

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.834** Parcel number: **080721203002**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Mountain States Telephone & Telegraph Company Windsor Telephone Exchange Building**
- 6. Current building name: **Velasquez Building; Natural Therapy's**
- 7. Building address: **217 5th Street**
- 8. Owner name: **Michael E. and Geraldine M. Velasquez**
- Owner organization:
- Owner address: **834 Locust St
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 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**
NE 1/4 **NE** 1/4 **NW** 1/4 **NW** 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508146** Northing: **4480950**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Northern 40 feet of Lots 27, 29, and 31; Block 10**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,500 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Synthetics/Vinyl
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Window/Segmental Arch**
21. General architectural description:
Oriented to the west, this building rests on a rock-faced, sandstone foundation. It is painted red across the front elevation and white on all other elevations. White-painted stucco clads the exterior walls of most of the building. However, white-painted sheets of plywood cover the north and south elevations of an addition to the rear (east) elevation. White vinyl siding covers the rear elevation. A mural painted on the west end of the north elevation depicts white clouds in a blue sky. The façade features three parallel, corbelled belt courses between the tops of the windows and the parapet cap. The topmost band hosts a row of square recesses, painted in alternating colors of dark red, tan, and blue. Opening in two pairs in the façade are single-light casement windows, with red-painted wood frames, opening behind storm windows. Each window has a round-arch transom, but the pairs share a common, red-painted, rock-faced sandstone sill. Mimicking the front windows, round-arch alcoves punctuate a wing wall extending southward from the southwest corner. Three, round-arch window openings in the north elevation of the original portion of the building have been boarded shut and now host paintings of flowers. A third window opening, at the east end of the same elevation of the original building, has a 1-over-1-light, double-hung sash window, with brown-painted wood frames. It opens between a red-painted, rock-faced sandstone sill and a segmental arch. The north elevation of the rear addition hosts a 1-beside-1-light, sliding sash window, with an aluminum frame and a white-painted wood surround. A similar window opens near the center of the rear elevation and in the west elevation of the addition. The principal doorway opens in the south end of the asymmetrical façade. It hosts a wide, red-painted, 9-panel wood door, with a decoratively carved center panel. A small, concrete stoop, with a wrought-iron railing, approaches the doorway from the north and the south. A narrow, secondary doorway opens in the extreme north end of the original building's rear elevation, beneath a segmental arch. Approaching this doorway from the east is a concrete ramp, with a black-painted pipe railing. Opening east of center in the south elevation are three sets of sliding, plate-glass doors, with red-painted wood frames. White-painted sheets of asphalt cover the nearly flat roof.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
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 east side of the street, between an east-west-oriented alley to the north and 430 Walnut Street to the

south. Separating the building's front (west) facade from the street is red-brick sidewalk. A pair of planters integrated into the sidewalk host mature trees. A large cottonwood is located off the southwest corner of the building. A hedge spans from the cottonwood eastward to the southeast corner of the building.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1909** Actual Estimate

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

26. Architect: **Unknown**

Source of information:

27. Builder: **Adam Hahn**

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 43.**

28. Original Owner: **Adam Hahn**

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 43.**

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1909. An analysis of the style, materials, and historical records corroborates a 1909 date of construction. The most notable alterations have been the installation of stucco over the brick walls and the construction of the rear addition. Both modifications appear to date to after this building's closure as a telephone exchange in July 1962.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Industry/Processing/Extraction/Communications Facility**

32. Intermediate use(s): **Industry/Processing/Extraction/Communications Facility**

33. Current use(s): **Health Care/Clinic**

34. Site type(s): **telephone exchange**

35. Historical background:

This building was constructed in 1909 for Windsor pioneer Adam Hahn, who leased it to the Mountain States Telephone and Telegraph Company as its Windsor office and exchange. Telephone service first arrived in Windsor in November 1893, when the Colorado Telephone Company secured a franchise in the town and extended its line from Greeley. The line initially served three subscribers: the no. 2 headgate, the no. 2 reservoir, and the Windsor Mercantile Company.

In 1900 Windsor gained a 20-line drop megneto board telephone exchange, initially installed in the G.H. Peterson Hardware store (no longer extant). The first businesses to have phones with this new system were the Windsor Mercantile Company and the Windsor Mill. Dr. Thomas B. Gormly was the first resident to have a telephone installed in his own house. In 1902, the exchange moved to the second story of the recently completed Cobbs Block (418-420 Main Street, 5WL.5613), where it remained until moving to this 5th Street location in 1910.

Despite a more modern facility, telephone service remained relatively primitive in Windsor for decades. As a condition to renewing its franchise in 1916, the Town Board required Mountain States to install a common battery signal or "central energy" system, which would allow callers to connect directly to the operator rather than having to crank their own phones first. But Mountain States did not install the system until July 1922. After Windsor received this new equipment, the *Fort Collins Courier* noted, "The Windsor office is under the management of James Scott, who, with his operating force of five young ladies, declares that he is now in a better position to give service to his customers than every before."

Managing the Windsor telephone exchange between 1900 and 1940 were H.H. Croll, of Greeley, followed by F.E. Wilson. Resident managers included S.L. Purdy, James Scott, Ted Kirby, Roye Erickson, and Ramon S. Walker. From that time until Mountain States closed the Windsor exchange in 1962, the managers were Frank Moore, Asa McNabb, Thomas Sjoden, and Gerald Kinney. With the arrival of an automated, direct-dial telephone system, Windsor's telephone

exchange became obsolete and Mountain States closed it in July 1962.

W.T. Boreing purchased this building from Adam Hahn around 1938. After its closure, the former telephone exchange served as a grocery store, a variety store, a beauty shop, a laundromat, and a thrift shop. By 1980 it was the offices of dentist Dr. Donald E. Heinkel. Heinkel sold his practice and this building to Dr. Patrick Weakland and his wife, Amanda Weakland. In 1995, they moved the practice across the street, to the former Windsor Public Library at 214 5th Street (5WL.5602). The Weaklands then sold the former telephone exchange to Michael E. and Geraldine M. Velasquez in 1997. They remain the current owners. At the time of this survey, the building hosted Natural Therapy's [sic], featuring massages, herbs, and aromatherapy.

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.

Deeds 2235873 and 25695000. Weld County Clerk and Recorder.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p 43.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 111-112.

Rowe, George J. "New Windsor Tribune." *Greeley Tribune*, 2 November 1893, p. 8.

"Windsor Gets Better Telephone Equipment," *Fort Collins Courier*, 27 July 1922, p. 8.

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: **Communications**

40. Period(s) of Significance: **1910-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant under Windsor Landmark Criterion 2b for its association with the development of telephone communications in Windsor. It served as the longtime home of the Mountain States Telephone & Telegraph Company's Windsor exchange. While 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 or the Colorado State Register of Historic Properties, it could be eligible as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Completed in 1909, this former telephone exchange exhibits a moderate 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 stucco, replacement or removal of some windows, and the construction of the rear addition have removed or altered some character-defining features. However, the original form of the building is still clearly visible and many of the masonry features are visible beneath the stucco.

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): **5thst217 - 1 to 5thst217 - 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**

Downtown Windsor Survey

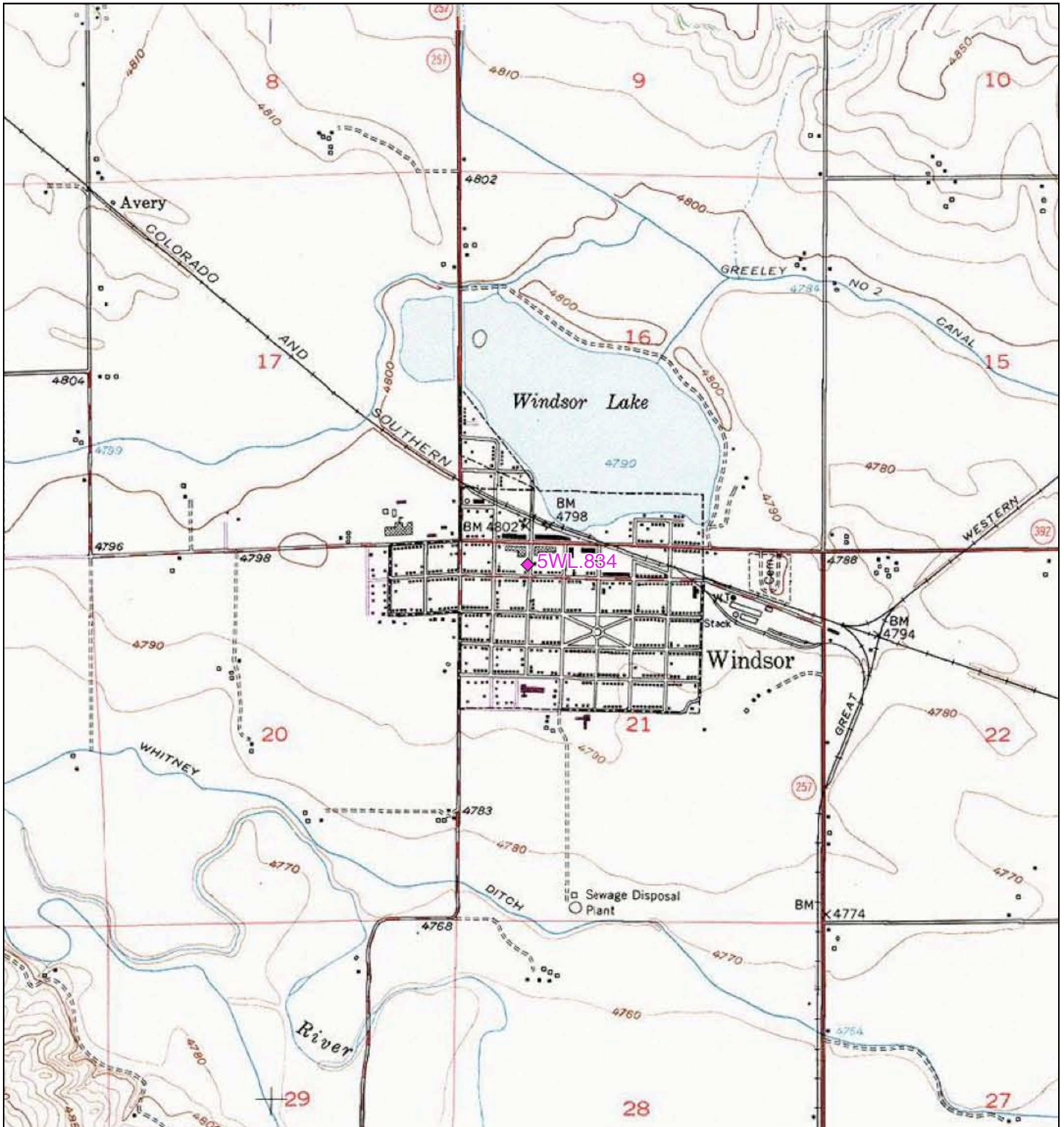
Historitecture, LLC

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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