

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.7830** Parcel number(s):
2. Temporary resource no.: **N/A** **096108203017**
3. County: **Weld**
4. City: **Greeley**
5. Historic building name: **Winters Motor Co., OLD Garage, A. E. Ritchie Garage, Union Bus Depot**
6. Current building name: **La Tarahumara Market, Todo Carniceria**
7. Building address: **1101/1105 8th Avenue**
8. Owner name and address:



National Register eligibility assessment:	Not Individually Eligible
State Register eligibility assessment:	Eligible
Greeley Historic Register eligibility assessment:	Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **65W**
NW ¼ of NW ¼ of NE ¼ of NW ¼ of section 8
10. UTM reference (Datum: NAD83)
Zone **13: 526200** mE **4474498** mN
11. USGS quad name: **Greeley, Colorado**
Year: **1950; Photorevised 1980** Map scale: **7.5**
12. Lot(s): **2** Block: **84**
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: **71' N-S x 100' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:

Located at the southwest corner of 8th Avenue and 11th Street, this prominent one-story commercial building features a rectangular plan which measures 71' N-S by 100' E-W. The building's walls are of brick masonry construction, supported by a concrete foundation, and covered by a flat roof. The east-facing and north-facing walls are made of painted blue brick laid in common bond, with parapets which extend above the roof line. The lowest brick courses along these two sides of the building are composed of painted blue headers, while the topmost brick courses, at the top of the parapets, are composed of painted rose color rowlocks. The west-facing (rear) wall is made of painted beige color brick laid in common bond.

Four horizontally-oriented brick panels appear in the building's upper east-facing wall. The panels are formed by paired courses of projecting brick stretchers, and in the center of each panel there is a cross motif formed by a single projecting brick laid as a stretcher, between two other bricks, one above and the other below, laid as headers. One other brick panel, with the same configuration, is located at the east end of the upper north-facing wall. Two of the panels are partially covered by signage which advertises the building's current retail name and use: "Carniceria Todo como en Tu Tierra" and "La Tarahumara."

The building features a distinctive corner entry which faces northeast toward the intersection of 8th Avenue and 11th Street. This entry door is addressed as 1101 8th Avenue. The wall at the corner entry is also made of painted blue brick laid in common bond, with a tall symmetrical brick parapet. Painted rose color bricks, laid as headers, outline the top of the stepped parapet. The corner entry contains a glass-in-silver-metal frame door, with a large sidelight. Above the door, there is a square-shaped panel formed by paired courses of painted rose color brick stretchers. The panel contains a distinctive advertising sign which displays the words "La Tarahumara Market" below the motif of a young woman wearing a red head scarf with yellow polka-dots, and with a green dress or blouse with white polka-dots. Additional signage is located above the corner entry door.

Another glass-in-silver-metal-frame door, with a side-light, is located within an angled recessed entryway near the south end of the east-facing wall. This entry door is addressed as 1105 8th Avenue. The west-facing wall contains a band of three large single-light fixed-pane windows, and two sets of paired single-light fixed-pane windows. The recessed entryway, and the window arrangements on the east-facing wall, feature rose color stuccoed surrounds. The east end of the north-facing wall contains a large single-light fixed-pane window, and a set of paired single-light fixed-pane windows. These windows feature painted rose color stuccoed surrounds, including rowlock brick sills. These windows also feature distinctive tall transoms inset with painted rose color vertical 2x wood members and turned columns. The north-facing wall also contains a set of paired 25-light windows, and a single 25-light window, with painted blue brick rowlock sills. The panes of glass have been painted blue on both of these large window configurations. The west end of the north-facing wall contains one other window opening, with a painted blue brick rowlock sill. This window opening is covered with plywood. The building's west-facing (rear) wall contains an overhead garage door, two painted beige color metal service doors, and one other doorway filled with particle board which is no longer in use.

22. Architectural style/building type: **Commercial / Early Twentieth Century Commercial**

23. Landscaping or special setting features:

This property is located at the southwest corner of 8th Avenue and 11th Street. A wide concrete sidewalk, with red brick pavers along the 8th Avenue curb line, parallels the building's east wall (façade). A wide concrete sidewalk also parallels the building's north wall, paralleling 11th Street. An asphalt-paved parking lot is located behind the building to the west. A commercial building addressed as 1109 8th Avenue is adjacent to the south.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1920** Actual:
- Source of information: **Sanborn Insurance maps, Greeley city directories**
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):
Weld County Assessor records list 1908 as this building's year of construction. Sanborn Insurance maps, and Greeley city directories, however, more accurately indicate that the building was erected between 1918 and 1922. The building is not depicted on the January 1918 Sanborn map; however, it is depicted on the next available Sanborn map published in April 1927. The address 1101 8th Avenue (listed as the Winters Motor Company) first appears in the 1922 Greeley city directory. Both 1101 and 1105 8th Avenue appear in the 1926 city directory (respectively listed as the OLD Garage and as the Northern Garage). There are no additions to the original building; however, door and window openings, particularly on the 8th Avenue side, were altered to accommodate new retail uses in the early 1960s. More recently, in January 2009, a building permit was issued for: "removing wood shake shingles and wood wall panels & faux roof structure." This work was in reference to removing a non-historic faux Mansard type roof eave which previously covered the upper south end of the façade. Originally an automobile sales and service facility in the 1920s, the building served primarily as a bus station between circa 1930 and the late 1950s. In more recent decades, the building has been home to a variety of retail businesses.
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Specialty Store (auto dealership and repair garage)**
32. Intermediate use(s): **Commerce/Trade / Specialty Store (auto dealership and repair garage)**
Transportation / Road-Related (bus depot)
33. Current use(s): **Commerce/Trade / Department Store (grocery store, meat market)**
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 prominent corner commercial building was erected between 1918 and 1922, and was originally occupied by the Winters Motor Company. By 1926, the building was occupied by two auto-related businesses - the OLD Garage at 1101 8th Avenue in the north half of the building, and the Northern Garage at 1105 8th Avenue in the south half of the building. Then, by 1928, the building was occupied by the A. E. Ritchie Garage, owned and operated by Wisconsin native Arthur E. Ritchie.

The building’s original automobile-related use lasted little more than a decade. By 1931 it had become the bus station in downtown Greeley, conveniently located along 8th Avenue and the U.S. Highway 85 business route. The change in use is noted on the 1946 Sanborn Insurance map (an update of the 1927 Sanborn map). Whereas the 1927 map denotes the building’s use as “Auto Sales & Service,” the 1946 map denotes its use as “Bus Depot,” with an “Off[ice] & Waiting R[oo]m” in the front northeast corner. Greeley city directories from the 1930s, 1940s, and 1950s alternately list the building’s name as the Union Bus Depot and the Union Bus Terminal.

A number of transportation companies operated out of the building from the early 1930s until the late 1950s. The earliest of these was the Colorado Motor Way, in business at this location as early as 1931. Greeley city directories in the 1940s list the building’s name as the Union Bus Depot, with five different transportation companies in operation: Burlington Transportation Company, Colorado Motor Way Inc., Interstate Transit Lines, Overland Greyhound Lines, and the Rocky Mountain Parks Transportation Company. Bus companies located in the building in the late 1950s include Colorado Motorways, the Greeley – Longmont Motor Company, the Greyhound Bus Company, and the Rocky Mountain Park Transportation Company. A diner, appropriately named the Bus Café, was also located in this building, or the building next door to the south, throughout much of the 1930s and 1940s.

By the late 1950s the bus companies were gone, with the bus station having moved two blocks south into a new building at 1320/1326 8th Avenue. By the early 1960s, meanwhile, a new business named the Wallace Process Piping Company had moved into this building. The Wallace Company was relatively short-lived, however, as by the mid-1960s, the building had been retrofitted for more modern commercial uses. Retail tenants from the mid-1960s to the early-1990s include the Shopper’s Mart, Swalley Music House, Puff’s N’ Stuff, A. J. Furniture, and the Greeley Printing Company.” The Disabled American Veterans then operated out of the building for a time in the mid-1990s, followed by Jackpot Pawn & Guns, and Jim’s T.V. The apparently thriving La Tarahumara Market is the building’s current retail business in 2015.

36. Sources of information:

City of Greeley "Short Form Building Permit Application."

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).

U. S. Federal Census records: Fifteenth Census of the United States, Weld County, Colorado, Greeley, Precinct No. 2.

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. A 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, Transportation / Road-Related**

40. Period of significance: **Circa 1920 (architectural, circa 1920-1959 (historical))**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with commercial development along 8th Avenue in downtown Greeley. In particular, the building is significant for its original use as an automobile sales and service facility in the 1920s, followed by its use as the Union Bus Depot from the early 1930s into the late 1950s. The building exemplifies 8th Avenue's conversion from a residential neighborhood into a commercial corridor, with an emphasis on automobile-related businesses, which began in the 1910s. As such, the building is significant relative to the themes of commerce and transportation. The building is also architecturally significant as a relatively intact early twentieth century commercial style building, complete with an architecturally notable corner entry. Due to some loss of integrity, the building most likely does not qualify for individual listing in the National Register of Historic Places. The building, however, does retain sufficient integrity to qualify for individual listing in the Greeley Historic Register, and it may well qualify for individual listing in the State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. Door and window openings were evidently altered in the early 1960s, particularly on the 8th Avenue side, to accommodate new retail businesses which replaced the building's original transportation related uses. Nonetheless, significant elements of the original building remain intact so that it conveys a sense of time and place relative to its historic use as an automobile sales and service garage, and as a bus depot. Moreover, alterations to the building in the early 1960s are now over fifty years old, and have achieved some level of historical and architectural significance in their own right.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **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 14-19**
CD filed at: **City of Greeley Historic Preservation Office**
1100 10th Street, No. 201
Greeley, CO 80631

48. Report title: **City of Greeley 8th Avenue Survey**

49. Date(s): **November 30, 2015**

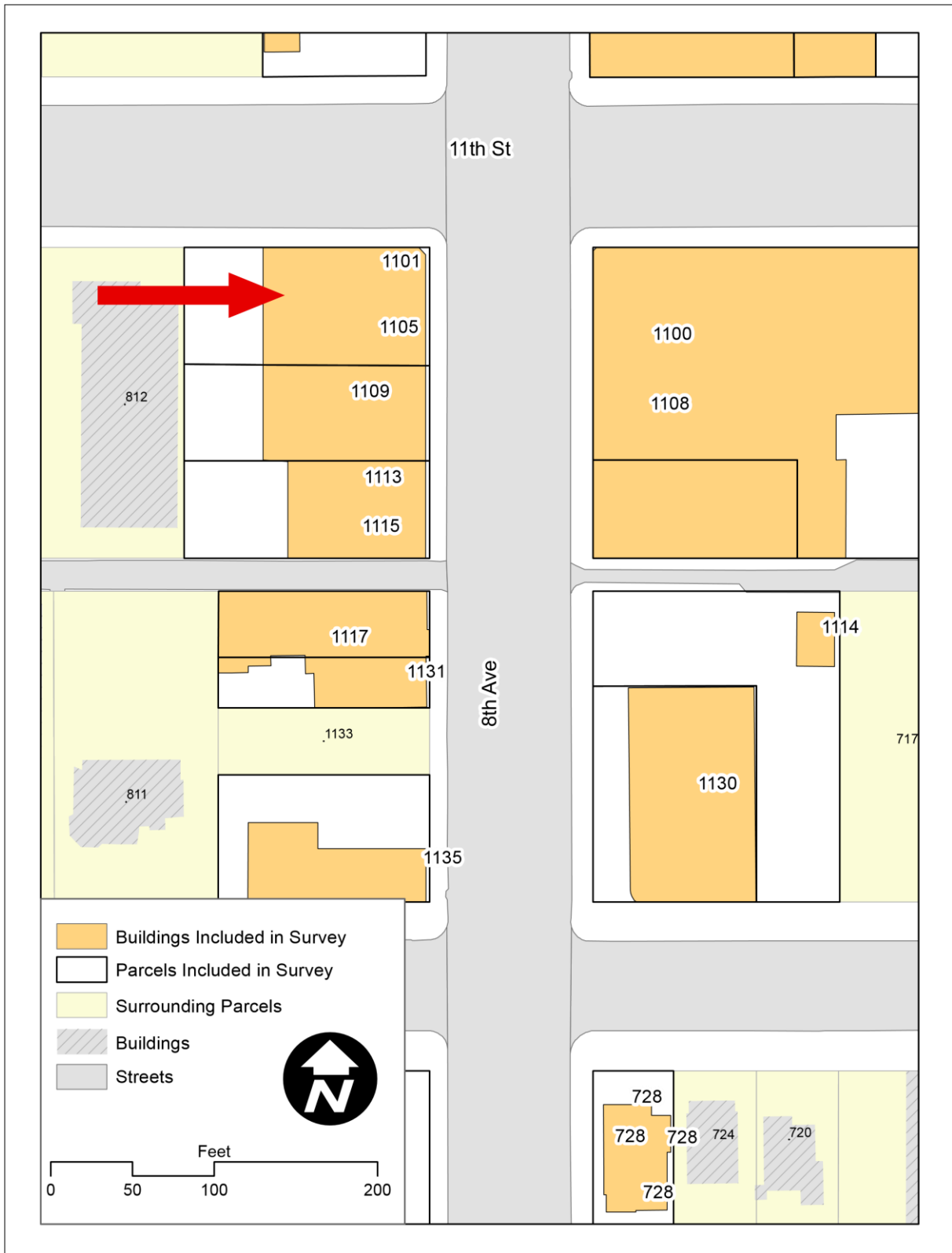
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

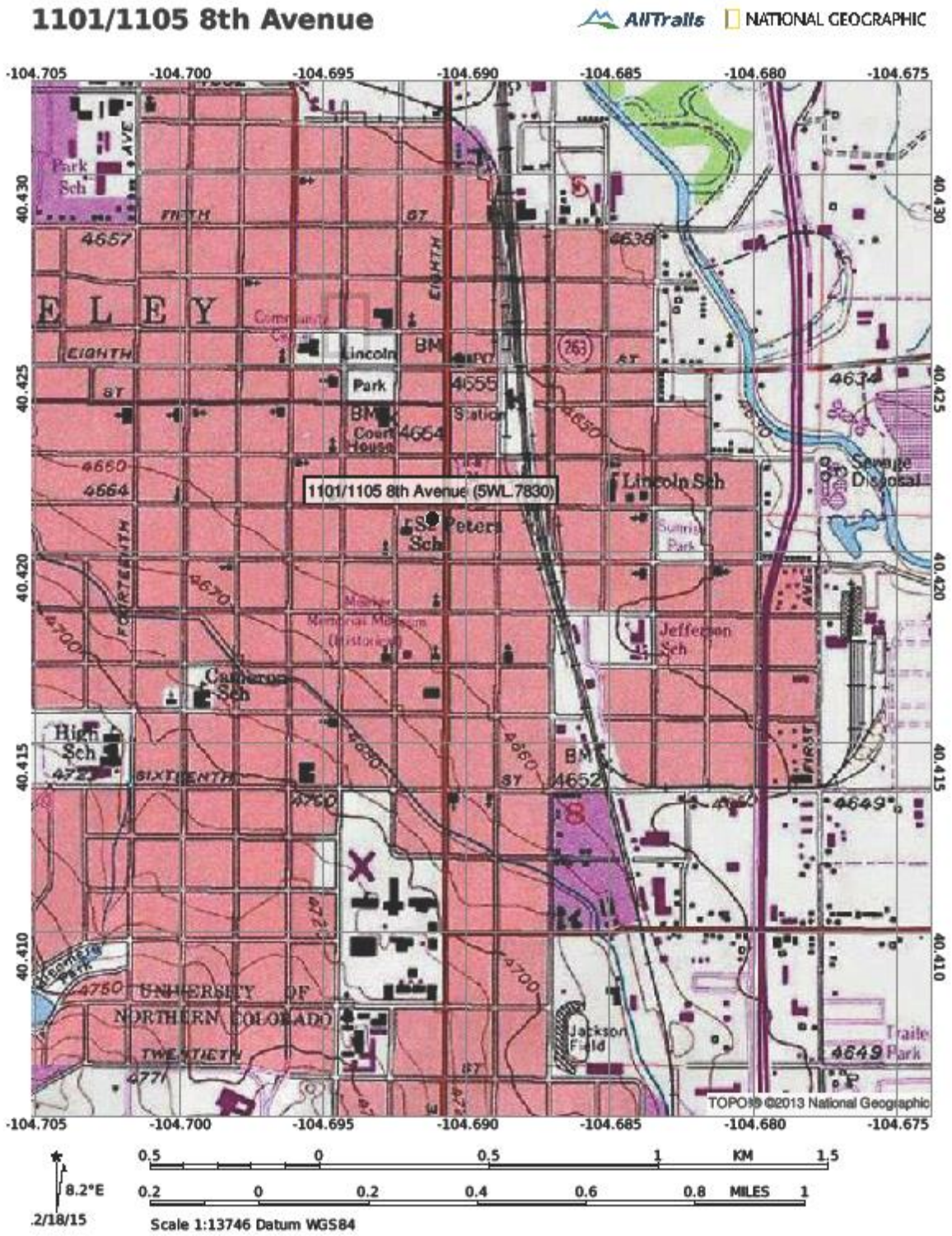
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

Sketch Map



Location Map





CD 1, Image 14, View to SE of north side and of rear (west)



CD 1, Image 15, View to SW of façade (east) and of north side



CD 1, Image 16, View to west of façade (east)



CD 1, Image 18, View to ESE of rear (west)



CD 1, Image 19, View to NW of façade (east)



CD 1, Image 17, View to SW of corner entry