
   □ Military
   □ Science
   □ Architecture
   □ Conservation
   □ Ethnic Heritage
   □ Landscape Architecture
   □ Performing Arts
   □ Social History
   □ Archaeology
   □ Economics
   □ Exploration/SETTLEMENT
   □ Law
   □ Philosophy
   □ Transportation
   □ Art
   □ Education
   □ Exploration/SETTLEMENT
   □ Health/Medicine
   □ Literature
   □ Politics/Gov't.
   □ Commerce
   □ Engineering
   □ Industry
   □ Maritime History
   □ Religion
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 building is located on the east side of the 1100 block of 8th Avenue. The façade fronts directly onto the concrete sidewalk paralleling the avenue. An east – west trending concrete paved alley is adjacent to the south. A large one story building addressed as 1100 8th Avenue abuts this building on the north and east.

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](http://www.co.weld.co.us/maps/propertyinformation)
Weld County Assessor Property reports. [https://propertyreport.co.weld.co.us](https://propertyreport.co.weld.co.us)

### FIELD ELIGIBILITY RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Local Landmark Eligible?</th>
<th>yes</th>
<th>no</th>
<th>needs data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individually State Register Eligible?</td>
<td></td>
<td>yes</td>
<td>no</td>
</tr>
<tr>
<td>Individually National Register Eligible?</td>
<td></td>
<td>yes</td>
<td>no</td>
</tr>
<tr>
<td>Contributes to a Potential Historic District?</td>
<td></td>
<td>yes</td>
<td>no</td>
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### RECORDING INFORMATION

- **Recorded by:** Carl McWilliams
- **Date:** November 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 177-181
CD 1, Image 177, View to east of façade (west)

CD 1, Image 178, View to NE of façade (west) and south side
CD 1, Image 179, View to NE of façade (west) and west end of south side

CD 1, Image 180, View to NW of rear (east) and east end of south side
CD 1, Image 181, View to WSW of rear (east)