

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.2525** Parcel number: **080721204010**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Windsor Hospital; Vaughn Apartments**
- 6. Current building name: **Riverbend Apartments**
- 7. Building address: **216 5th Street**
- 8. Owner name: **Value Added Partners, LLC**
- Owner organization:
- Owner address: **1220 S College Ave  
Fort Collins, CO 80524**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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**  
**NW 1/4 NE 1/4 NW 1/4 NW 1/4** of section **21**
10. UTM Reference Zone: **13**  
Easting: **508104** Northing: **4480948**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Northern 60 feet of Lots 1,3,5,7, and 9; Block 9**  
Addition: **Windsor Original Town** Year of addition: **1882**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**
- Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Square Plan**  
Other building plan descriptions:
15. Dimensions in feet: **2,592 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
**Wood/Shingle**
- Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Fence**  
**Porch**  
**Roof Treatment/Dormer**  
**Window/Stained Glass**  
**Roof Treatment/Finial**
21. General architectural description:  
**Oriented to the east, this building rests on a concrete foundation, with generally 3-light hopper basement windows. The rear elevation hosts 4-over-4-(vertical)-light, double-hung sash windows, with brown-painted wood frames. Basement windows open into deep, concrete-lined wells along the north and south elevations. Descending from north to south along the rear (west) elevation is a concrete stairwell providing access to the basement. A dressed sandstone watertable separates the foundation from the exterior walls. A veneer of tan, pressed brick, with thin, pink mortar, clads the exterior walls. Windows are 1-over-1-light, with white-painted wood frames. Most windows have 1-over-1-light or 2-over-1-light storm windows, with white-painted wood frames. The windows have dressed sandstone sills. Those windows opening in the first story and at the center of the front (east) façade's second story, have flat arches, with raised keystones and springers. The principal doorway opens beneath a small porch protruding slightly from the center of the symmetrical façade. Approaching it are concrete or sandstone steps, flanked by black-painted pipe railings. Spanning the segmental archway of the porch is a decorative, wrought-iron spandrel. An engraved sandstone signband above the archway reads, "1908." The doorway hosts paired, single-light doors, with beveled glass and white-painted wood frames. Flanking the doors are single-light sidelights. A leaded, stained-glass transom spans the doors and sidelights. Secondary doorways open in either end of the rear (west) elevation. Approaching them are unsheltered concrete stoops. The doorways host white-painted, two-panel, single-light wood doors. The southern doorway hosts a storm door, with a white-painted wood frame. The central third of the façade extends through the eaves and culminates in a curvilinear-shaped parapet, with sandstone caps. The parapet hosts a signband with the faint outline of the words "WINDSOR HOSPITAL." Crowning the building is a centrally hipped roof. White-painted wood fascia and beadboard soffit box the broadly overhanging, flared eaves. Eyebrow dormers, each hosting 5-light windows, protrude from the roof's east- and west-facing slopes. The north- and south-facing slopes host hipped-roof dormers, each with a pair of double-hung sash windows. The upper lights of these windows have diamond-shaped glazing. White-painted, square-cut wood shingles cover the sides of the dormers, which also have flared eaves. Gray asphalt shingles cover the main hipped roof and all other roof surfaces. Crowning the apex of the roof is a wrought-iron finial. A tan-brick chimney is engaged to the south elevation, east of center.**

22. Architectural style: **Late 19th And 20th Century Revivals/Mission**

Other architectural style:

Building type:

23. Landscape or special setting features:

**This commercial building is located on 5th Street, a north-south thoroughfare through downtown Windsor. It is situated on the west side of the street, between an east-west-oriented alley to the north and 230 5th Street to the south. Separating the building's front (east) facade from the street is concrete sidewalk. Gravel covers the landscape immediately adjacent to the south and west elevations. The remainder of the property has a planted-grass yard, with mature landscaping. A wood privacy fence partially encloses the backyard and south yard. Situated west of the building is an unsheltered patio, consisting of pink sandstone pavers.**

24. Associated building, features or objects:

**There are no other buildings associated with this property.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1908-09**  Actual  Estimate

Source of information: **Engraved on a standstone plaque above the principal entrance.**

**Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 72-3.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Dr. Thomas B. Gormly and Dr. E.I. Raymond**

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 72-3.**

29. Construction history:

**According to Weld County Tax Assessor records, this building was constructed in 1908. However, Roy Ray, in his *History of Windsor*, reports that although construction started in 1908, it was not completed until the fall of 1909. An analysis of the style, materials, and other historical records corroborates a 1909 date of construction. The building has not been notably altered since its construction.**

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

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Health Care/Hospital**

32. Intermediate use(s): **Health Care/Hospital**

33. Current use(s): **Domestic/Multiple Dwelling**

34. Site type(s): **Apartments**

35. Historical background:

**In 1908 Windsor physicians Dr. Thomas B. Gormly and Dr. E.I. Raymond decided to open a hospital, the first such venture in the town. As Windsor historian Roy Ray notes, the idea of starting a hospital in such a tiny community was quite novel at this time: "Prior to 1908 it was not deemed possible to build and maintain such institutions in any except fairly good sized cities, either by private or public support." For a building site, Dr. Gormly offered to build the facility north of his own residence, which was located on the northwest corner of 5th and Walnut streets (230 5th Street, 5WL.3172). Construction began later that year.**

**Opened in the fall 1909, the Windsor Hospital boasted a central atrium and staircase, a full basement, operating room, sterilization room, general recovery ward, and private patient rooms. A.E. Anderson was the first patient to undergo surgery in the hospital; the first baby delivered there was Arthur G. Wright, the 12-pound son of Mr. and Mrs. I.W. Wright. He was born on October 13, 1909.**

In 1915 Dr. Raymond sold his practice and interest in the hospital to Dr. Edward E. Haskell and left Windsor to establish a practice in Wellington. Dr. Haskell later partnered with Dr. Nelson and maintained offices in the Windsor Hospital for several years.

Dr. George B. Stanley leased the hospital in June 1928 and operated it until September 1932, when Dr. Gormly again took full control of the facility. After Dr. Gormly died in August 1940, his wife, Cora Gormly, continued to operate the facility. She had served as the principal registered nurse at Windsor Hospital for most of its history.

Dr. L.E. Bartz opened a second, similar-sized hospital in Windsor in 1916. Bartz Memorial Hospital was located at the corner of Walnut and West streets, but was much more house-like than the Windsor Hospital. Dr. Bartz operated the hospital until his death on January 20, 1937. Dr. E.E. Hanshew then purchased the facility. But he struggled to find help during World War II and closed the hospital in 1945. It then became a private residence.

Windsor Hospital may have improved the health of the town, but the facility struggled to support itself. "The hospital met a real community need, although its operation cannot be said to have been profitable at any time during its history," notes Ray in his *History of Windsor*. "Many difficult operations have been performed here by skillful surgeons, both resident and from distant points."

Thus, Cora Gormly sold the hospital in 1941 to attorney J.W. Vaughn and his mother, Rose Vaughn. They remodeled the building into four residential rental units and renamed the building Vaughn Apartments. The Vaughn family continued to operate the apartments until 1972, when they sold the property to Jane and Louis Goldstein, who renamed it Riverbend Apartments. Robert Tone and Chuck Perrotti acquired the apartments in 1978.

Edward Collins purchased this property from Foamtec Systems, Inc., in 1982. He sold it to Fred and Mary Ann Johnson and Myndie Sadusky in 1994. A year later, the Johnsons quit claimed the apartment building and lots to Sadusky, then known as Myndie Neece. Cyndee A. Durand acquired the property from Neece in 2004, transferring it in 2007 to Value Added Partners, LLC, the current owners.

36. Sources of information:

Weld County Assessor Property Profile.

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.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp.72-74.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 18, 150.

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: **Architecture**

**Health/Medicine**

40. Period(s) of Significance: **Architecture, 1909; Health/Medicine, 1909-1941**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant under National Register Criterion A (Colorado State Register Criterion A and Windsor Landmark Criterion 2b) for its association with the evolution of healthcare in Windsor. It was the first and largest hospital in Windsor and was one of the first small-town facilities of its kind in northeastern Colorado. The building is also architecturally significant under National Register Criterion C (Colorado State Register Criterion C and Windsor Landmark Criterion 1a) as an intact example of the Mission style. Character-defining features include the curvilinear-shaped parapet, coping, and arched entry. It is the only historic example of the style in downtown Windsor. The levels of architectural and historical significance, combined with physical integrity, are 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:

**Completed in 1909, this former hospital building exhibits a high 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. It has not been notably altered since its construction.**

## 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

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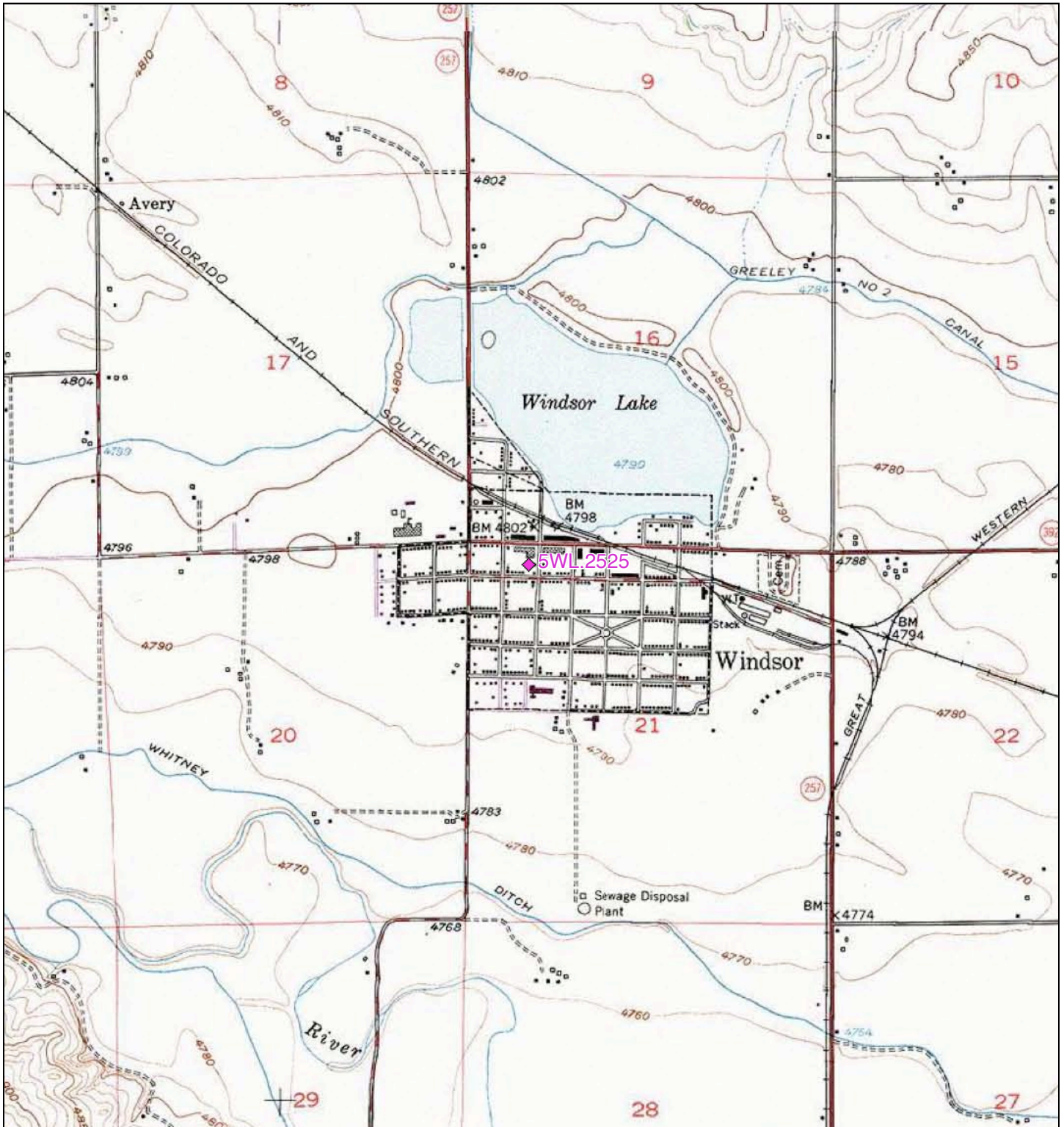
**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **5thst216 - 1 to 5thst215 - 4**  
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

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