COLORADO CULTURAL RESOURCES INVENTORY

Greeley 8th Avenue Survey

Historical and Architectural Reconnaissance Form

IDENTIFICATION

1. Current Property Name: Connections for Independent Living
   Historic Property Name: Wheeler Realty Co., Flood & Peterson Co.
2. Resource Classification: Building
3. Ownership: Private
   Owner(s) contact info:

LOCATION

4. Street Address: 1331 8th Avenue
5. Municipality: Greeley, Colorado
6. County: Weld
7. USGS Quad (7.5’): Greeley, Colorado year: 1950 Photorevised 1980
8. Parcel Number: 096108215008
9. Parcel Information: Lot(s): 4 Block: 104 Addition: Greeley Original Townsite
10. Acreage: < 1 (5328 square feet)
11. PLSS information: Principal Meridian: 6th Township: 5 North Range: 65 West
   SW¼ SW¼ NE¼ NW¼ of section 8
12. Location Coordinates: Zone 13 Datum: NAD83 526197 mE 4474119 mN

DESCRIPTION

13. Construction features (forms, materials)
    Property Type: One Story Commercial Building
    Building Plan: Rectangular Plan
    Dimensions in Feet: 52’ N-S by 96’ E-W, plus a 12’ N-S by 28’ E-W lower one story attached garage extension at the south end of the west (rear) elevation
    Stories: One
    Architectural Style/Type: Modern Movements
    Foundation: Concrete
    Walls: Painted cream yellow color stucco, with painted red stuccoed corners and accent lines.
Windows: Bands of floor-to-ceiling fixed-pane windows wrap around the front northeast corner of the building. Four vertically-oriented windows are evenly spaced along the rear section of the north elevation. The west (rear) elevation contains three vertically-oriented fixed-pane windows.

Roof: The roof is flat, with flat parapets extending above the roof line at the building's front northeast corner where this corner of the building is recessed under the corner of the roof.

Chimney(s): N/A

Porch(s) / Doors: A glass-in-metal-frame door, with a sidelight and a transom light, is the primary entry into the building at the east end of the north elevation. Another glass-in-metal-frame door (not currently in use) enters the east elevation from the front sidewalk along 8th Avenue. Another glass-in-metal-frame door enters the west (rear) elevation.

Additions: A lower flat-roofed addition to the south end of the west elevation measures 12’ N-S by 28’ E-W. The addition rests on a concrete foundation, and its exterior walls are clad with painted cream yellow color stucco. A set of paired painted cream yellow, side-hinged, vertical wood plank doors are located on the west elevation. A set of paired painted cream yellow color metal doors are located on the north 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 / Business/Professional (real estate and insurance offices)

Current function/use: Religion / Religious Facility

16. Date of Construction: 1958 (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 building is located on the west side of the 1300 block of 8th Avenue. The façade fronts directly onto a wide concrete sidewalk with brick pavers along the curb line. Asphalt parking lots are adjacent to the building’s north and south sides, and behind the building to the west. The historic Meeker House property at 1324 9th Avenue is directly west of this property. The building’s exterior has been significantly altered in recent decades so that it has lost much of its historic physical integrity.

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 73-77
CD 1, Image 73, View to NW of south side and façade (east)

CD 1, Image 74, View to west of façade (east)
CD 1, Image 75, View to south of north side

CD 1, Image 76, View to SE of north side and rear (west)
CD 1, Image 77, View to East of rear (west)