

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5WL.5612** Parcel number: **080721203015**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **L.C. Schmidt Building; Middleton Furniture Company**
- 6. Current building name: **Li'l Flower Shop**
- 7. Building address: **417 Main Street**
- 8. Owner name: **Dixie Lou Phillips**
- Owner organization:
- Owner address: **4644 Zion Dr
Greeley, CO 80634**

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 type="checkbox"/> Individually eligible	<input checked="" 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: **508265** Northing: **4480795**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 18; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **5,000 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Plywood/Particle Board**
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: **Chimney**
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this building rests on a sandstone foundation. The walls consist of red, pressed bricks, set in a 7-over-1 common bond. Green-stained sheets of plywood clad the front (north) elevation. Covering the rear (south) and west elevations is gray stucco. Windows in the first story of the façade are plate-glass, with aluminum frames. The principal doorway opens in the west end of the façade. It hosts a plate-glass door. Spanning the windows and doorway is a pent-roof awning, covered in wood shingles. A similar pent roof descends from the parapet to just above the second-story windows. Second-story windows are paired, 1-over-1-light, double-hung sash, with yellow-painted wood frames. They open above rock-faced, buff-colored sandstone sills. Similar windows open in the rear and west elevations. Dominating the east end of the rear elevation's first story is a large doorway, opening beneath a segmental arch. The windows west of this doorway have been boarded shut. A window opens midway between the first and second stories, at the east end of the façade. This window is 2-over-2-light, and lacks a segmental arch. A doorway at the same level, but on the west end of the elevation, hosts a 6-panel, white-painted metal door, approached from the south by a steel staircase. Sheets of brown asphalt cover the nearly flat roof. A brick chimney protrudes from the south end of the wall separating this building from 419 Main Street, to the west.
22. Architectural style: **Other Style**
Other architectural style: **Windsor German Old-World Motif**
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 south side of the street, between 415 Main Street to the east and 419 Main Street to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Macadam covers a parking area behind (south 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, 11 June 1904.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Alice "Allie" M. Felmlee and W.B. Williams**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**
The Poudre Valley, 5 March 1904
28. Original Owner: **L.C. Schmidt**
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 building was constructed in 1894. However, according to newspaper articles, this was the central unit in a triple storefront constructed by A.M. Felmlee and W.B. Williams and completed in June 1904. The two-story rear addition, which protrudes beyond the second story of the flanking storefronts, was constructed between 1906 and 1911, according to Sanborn maps. The building remained relatively unaltered between that time and the 1970s, when the façade received the German Old-Word Motif that the Windsor Chamber of Commerce was then championing for the downtown.
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/Grocery Store**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Flower Shop**
35. Historical background:
This lot originally contained the main portion of Charles A. Yancey's Windsor Livery & Feed Stable, which he established in 1888 or 1889. He sold the business and property to his close friend, William Kennedy, in June 1899, but immediately leased it back. In January 1900, Yancey again transferred the business to Kennedy, who in turn sold it to A.T. Crary, operating it as the Pioneer Livery Barn. Meanwhile Yancey built another livery barn and business elsewhere in Windsor. In June 1903, Crary sold the livery business and property back to Yancey. But Yancey already had newer facilities and, realizing the value of this Main Street real estate in light of the pending opening of Windsor's sugar factory, offered to demolish the buildings and sell the lots for development. Thus, later that month Yancey sold the lots to Harrison Teller, owner of the Windsor Mercantile Company, and demolished the old stable, selling the salvaged lumber to Windsor contractor Allie Felmlee. Teller in turn sold the three lots, from east to west, to Oscar Felmlee, L.C. Schmidt, and Foster & Huntington. They decided to build an identical, three-part, two-story, brick business block, that opened in June 1904.

This building was the central portion of the business block and was owned by L.C. Schmidt (sometimes referred to in newspaper articles as L.C. Smith) for his new and used furniture store. Soon after, William B. Middleton purchased the building and business and renamed it the Middleton Furniture Company. William Middleton was born in Coshocton County, Ohio, on November 8, 1869, to John T. and Rebecca R. (Eaton) Middleton. A year later, the family settled in Greeley, Colorado Territory. John Middleton spent most of his life farming in Weld County. However, during Grover Cleveland's two terms as President, the elder Middleton served as postmaster in Windsor. Rebecca Middleton was the sister of Colorado Governor Benjamin H. Eaton. William Middleton grew up in Windsor, attending the town's public schools. He then moved to Salt Lake City, Utah, where he worked in the hardware and farm implement business. He returned to Windsor around 1904 and, that year, married Minnie Briggs Moore. Their son, George J. Middleton, was born on August 7, 1905. Around the same time, William Middleton opened the Middleton Furniture Company. Like many early furniture dealers, Middleton also served as the town's casket dealer and undertaker. The business was also one of the longest-lived enterprises in Windsor, remaining here through at least 1935.

Around 1936, this storefront hosted a string of markets, beginning with R.A. O'Connell's Service Grocery. In 1947 Lin Graves opened Lin's Market, which became Roy's Market in 1952 when Roy and Ova Reynolds acquired the business. Roy's Market offered "Service with a Smile" until 1961, when Tom and Pat Morey purchased the business and

rechristened it Tom and Pat's Market. This store remained opened for a decade.

Around 1974, Elsie Streeb moved her Peggy Lee Shop, a clothing store, to this storefront. She opened her business in 1967 at 508 Main Street (5WL.5629). In 1976 she sold the business to William F. and Patricia J. Ross, of Eaton, who renamed it Ross Clothing. The business remained here through at least 1980. The Rosses purchased the property in 1986, selling it in 2004 to Ronald Lee and Dixie Lou Phillips. Dixie Lou Phillips remains the current owner.

At the time of this survey, the tenant of this building was the Li'l Flower Shop (or Shoppe). Cathy Streeb originally opened the business in 1974 at 508 Main Street (5WL.5629). She sold the business a year later to Sherron Brunner and her sister, Sue Hergert. It was then purchased by Dan Miller and managed by Betty Montoya, who eventually became the owner. The business moved to the Windsor West shopping plaza around 1980, prior to moving to this location.

36. Sources of information:

Weld County Assessor Property Profile.

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.

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

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 137, 141-2.

"William B. Middleton." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 291-2.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 85.

"Charles A. Yancey." In *History of Colorado*, vol. III, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 165-68.

"Charles Yancey's buildings endure in downtown." *Windsor Beacon*, 4 March 1970.

"In New Quarters." In *The Poudre Valley*, 11 June 1904.

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: **Commerce**

40. Period(s) of Significance: **1905-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with the commercial development of downtown Windsor. It served as the longtime home of the Middleton Furniture Company, the town's premier furniture retailer and, for a time, undertaker. Beginning around 1936, it hosted a string of small grocery stores. 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, the Colorado State Register of Historic Properties, or as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1905, this commercial building exhibits a moderately low 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 a German Old-World Motif façade treatment in the 1970s significantly altered the original façade. At this time, the building does not exhibit sufficient physical integrity to convey its historical and architectural significance. However, the newer façade treatment may not have impacted the original fabric of the building. Thus, physical integrity should be reassessed if the 1970s-era façade treatment is removed.

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

Downtown Windsor Survey

Historitecture, LLC

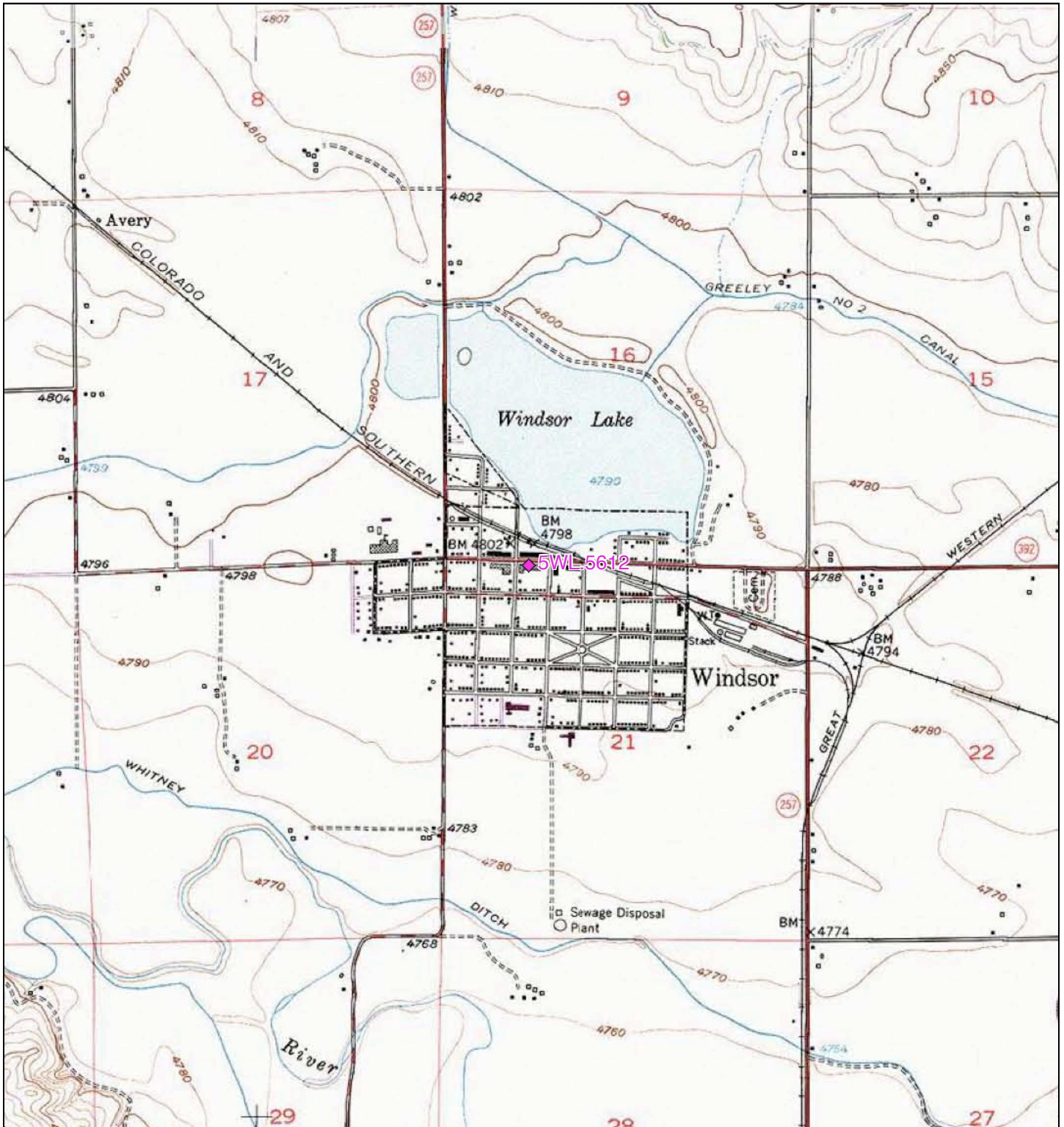
PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com

47. Digital photograph file name(s): **mainst417 - 1 to mainst417 - 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

Downtown Windsor Survey

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