

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5603** Parcel number: **080721240001**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Ernest U. Minckwitz House; Windsor Milling & Elevator Company Manager's House; Stoll House**
- 6. Current building name: **Schmittling House**
- 7. Building address: **321 Main Street**
- 8. Owner name: **Thomas E. & Marneth Schmittling**
- Owner organization:
- Owner address: **530 Main 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**
N 1/2 NW 1/4 NE 1/4 NW 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508405** Northing: **4480789**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 1; Block 11**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **2,060 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
Wood/Weatherboard
Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this house rests on a concrete foundation. The exterior walls consist of cream-painted bricks, with a corbelled belt course corresponding to the tops of the first story windows in the front (north) façade only. Cream-painted wood weatherboard covers an addition to the rear (south) elevation. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. They open between 3-course brick segmental arches and wood sills, flanked by blue-painted louvered shutters. Most windows have flower boxes. The addition has 1-over-1-light, double-hung sash windows, with blue-painted wood frames. The principal doorway opens in the center of the symmetrical façade. It hosts a 6-panel, burgundy-painted metal door, opening behind a blue-painted storm door. The doorway provides access to a rounded concrete stoop, sheltered beneath a front-gabled hood on knee brackets. The gable of the hood hosts eave returns. Another doorway opens in the rear (south) elevation of the addition. Gray asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. Blue-painted wood fascia and soffit box the eaves. Engaged chimneys protrude from the side elevations, but have been truncated at the roofline.
22. Architectural style: **Late Victorian**
Other architectural style:
Building type:
23. Landscape or special setting features:
This house is located on Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated between the former Windsor Milling & Elevator Company (5WL.838), an industrial complex, to the east, and commercial buildings fronting Fourth Street to the west. A planted-grass yard, with mature landscaping, covers the property. Growing along the western edge of the property is a large cottonwood. A combination of white vinyl and wood privacy fences surround the backyard.
24. Associated building, features or objects:
Storage Shed
A prefabricated vinyl storage shed is located near the southeastern corner of the property. Oriented to the west, the building lacks a formal foundation. The walls consist of tan vinyl. Dominating the front (west) elevation are paired, paneled vinyl doors. Green vinyl covers the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **ca. 1885** Actual Estimate
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Ernest U. Minckwitz**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**
29. Construction history:
According to Weld County Tax Assessor records, this house was constructed in 1915. However, in his *History of Windsor*, Roy Ray writes that this house was one of the oldest in Windsor, dating to before the construction of the H.F. McNeil Building (428 Main Street, 5WL.5622), which was completed around 1885. An analysis of the style, materials, and historical records corroborates a circa 1885 date of construction. Based on Sanborn maps and building materials, the addition to the rear (south) elevation dates to the 1940s. The windows in the main portion of the house were replaced in the late 1990s.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:
According to Roy Ray in his *History of Windsor*, this house was constructed around 1885 and was the residence of Windsor pioneer Ernest U. Minckwitz, who lived here through at least 1900. He was born in Dresden, Germany, around 1853 and served in the German army during the Franco-Prussian War (1870-71). At the age of 23, in 1876, Minckwitz arrived in New York. He moved to Kansas in 1878 and Colorado four years later. In 1888 Minckwitz married the former Ella McNeil. She was born in Brighton, Illinois, in 1853, and later moved with her family to Colorado. She died in 1908. Ernest Minckwitz then married the former Adda Smith, of Windsor. She was one of only two women to serve as a Windsor Town Trustee prior to 1940. Mr. Minckwitz worked as a butcher, was superintendent of the Lake Canal, was a farmer, and served as the Windsor Town Water Commissioner and Town Marshall. He also taught German language classes.
- In June 1900, Minkwitich sold this property for \$1,000 to the Windsor Milling & Elevator Company, whose milling complex was immediately east (5WL.838). The house would now serve as a residence for the mill's manager. J.K. Mullen, president of the Colorado Milling & Elevator Company, established the Windsor Mill in 1899 and completed the facility in early 1900. The first resident miller was Joseph A. Foltz. He was born in Pennsylvania around 1858. His wife, Mabel, was born around 1867 in Illinois. They were married around 1889 and arrived in Colorado from Iowa. They had at least four children. Under Joseph Foltz's leadership, the Windsor Mill produced high-quality flour sold under the trade name "Alpine." By 1911, the plant produced 350 barrels of flour a day, providing a local market for 200,000 bushels of wheat annually. Windsor wheat took first-place honors at the 1910 Colorado State Fair.**
- By 1918, a change in ownership brought a new name to the factory: Windsor Flour Mills. But wheat farming was quickly diminishing in the region as railroad rates skyrocketed and sugar beets became the major cash crop. Thus, the mill closed in the spring of 1919. The boiler was disassembled and moved to a Berthoud mill. With the installation of a truck scale in the summer of that year, the Windsor mill converted into a regional wheat and grain storage facility, a role it would continue until 1941.**
- In 1934, longtime employee Peter Stoll became the general manager of the mill and resident of this house. Stoll was**

born on August 30, 1892, to an ethnic German family in Saratov, Russia. His wife, Katherine, was also born to a German family in Russia, around 1898. They were married around 1914 and had at least five children, all of whom were born in Colorado: Pauline, Harold, Reinholdt, Albert, and Ruth. Stoll took over operations in the midst of the Great Depression, when the Colorado Milling & Elevator Company dismantled whatever milling equipment was left at the Windsor facility for use in the company's other mills. In 1941, the Windsor Mill responded to the growing cattle-feeding operations in the area by storing and selling cattle feed, marking the facility's evolution into a feed mill. When Peter Stoll, who also served as a Windsor Town Trustee, retired in 1944, his son, Harold Stoll, became the general manager and, by 1950, the resident of this house.

Ranch-Way Feeds acquired the mill in 1961, appointing Harry Claus as general manager. As did his predecessors, Claus resided in this house during his tenure, which lasted until 1968. From that time until 1972, a group of local citizens owned the feed mill, later returning it to Ranch-Way control. Alfred and Virginia Thompson purchased the mill in 1979, operating it as the Windsor Elevator Division of the World Wide Sales Company. The mill ceased operations in the mid 1990s. In 1998, Ronald Lauer purchased the property. At about the same time, the parcel containing this house was separated from the mill parcel. It has been the property of Thomas E. and Marneth A. Schmittling since that time. They operate the house as a rental unit.

36. Sources of information:

Sladek, Ron, Jason Marmor, and Jane Blandford. National Register nomination for the Windsor Milling & Elevator Company (5WL.838), 6 March 1998.

U.S. Census of 1910. Windsor, Weld County, Colorado. Roll: T624_126; Page: 8B; Enumeration District: 266; Image: 114.

World War I Draft Registration Card for Peter Stoll. Weld County, Colorado; Roll: 1561805; Draft Board: 2.

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

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 6, 22, 84.

"Windsor to Germany." In *Greeley Tribune*, 8 November 1900, p. 2.

"Windsor." In *Fort Collins Courier*, 6 May 1908, p. 13.

The Windsor Leader, 18 August 1899, 29 June 1900.

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: **Industry**

40. Period(s) of Significance: **1885-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historical significant under Windsor Landmark Criterion 2b as one of the oldest extant residences in Windsor and for its association with the adjacent Windsor Milling & Elevator Company flour mill and, later, feed mill complex (5WL.838). The mill helped establish Windsor as a local agricultural processing and supply hub; this house served as home to the mill's manager for most of that history. However, 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. Nonetheless, it could be eligible as a Windsor Landmark. It could also be a contributing resource within the adjacent National Register-listed mill complex.

43. Assessment of historic physical integrity related to significance:

Constructed around 1885, this house 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. While an addition has modified the original rectangular box footprint, it is small, isolated to the rear elevation, and clearly differentiated from the main building. As well, while the original windows have been replaced, the fenestration does not appear to have been a key character-defining feature of this house. The building retains sufficient physical integrity to convey its architectural and historical significance.

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: **This property is directly historically and architecturally associated with the adjacent Windsor Milling & Elevator Company complex (5WL.838), which is listed in the National Register of Historic Places. The house could be considered a contributing resource within the mill complex.**

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

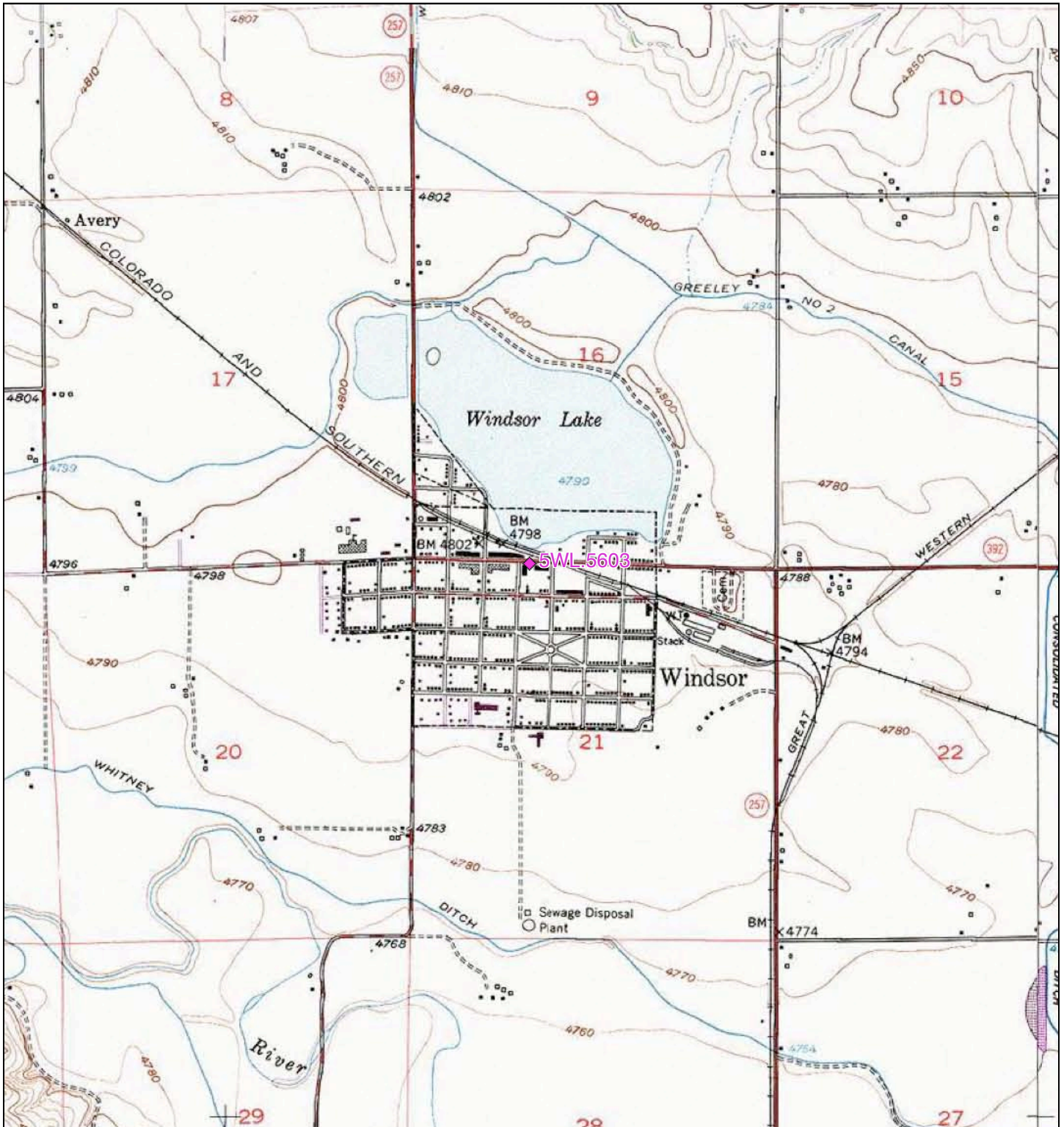
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst321 - 1 to mainst321 - 3**
Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **09/04/2007**
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