

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.5607**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **J.M. Cobbs Building**
- 6. Current building name: **Chimney Park Bistro**
- 7. Building address: **406 Main Street**
- 8. Owner name: **Ocean Blue, LLC**
- Owner organization:
- Owner address: **2200 Bighorn Rd  
Fort Collins, CO 80525**

Parcel number: **080716308011**

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**  
**SW** 1/4 **SW** 1/4 **SE** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**  
Easting: **508240** Northing: **4481052**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lots 5 and 7, and the north 10 feet adjoining these lots; Block 5**  
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: **2,525 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**  
**Stucco**  
Other wall materials:
18. Roof configuration: **Flat Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Roof Treatment/Decorative Cornice**  
**Window/Segmental Arch**
21. General architectural description:  
**Oriented to the south, this building rests on a regular-coursed, rock-faced, sandstone ashlar foundation. The walls consist of red-painted bricks set in a 6-over-1 common bond. Tan stucco clads the eastern two-thirds of the rear elevation; the western one-third has plywood walls. Windows in the asymmetrical front (south) façade are plate glass, with cream-painted wood frames. Above the windows are transoms and canvas awnings. Between the tops of the transoms and the bottom of the cornice are tan- and white-painted, recessed panels. The façade hosts two doorways. The principal doorway is situated within a canted recess in the west half of the façade; the recess has a buff-colored sandstone step. It hosts a pair of doorways, with the western one enclosed. The eastern door is single-light tan-painted vinyl. Transoms above the doorway now host wood panels. The eastern doorway hosts a cream- and tan-painted wood door, with a single panel and light. Spanning the entire façade is a pressed tin or cast-iron cornice, with a pattern of fleurs-de-lis and shells. Three doorways open in the rear elevation. Each hosts a tan-painted door. The middle doorway opens beneath a segmental arch and transom. A large, brown-painted wood fan decorative element hangs over the doorway. Poured asphalt covers the nearly flat roof, and a white-painted, brick chimney emerges from the western half of the roof.**
22. Architectural style: **Nineteenth-Century Commercial**  
Other architectural style:  
Building type:
23. Landscape or special setting features:  
**This commercial building is located on Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated on the north side of the street, between 404 Main Street to the east and 408 Main Street to the west. Separating the building's front (south) facade from the street is a concrete sidewalk. Gravel covers a parking area behind (north 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: **1904**  Actual  Estimate  
Source of information: **The Poudre Valley, 26 March 1904 and 23 July 1904.**  
**Ray, Roy. Highlights in the History of Windsor, Colorado: Golden Jubilee Edition. Windsor: Press of The Poudre Valley, 1940, p. 87.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **Unknown**  
Source of information:
28. Original Owner: **John M. Cobbs**  
Source of information: **The Poudre Valley, 26 March 1904 and 23 July 1904.**  
**Ray, Roy. Highlights in the History of Windsor, Colorado: Golden Jubilee Edition. Windsor: Press of The Poudre Valley, 1940, p. 87.**
29. Construction history:  
**According to Weld County Tax Assessor records, this building was constructed in 1900. However, newspaper articles at the time reveal that construction started in March 1904, when the small, wood-framed buildings that previously existed here were moved into the street in preparation for construction. The first tenant moved into this building in July 1904. Modifications since that time have been minor and include the replacement of a few doors and windows. The small, plywood addition to the northwest corner dates to after 1950.**
30. Location: **Original Location** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**
32. Intermediate use(s): **Commerce and Trade/Business**
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s):
35. Historical background:  
**Prior to 1905, these lots contained small, wood-frame buildings and a scale associated with John M. Cobbs, a pioneer Windsor entrepreneur. Cobbs began his enterprises here originally selling hay, grain, and coal; the business eventually matured into a general merchandise store, moving across the street to 425 Main Street (5WL.5619). The business was variously known as the Cobbs & Woodward Merchandise Company, Cobbs, Woodward & Company, and Cobbs & Laybourn. The wood-frame buildings later served as the office and print shop of *The Windsor Leader*, the first newspaper in the town, which started operations here on January 7, 1898. The newspaper became *The Poudre Valley* in November 1902. The current three-unit business block was completed around 1904 by Cobbs and originally housed an office (eastern unit), bakery (middle unit), and a jewelry store (western unit.)**
- John M. Cobbs was born on January 1, 1831, in the eastern part of Virginia. As a young man he settled in Indiana, where he took up farming. But gold fever brought him to Colorado in 1859, and he spent three years in the mines. Then Cobbs purchased a quarter section along the Cache la Poudre River, near present-day Windsor, where he began farming again. But he found his fortune in raising and feeding cattle and soon became one of the most prosperous settlers in western Weld County. As one of the earliest settlers in Windsor, Cobbs played a vital role in the town's founding, petitioning for its incorporation in 1890 and serving as one of the first town trustees. Additionally, Cobbs erected several business blocks throughout the town in addition to his general mercantile and farm implement businesses. Cobbs was a founding director of the Farmers State Bank in Windsor.**
- John Cobbs had been married three times, his last to Sarah "Josie" Jordan in 1898. Sadly, all of his children died before their father.**
- By 1910, the businesses located in the Cobbs Building were a tailor shop (eastern unit), harness shop (middle unit) and a restaurant (western unit). By 1921, the harness shop had moved to the western unit while a dry goods and notions store occupied the eastern two units.**

In 1920, the building housed John Brunner & Sons, a farm implements and parts shop, selling hardware, Minneapolis-Moline farm machinery, and Westinghouse supplies. John Brunner was born to a German family in Russia and arrived in Windsor at the age of 17. He initially was a partner with George Manweiler in the farm implement business. Assisted by his son Henry Brunner, John was joined in the business by his daughter, Erna, in 1944. The business remained at this location until 1946, when it moved to 512 Main Street (5WL.5631). The company still exists as an electrical equipment supplier and contractor. Occupying one of the units around 1950 was Chuck's Coffee Shop, offering breakfast, lunch, and dinner, as well as short orders all day. In 1964, L.T. Leber's Pine-Craft Furniture occupied part of the building.

Prior to 1978, this building was home to the Country Foliage and Flower Shoppe. That year, Chuck and Shari Barr acquired the business and renamed it Barr's Bouquets, remaining here through at least 1980.

Rishel L. Whitham Jr. and Karen L. Whitham owned the property prior to 1984, selling it to David C. and Nancy H. Landers that year. The Landerses, in turn, sold the building and lots to Patrick and Denise Cahill in 1994. In 2001 Carol and Michael Household purchased the property from the Cahills, selling it to Nancy and Mathew Kaskel in 2003. Sky Venture, LLC, acquired the buildings and lots from the Kaskels later that same year. Ocean Blue, LLC, purchased the property and its business, the Chimney Park Bistro, in July 2007. Ocean Blue remains the current owner.

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 3493435, 3306116, 3124481, 3055765, 2818194, 2398340, and 1992792. 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. 30.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 134, 142.

"John M. Cobbs." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, pp. 415-418.

## 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  
Commerce**

40. Period(s) of Significance: **Architecture, ca. 1906; Commerce, ca. 1906-1958**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant under Windsor Landmark Criterion 2b for its association with the development of retail businesses in downtown Windsor. The small storefronts served as the launching point for several staid Windsor businesses. The block itself was constructed by John M. Cobbs, one of the town's most prominent businessmen and civic boosters. As well, the building is architecturally significant under Windsor Landmark Criterion 1a as an intact example of the Nineteenth-Century Commercial style and the best example of the style in the town. Character-defining features include the a pressed-tin or cast-iron cornice; recessed entry; and door and window transoms. 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:

**Constructed around 1906, this former three-part storefront building exhibits a moderately 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. While some of the original windows and doors have been removed or replaced, most of the character-defining features remain intact.**

**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): **mainst406 - 1 to mainst406 - 2**  
Digital photographs filed at: **Town of Windsor  
301 Walnut St  
Windsor, CO 80550**

48. Report title: **Downtown Windsor Survey Report**

49. Date(s): **08/04/2007**

50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel Kline**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

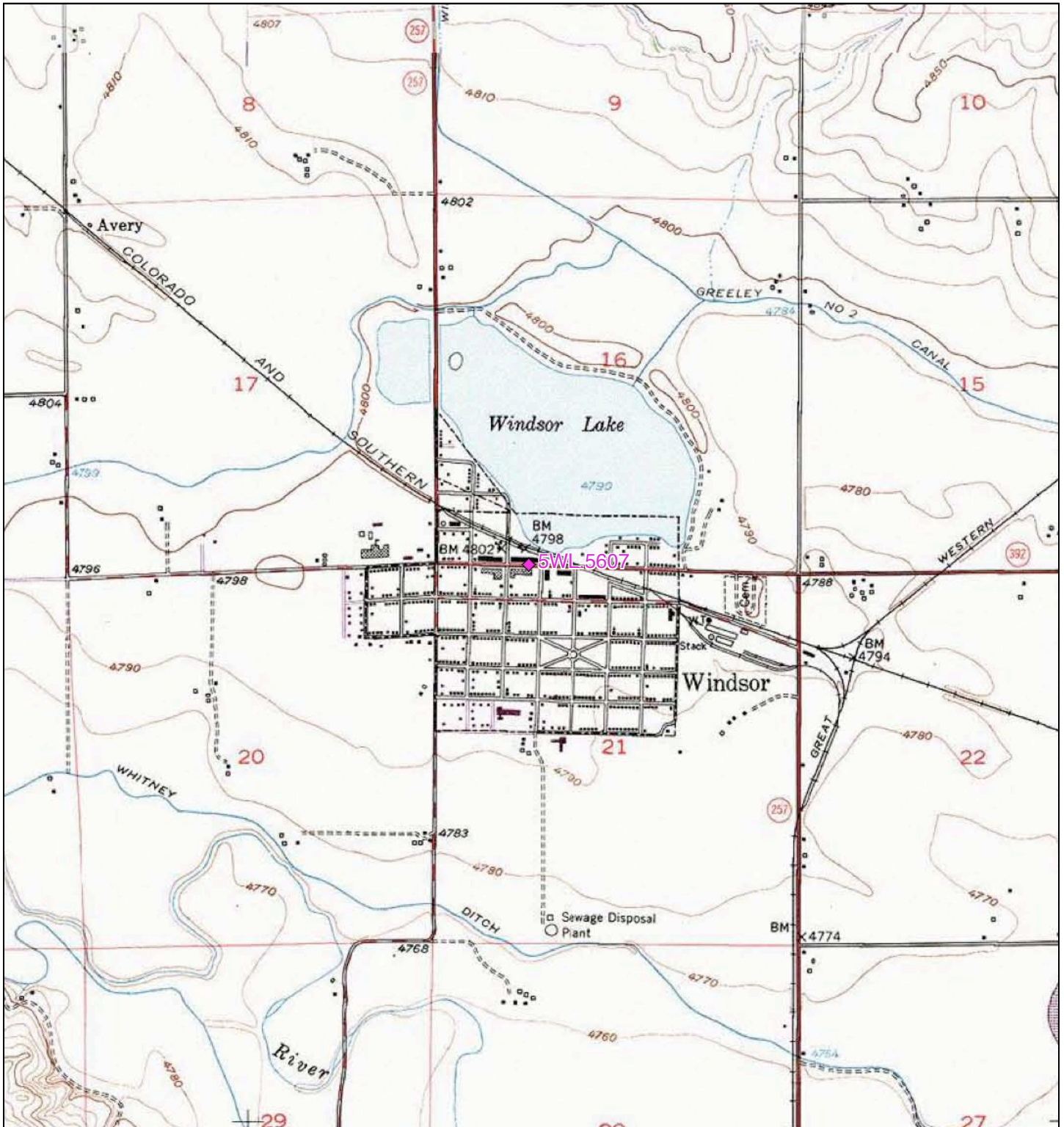
53. Phone number(s): **(970) 586-1165**



**SKETCH MAP**



**LOCATION MAP**



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