

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5601** Parcel number: **080716308001**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **113-115 5th Street**
- 6. Current building name: **Kunz Building**
- 7. Building address: **113-115 5th Street**
- 8. Owner name: **Karen M. Kunz**
- Owner organization:
- Owner address: **30991 Weld County Rd 17
Windsor, CO 80550**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **67W**
SE 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508146** Northing: **4481088**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Part of Lot 31; Block 5**
Addition: **Windsor Original Town** Year of addition: **1882**
13. Boundary description and justification: **The boundary, as described below, contains but does not exceed the land historically associated with this property.**
 Metes and bounds exist
Beginning at a point 110.84 feet north of the southwest corner of Lot 31, thence east 25 feet, north 79.26 feet, west 25, and south 79.26 feet to point of beginning.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,925 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Stone/Sandstone
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the west, this building rests on a concrete foundation. White stucco clads the exterior walls, which appear to consist of masonry, either bricks or concrete blocks. A random-coursed sandstone veneer covers all of the southern third of the façade and extends in a four-foot band across the rest of the façade elevation the foundation. Brown, wood siding, set in an angled pattern, covers the middle of the façade. Storefronts punctuate the northern and southern thirds of the nearly symmetrical façade. The northern storefront features a doorway to the north and two windows to the south. The doorway hosts a 12-light door with faux, x-shaped bracing, painted gray. Approaching the doorway from the south is a concrete ramp and from the north are concrete steps, flanked by a steel railings. Both of the windows are single-light, plate-glass, with tinted glazing and gray-painted frames. The doorway opens between the windows in the southern storefront. It hosts a door similar to one opening in the northern storefront. Approaching it are steps and a ramp similar to the northern storefront. Both of the windows are single-light, plate glass, with reflective glazing. Spanning both storefronts are extensions of the pent roof extending from the parapet. Covering the pent roof are square-cut wood shingles. Dominating the north elevation is a garage door opening, largely enclosed with red-brown, horizontal wood siding. However, the western edge of the opening hosts a wide, unpainted, wood slab door. A rubber membrane covers the nearly flat main roof.
22. Architectural style: **Other Style**
Other architectural style: **Windsor German Old-World Motif**
Building type:
23. Landscape or special setting features:
This building is located in Windsor's commercial district, between a southeast-northwest-oriented alley to the north and 430 Main Street to the south. Separating the building's front (west) facade from the street is a concrete sidewalk, punctuated by mature trees.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1928** Actual Estimate

Source of information: **Weld County Assessor Property Profile.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Unknown**

Source of information:

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1928. An analysis of the style, materials, and historical records corroborates a 1928 date of construction. The current façade appears to date to the 1970s or 1980s, when the façade received the German Old-World Motif that the Windsor Chamber of Commerce was then championing for the downtown.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Unknown Use**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Professional**

34. Site type(s):

35. Historical background:

This building appears to have been constructed in 1928, replacing a warehouse associated with businesses at 430 Main Street (5WL.5624). The early history of this building is unclear. Part or all of the building hosted Ed Schlitt Tire Service. Star Contracting owned this building prior to 1986, when the company sold the property to Karen M. Kunz, the current owner. At the time of this survey the tenants were Samantha Terrazas, Allstate Insurance Agent, 113 5th Street, and BN Tattoo, 115 5th Street.

36. Sources of information:

Weld County Assessor Property Profile.

Deed 2074827. Weld County Clerk and Recorder.

Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900, January 1906, May 1911, and November 1921.

Mountain States Telephone and Telegraph Company. Telephone Directory [for Weld County]. Consulted 1927-28, 1929-30, Summer 1936, November 1941, November 1945, June 1950, Winter 1954-55, Summer 1960, and 1964.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual

distinction.

- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Town of Windsor landmark criteria:

- 1. Architectural: a) Exemplifies specific elements of an architectural style or period.
- 1. Architectural: b) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally.
- 1. Architectural: c) Demonstrates superior craftsmanship or high artistic value.
- 1. Architectural: d) Represents an innovation in construction, materials or design.
- 1. Architectural: e) Style is particularly associated with the Windsor/Northern Colorado area.
- 1. Architectural: f) Represents a built environment of a group of people in an era of history.
- 1. Architectural: g) Pattern or grouping of elements representing at least one (1) of the above criteria.
- 1. Architectural: h) Significant historic remodel.
- 2. Social: a) Site of historic event that had an effect upon society.
- 2. Social: b) Exemplifies cultural, political, economic or social heritage of the community.
- 2. Social: c) An association with a notable person or the work of a notable person.
- 3. Geographic/Environmental: a) Enhances the sense of identity of the community.
- 3. Geographic/Environmental: b) An established and familiar natural setting or visual feature of the community.
- Physical Integrity 1. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
- Physical Integrity 2. Retains original design features, materials and/or character.
- Physical Integrity 3. Original location or same historic context after having been moved.
- Physical Integrity 4. Has been accurately reconstructed or restored based on documentation.
- Does not meet any of the above Town of Windsor landmark criteria.

39. Areas of significance: **Not Applicable**

40. Period(s) of Significance: **Not Applicable**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property lacks historical and architectural significance. The levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1928, this commercial building exhibits a moderately low level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The installation of a German Old-World Motif façade treatment in the 1970s significantly altered the original façade. At this time, the building does not exhibit sufficient physical integrity to convey its historical and architectural significance. However, the newer façade treatment does not appear to have impacted the original fabric of the building. Thus, physical integrity should be reassessed if the 1970s-era façade treatment is removed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed
45. Is there National Register district potential: Yes No

Discuss: **Windsor's downtown district, surveyed as part of this project, represents a geographically definable area possessing a significant concentration of buildings united by their historical associations, particularly the commercial development of the community. However, the district lacks architectural integrity and, therefore, architectural association because more than half of the downtown façades were remade in the 1970s and later, mostly in the Windsor German Old-World style.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

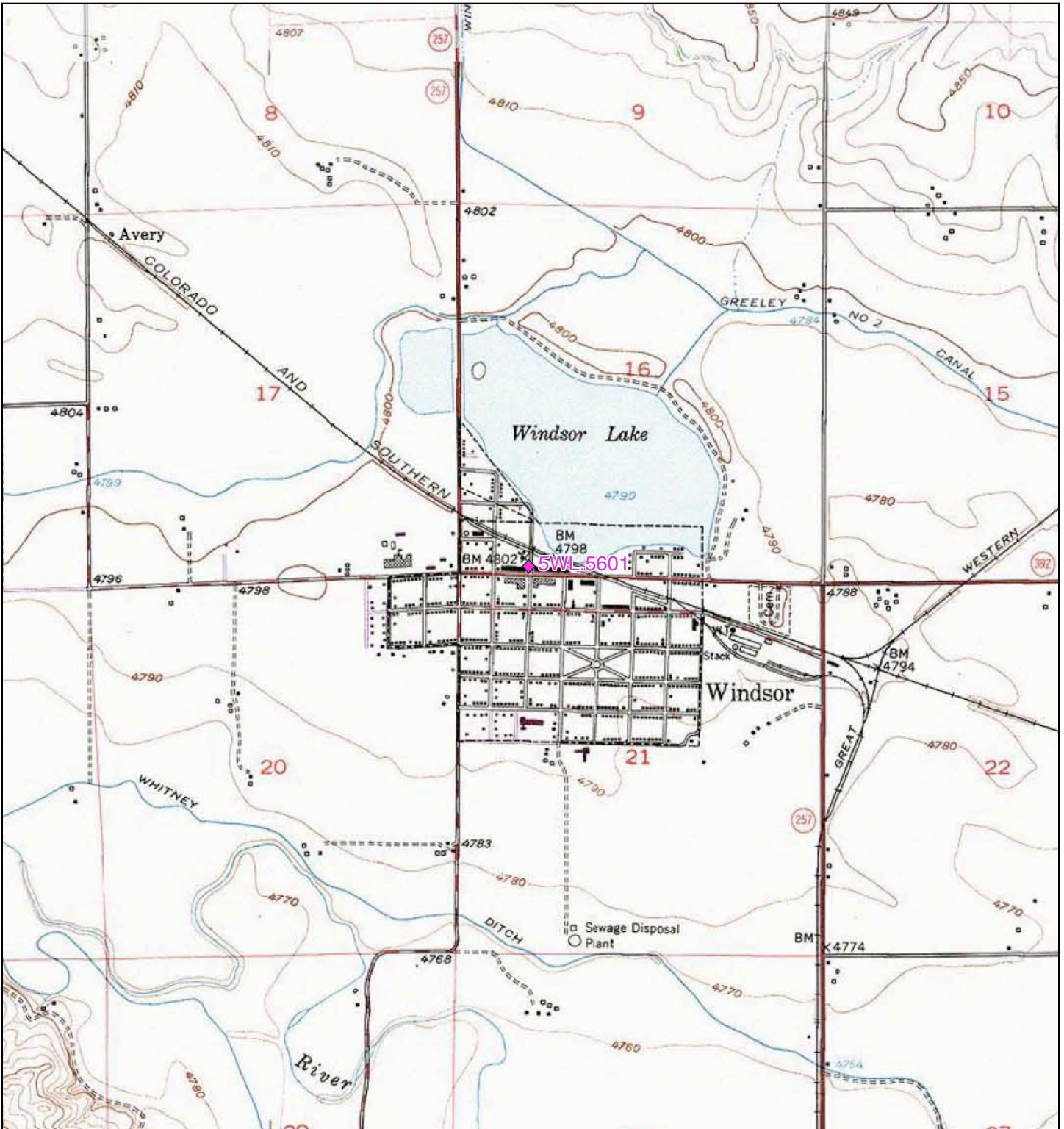
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **5thst113-115 - 1 to 5thst113-115 - 3**
Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **4/29/2008**
- 50: Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel Kline**
- 51: Organization: **Historitecture, LLC**
- 52: Address: **PO Box 419
Estes Park, CO 80517-0419**
- 53: Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



Source: U.S. Geological Survey 7.5' Windsor - 1969

Downtown Windsor Survey

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com