

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5610** Parcel number: **080716308018**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Windsor Mercantile Company; Windsor Odd Fellows Hall**
- 6. Current building name: **Manweiler Appliance Company; My Favorite Things**
- 7. Building address: **414 Main Street**
- 8. Owner name: **Manweiler & Hess, LLC**
- Owner organization:
- Owner address: **10625 Weld County Rd 72
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**
SE 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508282** Northing: **4480848**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 13, 15, and 17; 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: **2,625 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
Stucco
Other wall materials:
18. Roof configuration: **Other Roof**
Other roof configuration: **Shed Roof and Barrel Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Window/Segmental Arch**
Chimney
21. General architectural description:
Oriented to the south, this building rests on rock-faced, regular-coursed, sandstone ashlar foundation, largely concealed behind concrete stucco. The walls consist of red, pressed brick, set in a 7-over-1 common bond. Spanning the first story of the front (south) façade is a veneer of red Roman bricks, integrating the façade of the original 2-story building with the single-story 1948 addition to the west. Stucco covers the rear (north) elevation. Windows in the first story of the façade are plate-glass, with aluminum frames. Three doorways open in the façade. Each hosts paired doors beneath a single transom. The east and west doorways have brown-painted, single-light doors. The central doorway hosts paneled, single-light wood doors. A flat-roofed awning spans the entire façade. Cream-painted wood panels cover the area between the top of the awning and the sills of the second-story windows. The façade's second story windows have been replaced with small, 1-over-1-light sash windows, with aluminum frames. Filling the remainder of the window openings, between the rock-faced sandstone sills and segmental arches, are square-cut wood shingles. In the center of the façade, beneath the corbelled brick cornice, is a sandstone panel inscribed "I.O.O.F / 1898," with the image of three interlocking circles. Windows in the second story of the secondary elevations have been replaced with 1-beside-1-light, sliding sash windows, with 9-light transoms. Filling the areas between the tops of the windows and the bottoms of the segmental arches is wooden composition siding. A doorway opens in the south side of the east elevation's second story. A steel staircase approaches the doorway from the south. A doorway in the north end of the east elevation's first story has been enclosed. Other doorways open in the east end of the rear elevation and in the east and north elevations of a single-story rear addition. The rear elevation of the 1948 addition has concrete block walls and 8-light, steel-frame windows, with integral casements. Windows in the second story of the rear elevation are generally 1-over-1-light, double-hung sash, with white vinyl frames. Filling the rest of the window openings is white, wooden composition siding. The roof consists of two separate planes. Lining the eastern and southern portions is a shed roof. Raised above the remainder of the surface is a barrel roof, containing the trusses that provided clear-span space for the lodge hall below. (This feature is not visible from street level, but is clear on aerial photographs.) Sheets of rolled asphalt cover all roof surfaces. A stucco-covered chimney protrudes from the northeast corner of the building.
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 Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated on the north side of the street, between a vacant lot to the east and 418-420 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: **1898** Actual Estimate

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

Sandstone Panel in Facade

26. Architect: **Unknown**

Source of information:

27. Builder: **William Alter**

Source of information: **The Windsor Leader, 14 October 1898**

28. Original Owner: **Windsor Mercantile Company**

Source of information: **Ray, Roy. Highlights in the History of Windsor, Colorado: Golden Jubilee Edition. Windsor: Press of The Poudre Valley, 1940, pp. 4, 63-65.**

Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900.

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1898. An analysis of the style, materials, and historical records corroborates this date. According to Sanborn maps, the single-story addition protruding from the west half of the rear (north) elevation dates to before 1900. The building remained relatively unchanged until 1960, when it became the Gambles Store. At that time, a single-story addition was constructed to the west, on lot 17, which was then vacant but had previously hosted a wood-frame building that served as Windsor's post office. To integrate this new building into the existing façade, a Roman brick-veneer and new show windows were installed across the first story. A vertical extension of the metal awning initially concealed the multi-light, translucent window transoms. Wood panels now cover this area. The upper story windows were replaced after 1970. While the building always hosted an exposed, steel staircase along the east elevation, providing access to the lodge hall, it is unclear whether this is the original staircase or a replacement.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Department Store**

Meeting Hall

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

Meeting Hall

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

Domestic/Multiple Dwelling

34. Site type(s): **Retail Storefront, Apartments**

35. Historical background:

This building was originally home to the oldest and, at one time, largest retail business in Windsor, the Windsor Mercantile Company. In 1882, Herschel D. Seckner constructed a small, wood-frame building on what would become Main Street in Windsor. It was the first commercial building in townsite, which had just been officially surveyed and platted in November, 1881. (The Seckner store was located on the now vacant lot immediately east of the later Windsor Mercantile building.) Seckner operated the general store only briefly, disillusioned by the town's slow development. Purchasing the business was Lewis Teller, who in turn sold it to his son, Harrison "Harry" Teller, and son-in-law, Robert Hall. In the spring of 1884, Hall sold his share of the business to Otis Hill, and the Hill-Teller Mercantile Company was born. That year, the firm also constructed a grain elevator and potato warehouse off the northeast corner of the existing building, south of and parallel to the Colorado & Southern Railway right of way. The wood-frame building was

covered in corrugated sheets of iron. The elevator was steam powered and had a capacity of 15,000 bushels. In January 1890, Hill and Teller reorganized their firm as the Windsor Mercantile Company. By 1906, the business constructed a warehouse for farm implements directly north of its Main Street storefront, and northwest of the elevator.

Meanwhile, on March 3, 1894, the Independent Order of Odd Fellows (IOOF) established the Lakeside Lodge No. 88 of this fraternal organization in Windsor. With the Masonic Lodge, it would become the largest and most active fraternal organization in the town. Lodge members initially met in Cloud Hall, a room over the former Windsor Drug Company, at 431 Main Street (5WL.5621). In 1898, members resolved to finance the construction of their own lodge hall. At the same time, Harrison Teller sought to build a new, masonry building to house his Windsor Mercantile Company. Teller and the IOOF made an agreement to divide the costs and ownership of a new business block. The mercantile would build and own the first-story retail space while the lodge constructed and owned the second-story hall.

Under the supervision of contractor William Alter, stone masons began laying the foundation in July 1898. By August, the brick walls had largely been completed and the imposing edifice was already making an impression. "The walls of the Mercantile Co.'s new building are almost completed," notes the *Windsor Leader*, "and an imposing structure it is, towering head and shoulders above the surrounding buildings." One of the most notable innovations of this building was the exterior staircase, which rose along the east elevation. It was prefabricated from cast and wrought iron and was purchased in Fort Collins and shipped to the site. As the building neared completion in October, the *Leader* again noted the progress, this time describing the lodge hall: "The Odd Fellows' hall with its accompanying apartments is all that could be desired. The audience room is 52x32 feet in size, nicely finished, a 'thing of beauty and joy forever.'" The second floor included a large assembly hall, dining room, kitchen, and other offices. It was dedicated on January 31, 1899.

In addition to the Lakeshore Lodge, this building hosted other IOOF-related organizations. Rebekah Lodge No. 34 was organized three months after the Lakeside Lodge and was officially chartered in November 1894. The Rebekahs essentially served as the IOOF's women's auxiliary. The Royal Encampment No. 43 encompassed the higher degrees of the Odd Fellowship. Lakeshore Lodge members chartered the Royal Encampment on October 19, 1900. On April 29, 1900, the lodge hosted a gathering of northern Colorado Odd Fellows in celebration of the 90th anniversary of the organization's founding in the United States. Trains from all over the region brought lodge members to Windsor for an event that included closed sessions, public addresses, a baseball game, band concert, and dance. The lodge hosted similar events in 1913 and again in 1938. During the Spanish flu epidemic of 1918, the lodge hall served Windsor as an emergency hospital ward. The lodge remained active after World War II but membership declined, and the organization in Windsor was only a shadow of its former self by 1980.

Downstairs, business flourished. Touting itself as the place "where Windsor shops with confidence," the Windsor Mercantile Company served as the town's anchor business for the first half of the twentieth century. So popular was the business, that townsfolk simply referred to it as "The Merc." In addition to its grain elevator and farm implements, the business sold hardware, dry goods, groceries, and appliances, including eventually radios and televisions. In 1918, George H. Frye, George Teller, and Griffith Teller purchased the business from Harrison Teller. The firm had originally hired George Frye in 1892 as a bookkeeper. George and Griffith Teller were Harrison Teller's sons. In 1943 Windsor Mercantile Company president George Teller sold his share of the business to Frye and his sons, John and Charles. But the business waned after World War II and the Fries were forced to dissolve the firm in 1959. They sold the building in 1960 to Ed Krise, owner of Windsor's Gambles franchise.

Touting "everything for the family, home, car, and farm," Gambles was a national franchise of hardware and furniture stores. The business in Windsor dated to at least 1940, when R.W. Turner owned it. It later became a Western Auto franchise until Krise purchased it in the late 1950s and returned it to Gambles. Krise originally operated the store at 419 Main Street (5WL.5614) before moving here in 1960. At the time, Krise undertook the most radical remodeling project in the building's history. He constructed a single-story addition to the west of the original building, on lot 17, which was then vacant but had previously hosted a wood-frame building that served as Windsor's post office. To integrate this new building into the existing facade, the Gambles owner installed a Roman-brick veneer and new show windows across the first story. The metal awning concealed the multi-light, translucent window transoms. Lining the edges of this awning were letters. In the center was the word "Gambles" in the franchise's trademark script. Flanking it in sans-serif block letters were "HARDWARE" and "FURNITURE." Howard Walker purchased the Gambles franchise from Krise in 1966, selling it to Jim Kruse in 1975. Bob Gardner was the storeowner from 1979 until the store closed after 1980.

The building now houses the appliance unit of the Manweiler Hardware & Appliance Company, a longtime Windsor firm, as well as My Favorite Things, a secondhand store. The former lodge hall is now apartments.

36. Sources of information:

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 4, 63-65.

Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900,

January 1906, May 1911, and November 1921.

Weld County Assessor Property Profile.

U.S. Census of 1900. Census Place: Windsor, Weld, Colorado; Roll: T623 130; Page: 3A; Enumeration District: 198.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 135, 141-2, 173.

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.

"The Town of Windsor: Tribune Man Spends a Day in the City by the Lake." *Greeley Tribune*, 6 November 1902, p. 1, 12.

The Windsor Leader, 8 July 1898, 15 July 1898, 19 August 1898, 14 October 1898, and 21 October 1898.

"New Windsor Odd Fellows." *Denver Times*, 1 February 1899, p. 7.

"New Windsor, the Thriving Little Town of the Rich Poudre Valley." *Denver Sunday Times*, 20 May 1900, p. 21.

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
Social History

40. Period(s) of Significance: **Architecture, 1898; Commerce, 1898-1957; Social History, 1898-1957**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This building is significant under Windsor Landmark Criterion 1a as an example of early twentieth-century commercial architecture. Intact character-defining features of this style include the masonry construction and corbelled cornice. The building was most likely the first two-story masonry retail storefront in Windsor. The property is also significant under Windsor Landmark Criterion 2b for its association with development of commerce in the town, as well as for its association with the social development of the community. This building was constructed for and served as home to the Windsor Mercantile Company, the town's oldest and, for the first half of the twentieth century, largest retail business. As well, the second-floor lodge hall hosted the Windsor chapter of the Independent Order of Odd Fellows, the largest and most active fraternal organization in the town during the first half of the twentieth century. While the level of physical integrity is 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 individually eligible as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1898, this commercial building 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. Many of its character-defining features remain intact, particularly the masonry construction and corbelled cornice. However, a 1960 remodeling project altered the entrance, show windows, and window transoms. This building retains sufficient physical integrity to convey its historical and architectural 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: **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): **mainst414 - 1 to mainst414 - 3**
 Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **9/4/2007**
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel Kline**
51. Organization: **Historitecture, LLC**

Downtown Windsor Survey

Historitecture, LLC

52: Address:

**PO Box 419
Estes Park, CO 80517-0419**

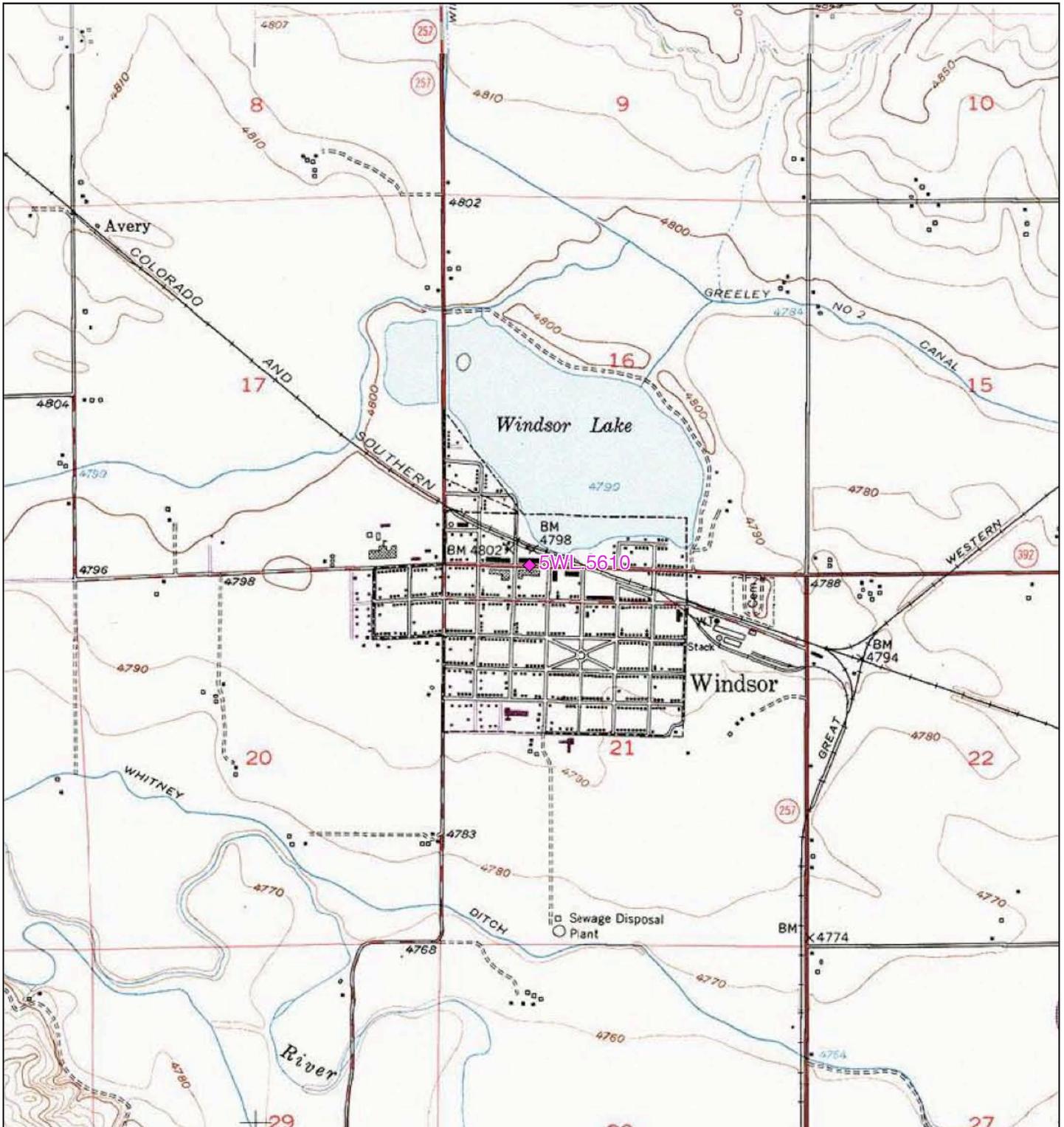
53: Phone number(s):

(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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