

# COLORADO CULTURAL RESOURCES INVENTORY

## Greeley 8th Avenue Survey

### Historical and Architectural Reconnaissance Form

OAHP Site #: **5.WL.7858**

Eligibility Evaluation (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible – NR

\_\_\_\_ Determined Eligible - SR

\_\_\_\_ Needs Data

\_\_\_\_ Eligible District – Contributing

\_\_\_\_ Eligible District - Noncontributing

#### IDENTIFICATION

1. Current Property Name: **Garnsey Building**  
Historic Property Name **Bain-Saunders Motor Co., Wells Motor Co.**
2. Resource Classification: **Building**
3. Ownership: **Private**  
Owner(s) contact info:

#### LOCATION

4. Street Address: **1108 8th Avenue**
5. Municipality: **Greeley, Colorado**
6. County: **Weld**
7. USGS Quad (7.5'): **Greeley, Colorado** year: **1950** **Photorevised 1980**
8. Parcel Number: **096108202001**
9. Parcel Information: Lot(s): **4** Block: **83** Addition: **Greeley Original Townsite**
10. Acreage: **< 1**
11. PLSS information: Principal Meridian: **6th** Township: **5 North** Range: **65 West**  
**NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>** of section **8**
12. Location Coordinates: **Zone 13** **526261 mE** **4474459 mN**  
Datum: NAD83

#### DESCRIPTION

13. Construction features (forms, materials)

Property Type: **One story commercial building**

Building Plan: **Rectangular Plan**

Dimensions in Feet: **60' N-S by 125' E-W**

Stories: **One**

Architectural Style/Type: **Early Twentieth Century Commercial**

Foundation: **Concrete**

Walls: **The west-facing façade wall, and the west end of the south-facing wall, are made of dark red wire-cut face brick laid in common bond. A painted white brick panel appears in the upper façade. A course of slightly projecting brown or blond**

bricks forms the top of the parapet on the façade. The long rear (eastern) section of the south-facing wall is made of painted white brick laid in common bond.

Windows:

The south half of the façade contains a band of five, nearly floor to ceiling, single-light fixed-pane windows, with silver metal frames and transom lights. A rolled up blue and white canvas awning is fastened to the façade wall above these windows and an adjacent entry door. A band of three nearly floor to ceiling, single-light fixed-pane windows, with silver metal frames and transom lights, is located at the west (front) end of the south elevation. The long rear section of the south elevation contains seven large industrial sash windows with painted white rowlock sills.

Roof:

The roof is flat, with a flat parapet on the west and a stepped parapet on the south.

Chimney(s):

A red brick chimney (partially painted white) is located near the south side of the building.

Porch(s) / Doors:

A glass-in-silver-metal-frame door, with a transom light, enters the north end of the façade. The door is flanked by a set of paired, nearly floor-to-ceiling, fixed-pane windows, all topped by two transom lights with tracery. A white metal rollaway garage door, and another glass-in-silver-metal-frame door, with a transom light, enter the building near the center of the façade. A grey metal rollaway garage door enters the long rear section of the south 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 / Specialty Store (automobile showroom and garage)**  
 Current function/use: **Vacant / Not in Use**
- 16. Date of Construction: **1929 (Actual) (per city directories and Sanborn Insurance maps)**
- 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 east side of the 1100 block of 8<sup>th</sup> Avenue. The façade fronts directly onto the concrete sidewalk paralleling the avenue. An east – west trending concrete paved alley is adjacent to the south. A large one story building addressed as 1100 8<sup>th</sup> Avenue abuts this building on the north and east.**

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

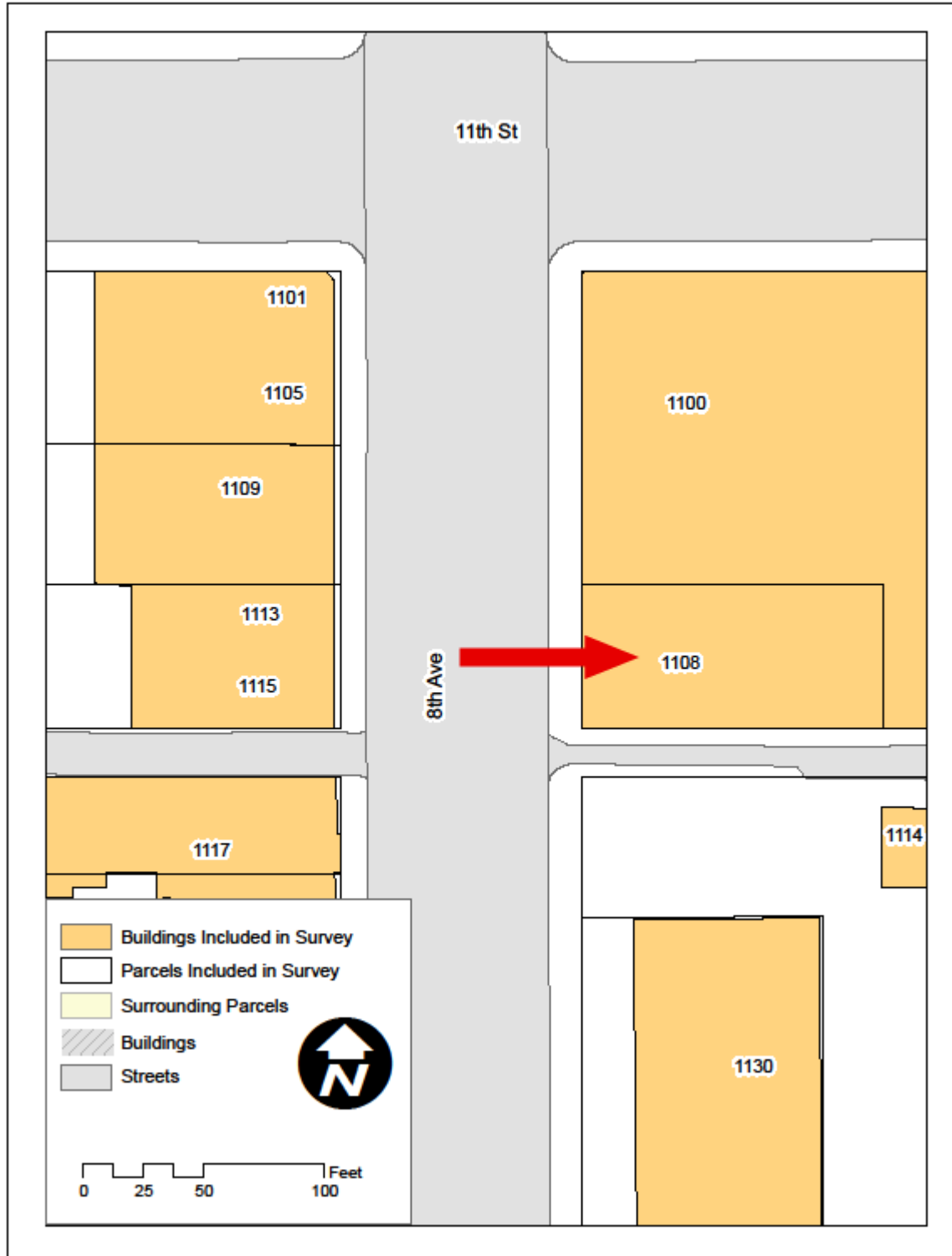
Individually National Register Eligible?  yes  no  needs data

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: **November 30, 2015**  
Affiliation/Organization: **Cultural Resource Historians LLC** Phone Number: **(970) 493-5270**  
Report title: **Greeley 8<sup>th</sup> Avenue Comprehensive  
Historic Resource Survey**  
Project Sponsor: **City of Greeley Historic Preservation Office**  
Photo Log: **CD 1, Images 177-181**

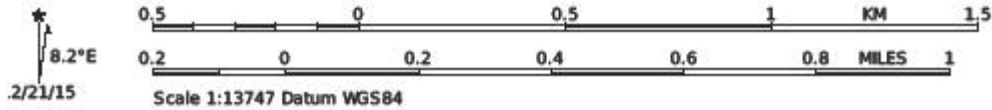
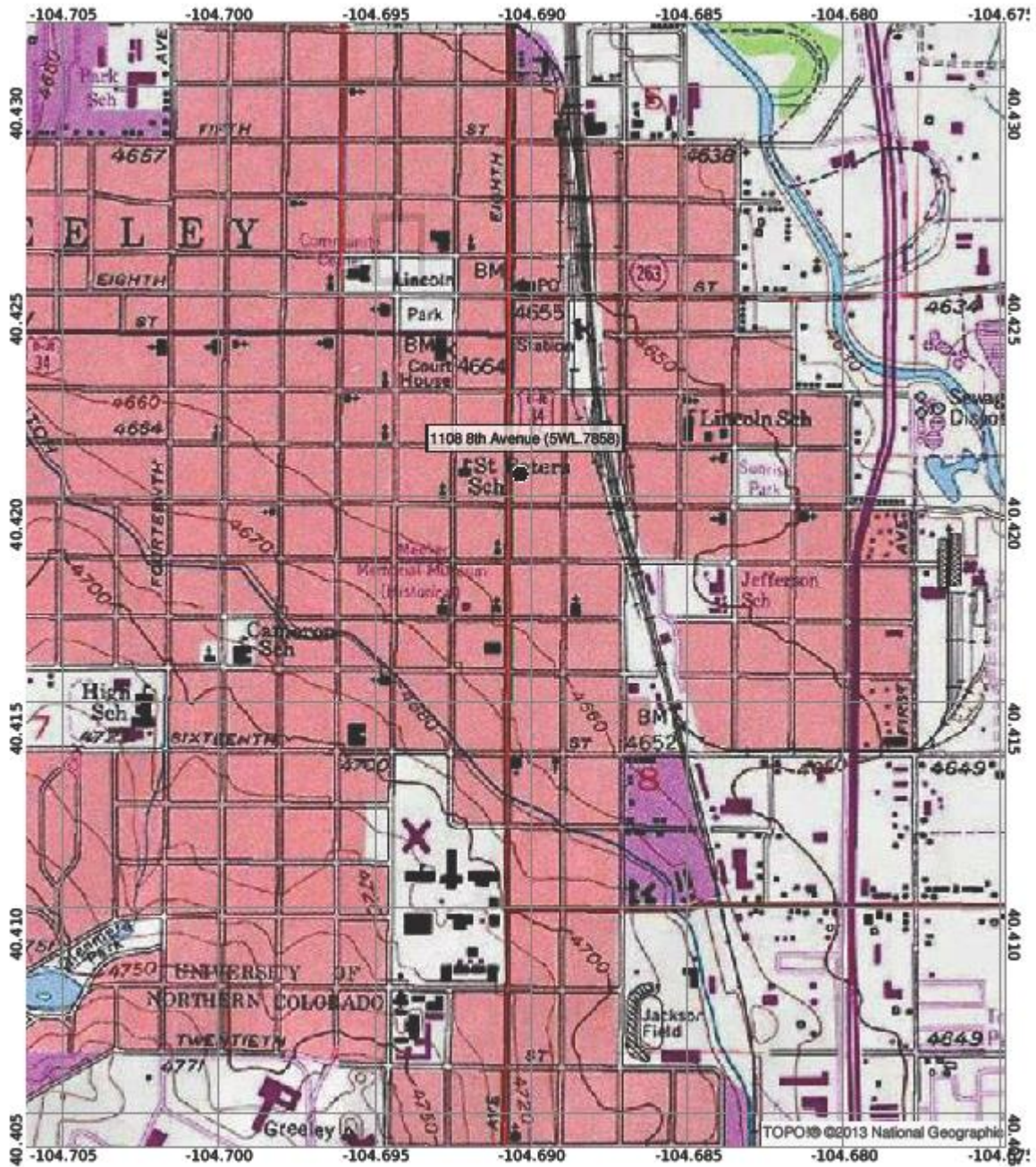
### SKETCH PLAN



# LOCATION MAP

## 1108 8th Avenue

AllTrails NATIONAL GEOGRAPHIC





CD 1, Image 177, View to east of façade (west)



CD 1, Image 178, View to NE of façade (west) and south side



CD 1, Image 179, View to NE of façade (west) and west end of south side



CD 1, Image 180, View to NW of rear (east) and east end of south side



*CD 1, Image 181, View to WSW of rear (east)*