

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
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- \_\_\_\_\_ 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.7840** Parcel number(s):
2. Temporary resource no.: **N/A** **096108215010**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Freeman's Cleaners**
6. Current building name: **Casos de Inmigracion Abogado**
7. Building address: **1309 8th Avenue**
8. Owner name and address:



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**  
**SW ¼ of SW ¼ of NE ¼ of NW ¼ of section 8**
10. UTM reference (Datum: NAD83)  
Zone **13: 526199 mE 4474167 mN**
11. USGS quad name: **Greeley, Colorado**  
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **1** Block: **104**  
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: **39' N-S by 74' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete (artificial stone), Stucco, Ceramic Tile**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**

21. General architectural description:

**This one story commercial building consists of a main front section, which measures 39' N-S by 60' E-W, and a slightly lower rear section, which measures 39' N-S by 14' E-W. The building is supported by a concrete foundation. It has a flat roof, although, a narrow east – west oriented gabled structure extends above a portion of the main roofline, inset from the south wall. The façade wall, facing 8<sup>th</sup> Avenue to the east, appears to be divided into two small storefronts; however, the building has housed only one business at a time throughout its history. Narrow sections at the north and south ends of the façade are clad with copper color fluted square tiles, giving the illusion of end columns. Between these tiled “columns,” the façade is symmetrical, as the two storefronts angle inward to where they meet and are divided by a center column. Each storefront contains a painted white glass-in-wood-frame entry door, with tall transom lights, flanked by two large fixed-pane windows in silver metal frames. Both entry doors are addressed as 1309 8<sup>th</sup> Avenue. The center column and the kick plate area below the windows are made of light brown color pressed brick face concrete, while above the door and window openings, the upper façade wall is clad with painted cream white stucco or concrete parging. The south (side) and west (rear) walls appear to be of concrete block construction, and are clad with painted cream white stucco or concrete parging. Five buttresses are located along the south-facing wall where a stepped parapet extends above the roofline. Separated by the buttresses, the south wall contains four**



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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.

Constructed in 1948, this building is among the corridor's post World War II commercial buildings not associated with automobile-related enterprises. For half a century, from 1948 until the late 1990s, the building was home to Freeman's Cleaners. This business was established by Charles J. Willey, and subsequently owned and operated for many years by Kenneth L. Sharp. The son of Charles E. and Hazel Willey, Charles J. Willey was born in Humboldt County, Iowa on January 7, 1919. After graduating from high school, Charles gained employment with the Humboldt Co-op Creamery. He married Betty M. Munson on April 2, 1942. The daughter of Richard O. and Ada Munson, Betty had been born in Humboldt County on May 1, 1918. Soon after their marriage, Charles was inducted into the U. S. Air Force, serving in the European Theater during World War II. Attaining the rank of First Lieutenant, he became a bombardier – navigator, flying over fifty missions including two on D-Day, June 6, 1944. His exemplary service was recognized with the awarding of ten Oak Leaf Clusters, six Battle Stars, and the Distinguished Flying Cross.

Following the war, Charles and Betty moved to Fort Lupton, Colorado, where they founded a dry cleaning business with Betty's sister and brother-in-law, Marjorie and Sonny Johnson. In 1948, Charles and Betty moved to Greeley to establish Freeman's Cleaners in this newly-constructed building at 1309 8<sup>th</sup> Avenue. Mr. and Mrs. Willey had two daughters named Marcia and Cheryl.

The Willeys sold Freeman's Cleaners in the mid-1950s, but continued to reside in Greeley for the remainder of their lives. Charles passed away on May 25, 2010 at the age of 91. Betty died four years later on August 22, 2014 at the age of 96. Throughout most of the latter half of the twentieth century, Freeman's Cleaners was owned by Kenneth Lee Sharp. Born on a farm near Kersey, Colorado on March 9, 1927, Kenneth was the son of Rudolph (Rudolf) and Julia Sharp. Ken and his wife Jackie (maiden name unknown) lived in Greeley throughout their adult lives. They raised a family of three children, two girls and one boy, named Kimberly, Cynthia, and Kip. The Sharps closed Freeman's Cleaners circa 1998, but retained ownership of the building for the next several years as they leased it to other retail tenants. Between circa 1998 and 2007, at least part of the building was occupied by "Hair W[h]ackers" a beauty salon. In June of 2012, Kenneth Sharp sold the building to Mariano A. Velasco. In November 2012, ownership of the building was transferred to Ramon F. Velasco by way of a quit claim deed. An attorney, Mr. Velasco has maintained his law office in the building in recent years.

## 36. Sources of information:

Charles J. Willey (obituary) [www.adamsonschapels.com](http://www.adamsonschapels.com)

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).

Sharp, Kenneth Lee. (obituary) <http://www.greeleytribune.com/news/14732193-113/tributes-for-jan-22>

U.S. federal census records, and biographical records, (referencing the Willey and Sharp families), accessed through [www.ancestry.com](http://www.ancestry.com).

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>

Willey, Betty Mae Obituary) [www.obitsforlife.com/obituary](http://www.obitsforlife.com/obituary)

Willey, Cheryl. Telephone interview with Carl McWilliams, March 17, 2016.

**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:      **1948 (architectural), 1948-1966 (historical)**

41. Level of significance:      **Local**

42. Statement of significance:

**The Freeman's Cleaners building is historically significant for its association with commercial development along the 8<sup>th</sup> Avenue corridor during the post-World War II time period. It accrues additional significance for its sustained original use as Freeman's Cleaners, a dry cleaning establishment in business for half a century. The building is also architecturally notable as an intact representative commercial building dating from the post-World War II period. The building's significance in these regards is not to the extent that it would qualify individually for 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. The rear lower section of the building (discussed above in sections 21 and 29) may be an early addition. However, if it is an addition, this portion of the building is compatible with the original construction in terms of its design, massing, scale, and overall appearance. It is also to the rear of the building and minimally visible from the street. There are no other adverse exterior alterations.**

#### **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.**

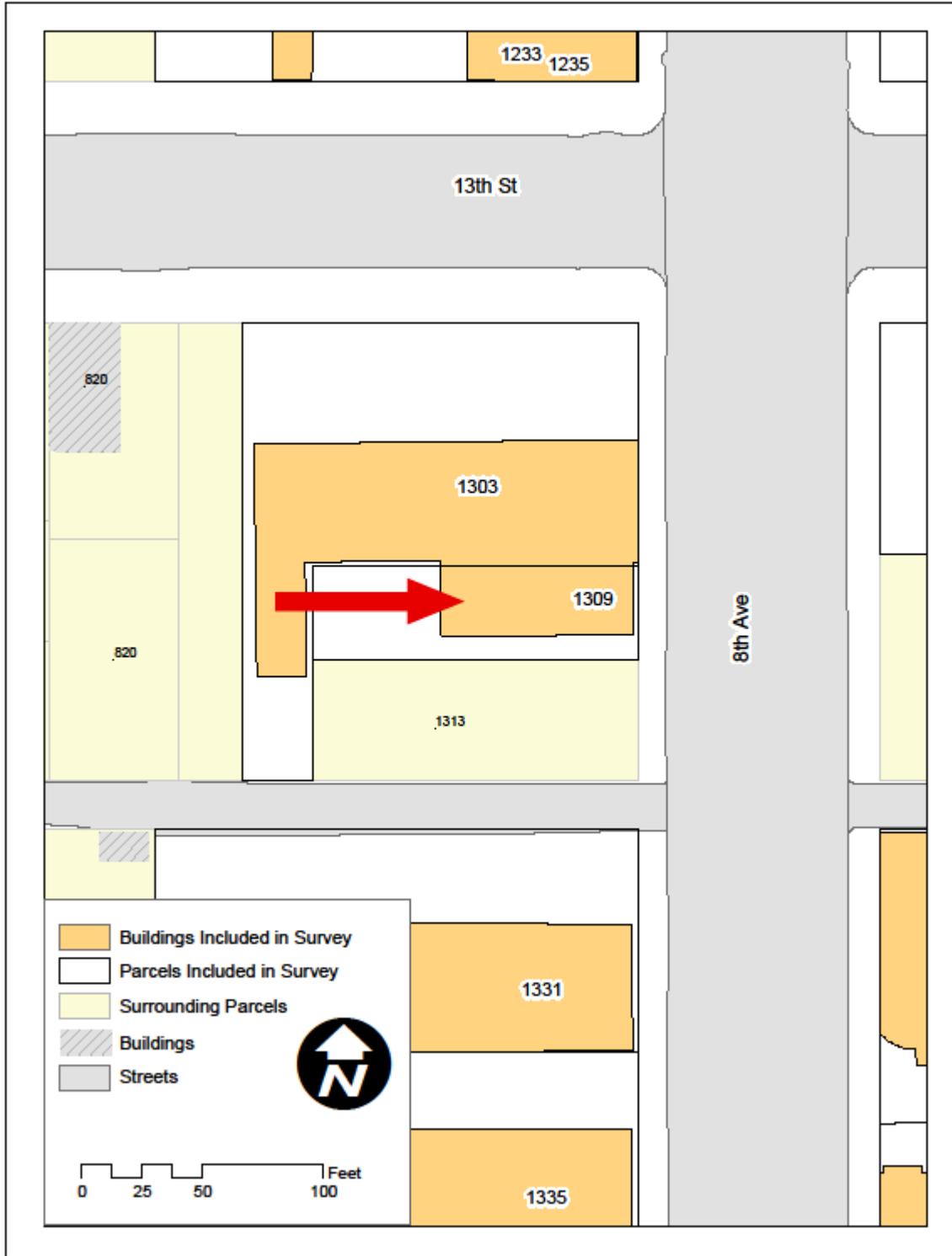
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

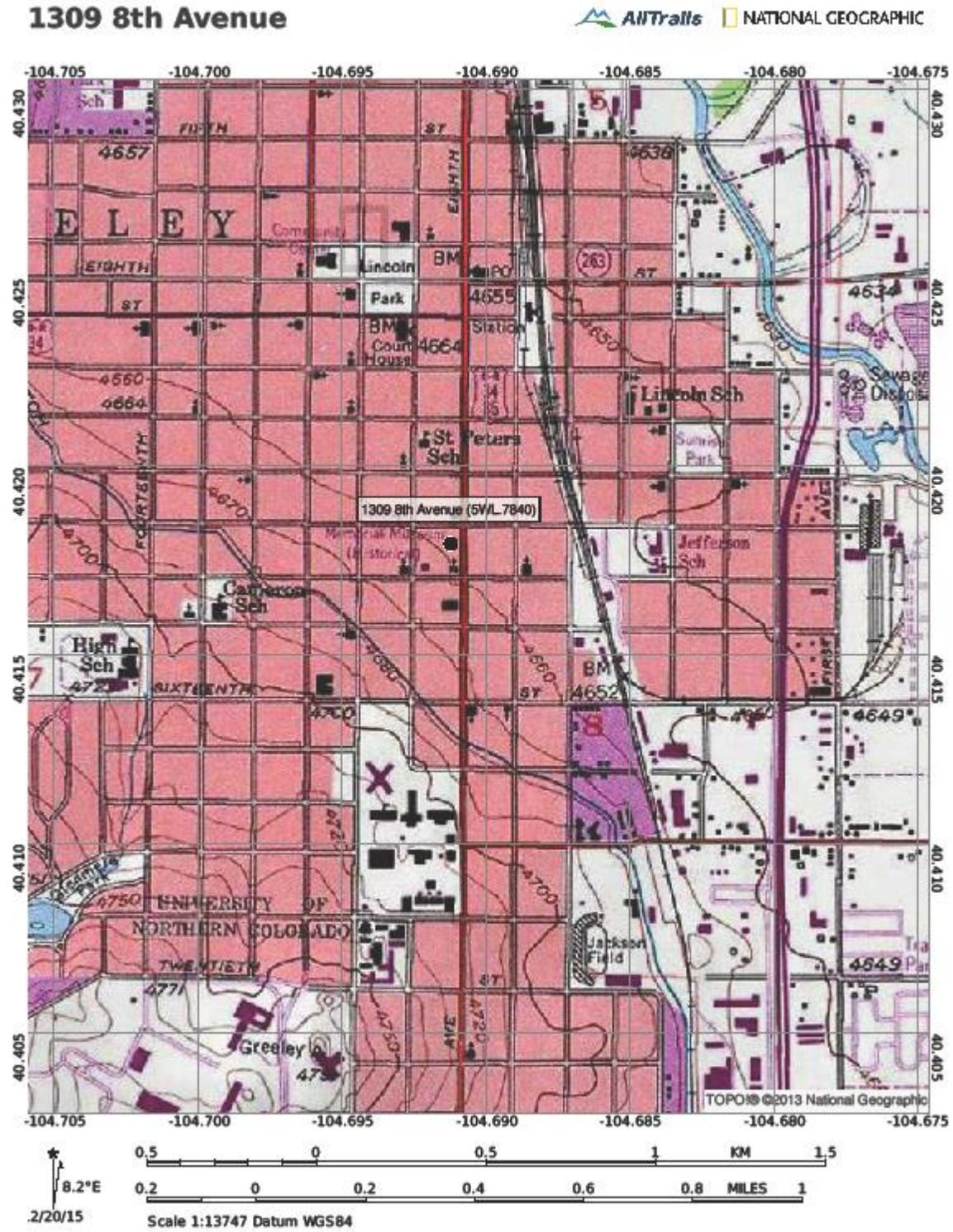
#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1, Images 68-72**  
**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 68, View to west of façade (east)



CD 1, Image 69, View to SW of north half of façade (east)



*CD 1, Image 70, View to NW of façade (east)*



*CD 1, Image 71, View to NE of rear (west) and south side*



*CD 1, Image 72, View to east of rear (west)*