COLORADO CULTURAL RESOURCES INVENTORY

Greeley 8th Avenue Survey

Historical and Architectural Reconnaissance Form

IDENTIFICATION

1. Current Property Name: Drake Building
   Historic Property Name: Lucas House, Morris House, Lesser Music Company, Wilson & Wilson Camera Shop Building
2. Resource Classification: Building
3. Ownership: Private
   Owner(s) contact info:

LOCATION

4. Street Address: 1509 / 1511 /1513 8th Avenue
5. Municipality: Greeley, Colorado
6. County: Weld
7. USGS Quad (7.5°): Greeley, Colorado year: 1950 Photorevised 1980
8. Parcel Number: 096108226023
9. Parcel Information: Lot(s): 8 Block: 164 Addition: West & Thayers
10. Acreage: < 1 (1524 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 Datum: NAD83
   526196 mE 4473856 mN

DESCRIPTION

13. Construction features (forms, materials)

   Property Type: One Story Commercial Building
   Building Plan: Irregular Plan
   Dimensions in Feet: This building consists of three components: an original dwelling which measures approximately 36’ N-S by 42’ E-W, a commercial addition to the dwelling’s south (side) wall which measures 12’ N-S by 55’ E-W, and a commercial addition to the dwelling’s east (front) wall which measures 36’ N-S by 24’ E-W.
   Stories: One
   Architectural Style/Type: Commercial / House with Commercial Additions
   Foundation: Concrete
Walls:
The exterior walls of the original dwelling are clad with painted cream yellow horizontal wood siding and horizontal weatherboard siding, with painted brown 1” by 4” corner boards. The east-facing (façade) wall of the front commercial addition is made of pale grey brick laid in running bond. The front (east-facing) wall of the commercial addition to the south side is made of painted white brick. The south wall of this commercial addition is clad with yellow stucco.

Windows:
The original dwelling’s windows are primarily 1/1 double-hung sash with painted brown wood surrounds. The east (façade) wall of the front addition contains two single light fixed-pane windows. A window opening in the east (front) wall of the addition to the north side of the original dwelling is infilled with plywood.

Roof:
The original dwelling is covered by a hipped roof with flared eaves, and with black asphalt composition shingles. The roofs over the two commercial additions are flat, with flat parapets.

Chimney(s):
A red brick chimney is located just below the roof peak on the west-facing slope of the original hipped-roof dwelling.

Porch(s) / Doors:
A glass-in-metal-frame door, with flanking sidelights, and within a canted recessed entryway, enters the façade of the commercial addition to the front (east wall) of the original dwelling. An entry door in the east (front) wall of the addition to the north side of the original dwelling is infilled with painted white plywood.

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: Domestic / Single Dwelling
    Commerce / Trade / Specialty Store

16. Date of Construction: See notes in section 21 below

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.
- [ ] Other
- [ ] Commerce
- [ ] Conservation
- [ ] Economics
- [ ] Education
- [ ] 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:

The building currently addressed as 1509 / 1511 8th Avenue consists of three components: a hipped-roof dwelling, built prior to 1901; a commercial addition to the dwelling’s east side (façade), built circa 1952, and a commercial addition to the dwelling’s north side, built circa 1952. The property is located on the west side of the 1500 block of 8th Avenue. A concrete sidewalk parallels 8th Avenue directly in front of the building. A wood privacy fence encloses a backyard directly behind the original dwelling. An asphalt driveway is adjacent to the north. A detached garage/workshop is at the rear of the property to the west. A two-story commercial building is adjacent to the south. (The construction dates are based on research in Greeley city directories, Sanborn Insurance maps, Weld County Assessor records, and historic photos.)

The detached garage/workshop measures approximately 32’ N-S by 24’ E-W, and is of wood frame construction, Resting on an unpainted concrete foundation, this building’s exterior walls are made of painted yellow vertical wood siding, and it is covered by a low-pitched side gabled roof. The roof is covered with brown asphalt composition shingles, and the eaves are boxed. Two wood rollaway garage doors are located on the west elevation. A flat-roofed extension of similar construction is located on the east elevation.

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 97-105
CD 1, Image 97, View to west of façade (east)

CD 1, Image 98, View to SW of façade (east) and north side
CD 1, Image 99, View to SE of north side

CD 1, Image 100, View to west of Recessed Entry on Facade
CD 1, Image 101, View to SW of Garage

CD 1, Image 102, View to SE of Garage
CD 1, Image 105, View to NE of rear SW corner of Dwelling