

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.7874** Parcel number(s):
2. Temporary resource no.: **N/A** **096108225002**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Marshall House, Cartwright House**
6. Current building name: **Garner Building, Anderson Business Resources, et. al.**
7. Building address: **1510 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

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **65W**
NE ¼ of SW ¼ of SE ¼ of NW ¼ of section 8
10. UTM reference (Datum: NAD83)
Zone **13: 526257 mE 4473863 mN**
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **43** Block: **165**
Addition: **Elmwood** Year of Addition: **1890**
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: **~26' N-S by ~50' E-W overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:
This former single family residence consists of an original 1½-stories front gabled section, which measures approximately 26' N-S (across) by 34' E-W (deep), and a one-story addition to the east (rear) elevation, which measures approximately 20' N-S by 16' E-W. The building rests on an unpainted coursed sandstone foundation. There is at least a partial basement level, as the south foundation wall is penetrated by two basement windows, and the north foundation wall is penetrated by one basement windows. The exterior walls are clad with beige color horizontal wood siding, with off white color 1" by 4" corner boards. The roof over the original 1½-story section is a steeply-pitched front gable, with wood shingles and painted off white boxed eaves. The roof over the one-story rear addition is a low-pitched gable. There are two red brick chimneys, one located on the main roof ridge, and the other at the east end of the addition's roof ridge. A stained brown glass-in-wood-frame door enters the south end of the asymmetrical façade from an open front porch. This porch is approached by three concrete steps, and features a tongue-in-groove wood floor, an open wood railing, turned columns with curved brackets, and a shed roof. A painted white glass-in-wood-frame door enters the south side of the addition from an open side porch. This porch is recessed under the low-pitched roof eave, and is approached by four concrete steps. It features a tongue-in-groove wood floor, an open wood railing, and 4" by 4" wood posts which support the ends of the roof eave. A diamond-shaped fixed-pane window is located on the south elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds, and painted green decorative wood shutters.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This property is located on the east side of the 1500 block of 8th Avenue in Greeley. The U. N. C. Foundation Hall building at 1540 8th Avenue is to the south, while commercial buildings at 1506 and 1500 8th Avenue are to the north. A planted grass front lawn with a large deciduous tree is located in front of the former residence. A narrow grass strip is located between the front side walk and curb paralleling the avenue. A north – south trending alley forms the property’s rear (east) boundary. A narrow paved driveway or alley extends from the curb on 8th Avenue through to the alley.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1901** Actual:
Source of information: **Sanborn Insurance maps, Greeley city directories, Weld County Assessor records**

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):

Sanborn Insurance maps and Greeley city directories document that this former residence was built prior to 1901. The building’s address (1510 8th Avenue) appears in the 1901 city directory, and the building’s footprint (shown as a dwelling) is depicted on the January 1906 Sanborn map. Earlier Sanborn maps for Greeley do not depict this block. Sanborn maps through 1918 depict the dwelling with a full-width front porch, and a small back porch at the rear northeast corner. The 1927 and 1946 Sanborn maps depict the dwelling with a larger full-width back porch. The back porch was later replaced by a rear addition (described above in section 21). The addition was apparently erected in the early 1980s when the building was converted from residential to commercial use. On June 8, 1981, a building permit was issued by the City of Greeley, with the work described as” “Remodel Bsmt. & Main Floor.” The permit lists John Anderson as the owner and general contractor. The permit also lists Warren Meglin as the plumbing contractor, Clayton Johnson as the heating contractor, and Swanson Electric as the electrical contractor.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce/Trade / Business/Professional**

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 is one of only two relatively intact residences, on 8th Avenue between 10th and 16th Streets, dating from around the turn of the twentieth century. (The other is at 728 12th Street (5WL.7879)). The home's earliest known residents were John A. and Cora Crabb who are listed at this address in the 1901 Greeley City directory. The 1900 federal census records the Crabb family as residing at 903 6th Street in Greeley. At that time the family consisted of John A. Crabb (born February 1867), his wife, Cora (born June 1871), and two young sons, Wilbur (born December 1896) and Wendel (born November 1898). Mr. Crabb supported his family through his work as a tailor. The Crabb family lived in this house for a relatively brief time, as subsequent city directories and census records from 1910 and 1920, list the family's address as 707 12th Street. John Crabb passed away in Greeley on August 3, 1926. Cora passed away in 1950. Both are interred in Greeley's Linn Grove Cemetery.

Between circa 1907 and the late 1940s, the residence at 1510 8th Avenue was owned and occupied by Frank Marshall. Born in Nova Scotia in 1865, Frank moved to Colorado circa late 1880s. He was married to Ariel E. England in about 1890 or 1891. Born in Illinois in 1871, Ariel was the daughter of Charles T. and Rebecca (Woods) England. By the late 1880s, the England family were residents of Denver. An infant son born to Frank and Ariel Marshall on July 3, 1892 did not survive. The couple had one other child, a son named Earl, born circa 1905. The Marshalls moved to Greeley around the turn of the twentieth century, and by 1907, they were residing in this house at 1510 8th Avenue. The census in 1900 and 1910 records Frank Marshall's occupation as "carriage painter." Later census records and city directories list his occupation as "auto painter."

Tragically, Ariel Marshall passed away in 1911 at just forty years of age. She was survived by her husband Frank, her parents, and son Earl, who was only five or six years old. Following his mother's

death, Earl spent part of his formative years living in Denver with his grandparents, Charles and Rebecca England. Frank Marshall never remarried and continued to live in this house on 8th Avenue until shortly before his own death in 1941. Frank and Ariel Marshall are interred in Denver's Fairmount Cemetery, together with their first born infant son who was born and died on July 3, 1892.

For the next four decades, between circa 1940 and 1980, the house at 1510 8th Avenue was owned and occupied by Cloy Cartwright. Born in Saline County, Nebraska on February 20, 1898, Cloy grew up in Nebraska and in rural Weld County, Colorado. His father, William Cartwright, was born in 1864 and died in 1936. His mother, Ada Cartwright, was born in 1879 and died in 1953. A lifelong bachelor, Cloy lived with his parents on the family farm, located in the Crow Creek precinct in rural Weld County. Following his father's death, Cloy and his mother Ada moved to Greeley, purchasing this house on 8th Avenue circa 1940. They lived here together until Ada passed away on January 13, 1953. Cloy then continued to live in the house until shortly before his own death on December 30, 1980. Cloy Cartwright, and his parents William and Ada, are interred in Greeley's Linn Grove Cemetery.

In the early 1980s, this property was converted to commercial use, and has served as professional office space from that time to the present. Businesses located in the building between 1982 and the present include: Ancon Construction, Computer Concepts, Farmers Insurance, Colorado Kitchen Specialties, Blue Clover Publishing, Retrospect Video Productions, Anderson Business Resources, and Design Plus.

36. Sources of information:

The Greeley City and Rural Route Directory. (Generally published annually by *the Greeley Tribune-Republican* Publishing Company.)

City of Greeley Building Permit "Inspection Record" files.

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, and biographical records, (referencing the Crabb, Marshall and Cloy families), accessed through 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>

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**

40. Period of significance: **Circa 1900**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with residential development in Greeley during the years surrounding the turn of the twentieth century. The building is also architecturally significant for its Late Victorian architectural characteristics. These include the house's angular front-gabled plan, coursed sandstone foundation, steeply-pitched roof, and asymmetrical façade with an open front porch complete with an open wood railing and turned columns with curved brackets. The building's significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, does qualify for individual listing in the Greeley Historic Register.

43. Assessment of historic physical integrity related to significance:

This building 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 only notable alteration is a modest rear addition which is minimally visible from the street and reasonably compatible with the house's original construction. A sense of time and place remains intact, relative to how the building appeared during the early decades of the twentieth century.

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 #2, Images 39-41**

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**

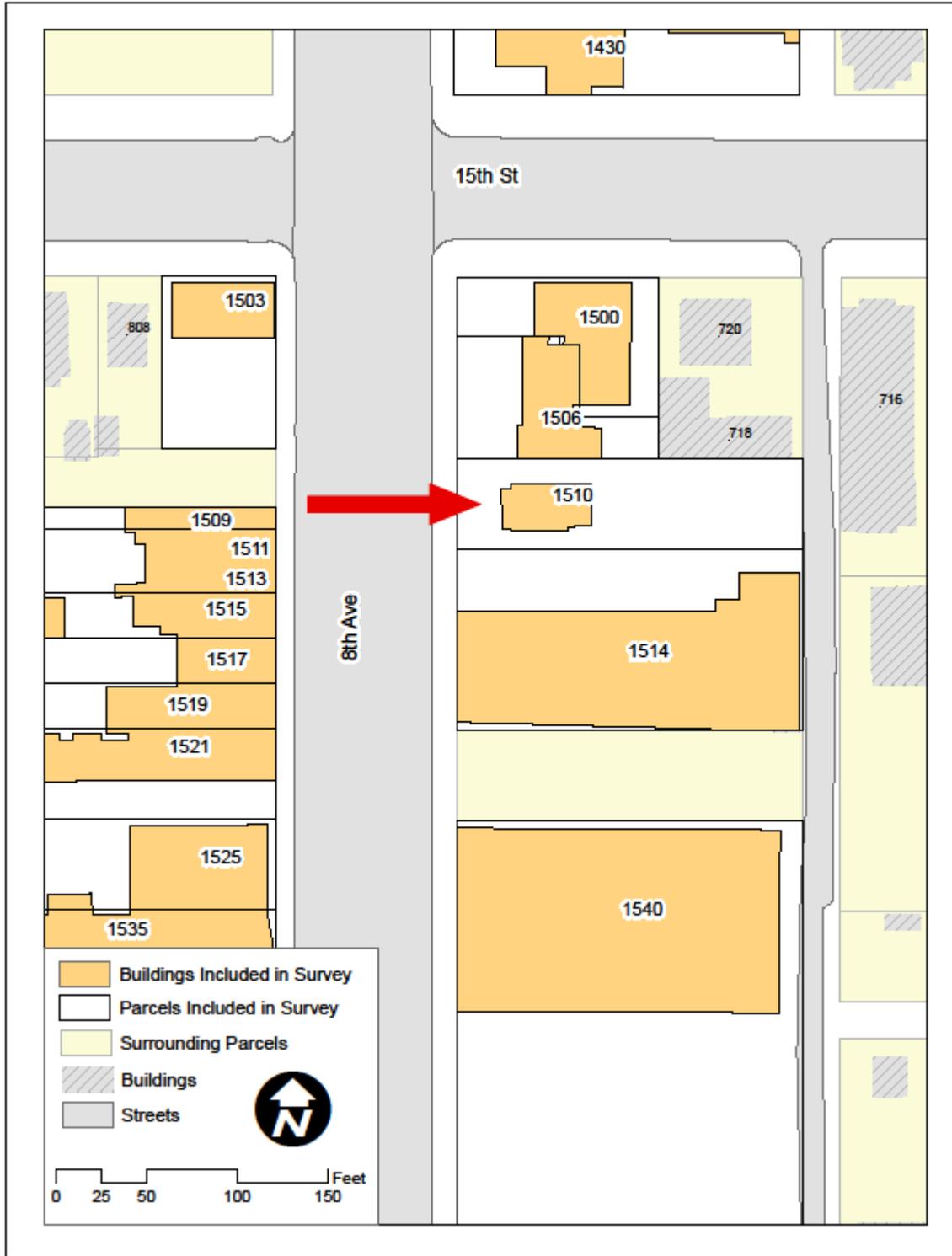
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

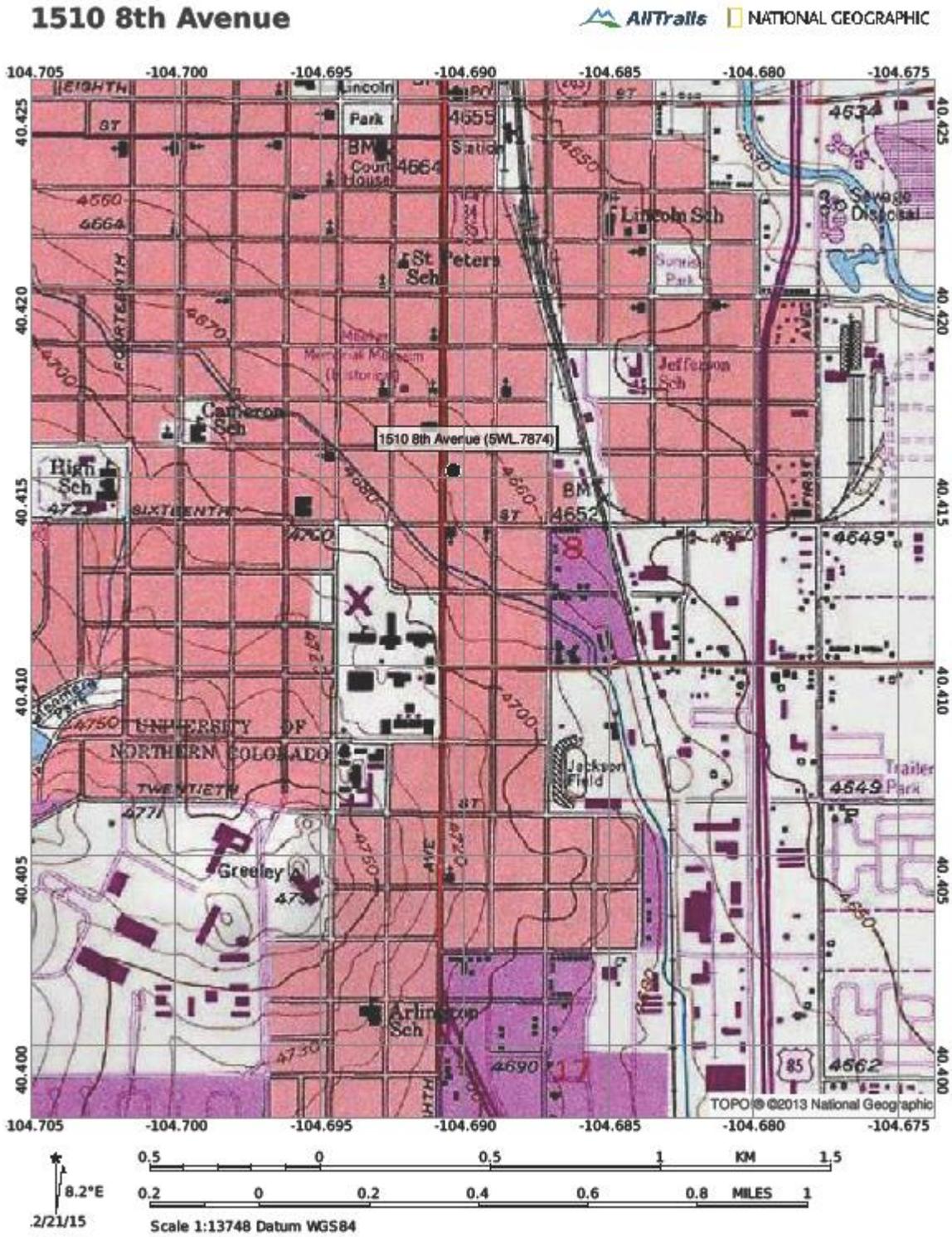
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map





CD 2, Image 39, View to SE of façade (west) and north side



CD 2, Image 40, View to NE of façade (west) and south side



CD 2, Image 41, View to NW of south side and rear (east)