

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.5615** Parcel number: **080721203017**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **S.G. Fuller & Company General Mercantile; Olson's Clothing Store**
- 6. Current building name: **Starck Building**
- 7. Building address: **421 Main Street**
- 8. Owner name: **Edward R. and Jo Ann Starck**
- Owner organization:
- Owner address: **505 Chestnut 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 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: **508190** Northing: **4481005**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 22; 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: **2,500 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
This building is oriented to the north. The nature of the foundation could not be determined. Tan stucco clads the exterior walls, except for the area above the windows and doorway in the front (north) façade, which is covered in tan-painted sheets of plywood scored to resemble vertical boards. Dominating the façade are plate-glass windows, with khaki-painted wood frames. The principal doorway opens within a canted recess at the center of the symmetrical façade. It hosts a red-painted metal door consisting of 9 lights and 4 raised panels with a flower pattern. Above the doorway, extending to just below the bulkhead parapet cap, is a pent roof awning consisting of red-painted boards and battens. A secondary doorway opens in the west end of the rear (south) elevation. It hosts a cream-painted steel slab door, with a single light. Sheltering the doorway is a small, pent-roof hood, with asphalt shingles. A black rubber membrane covers the nearly flat roof, and a low chimney protrudes near the south end of the east elevation.
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 419 Main Street to the east and 423 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: **1911** 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 86.**

26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **John M. Cobbs**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 86.**
29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1956. However, in his *History of Windsor*, Roy Ray writes that this building was completed in 1911, when the former wood-frame storefront was moved to the rear (south end) of the lot and converted into a garage. Sanborn maps support this scenario. An analysis of the style, materials, and other historical records corroborate this date. This building remained relatively unaltered between that time and the 1970s, when the façade received the German Old-World 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/Department Store
Domestic/Single Dwelling**
32. Intermediate use(s): **Commerce and Trade/Specialty Store**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **dry goods store; clothing store**
35. Historical background:
This lot originally contained a wood-framed storefront and dwelling, constructed around 1884, hosting one of Windsor's first general stores. J.M Cobbs established a hay, coal, and farm implement business on the north side of Main Street around 1880. The firm eventually became known as Cobbs & Woodward and later Cobbs, Woodward & Company. His general merchandise department moved to this location in 1884 and was known as the Weller & Cobbs General Merchandise Company.

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 and operated the Weller-Cobbs Merchandise Company, a large mercantile specializing in hay, grain, potatoes, and farming implements, including McCormick reapers and mowers. He often hauled hay to Central City and brought back with him loads of flour and other provisions to sell in Windsor. Cobbs was a founding director of the Farmers State Bank in Windsor.

By at least April 1899, this building became home to the S.G. Fuller & Company General Mercantile. Samuel G. Fuller was born in October 1844 in New York state. His wife, Laura A. Fuller, was also born in New York, in April 1844. They were married around 1864 and had three children. In addition to running this general store, Fuller also served as mayor of Windsor. In 1911, Fuller split his old building in two, moving the storefront into Main Street and the dwelling to the back of the lot. He then constructed the present brick building. L.J. Troutner used the old house as a garage until it burnt down.

In 1935, Tillman B. and Nadine H. Olson took over the building to house Olson's Clothing Store. The firm specialized in selling clothing, shoes, and sewing notions. Born on February 5, 1896, in Colorado, Tillman Olson served as a medic in World War I. His wife Nadine, was born on July 3, 1903. After a quarter century in business, the Olsons sold the store in 1960 to Mr. and Mrs. Walter Ehrlich and retired to Riverside, California. Mrs. Ehrlich had been a longtime employee of the clothing retailer. The Ehrlichs expanded the store to include part of the area vacated by the Gambles Store, directly east at 419 Main Street (5WL.5614). They operated the business until 1971, when the Sheridan Savings and Loan Association acquired the building to use as a branch office.

Windsor residents Edward and Jo Anne Starck currently own this building, which at the time of this survey hosted the Windsor Chamber of Commerce and the law offices of Wick & Trautwein, LLC.

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.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 4, 20-21, 86.

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

U.S. Census of 1900. Windsor, Weld County, Colorado. Roll: T623 130; Page: 2B; Enumeration District: 198.

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: **1884-1958**

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 home to a number of businesses, including a dry goods store and clothing store. 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 1884, 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

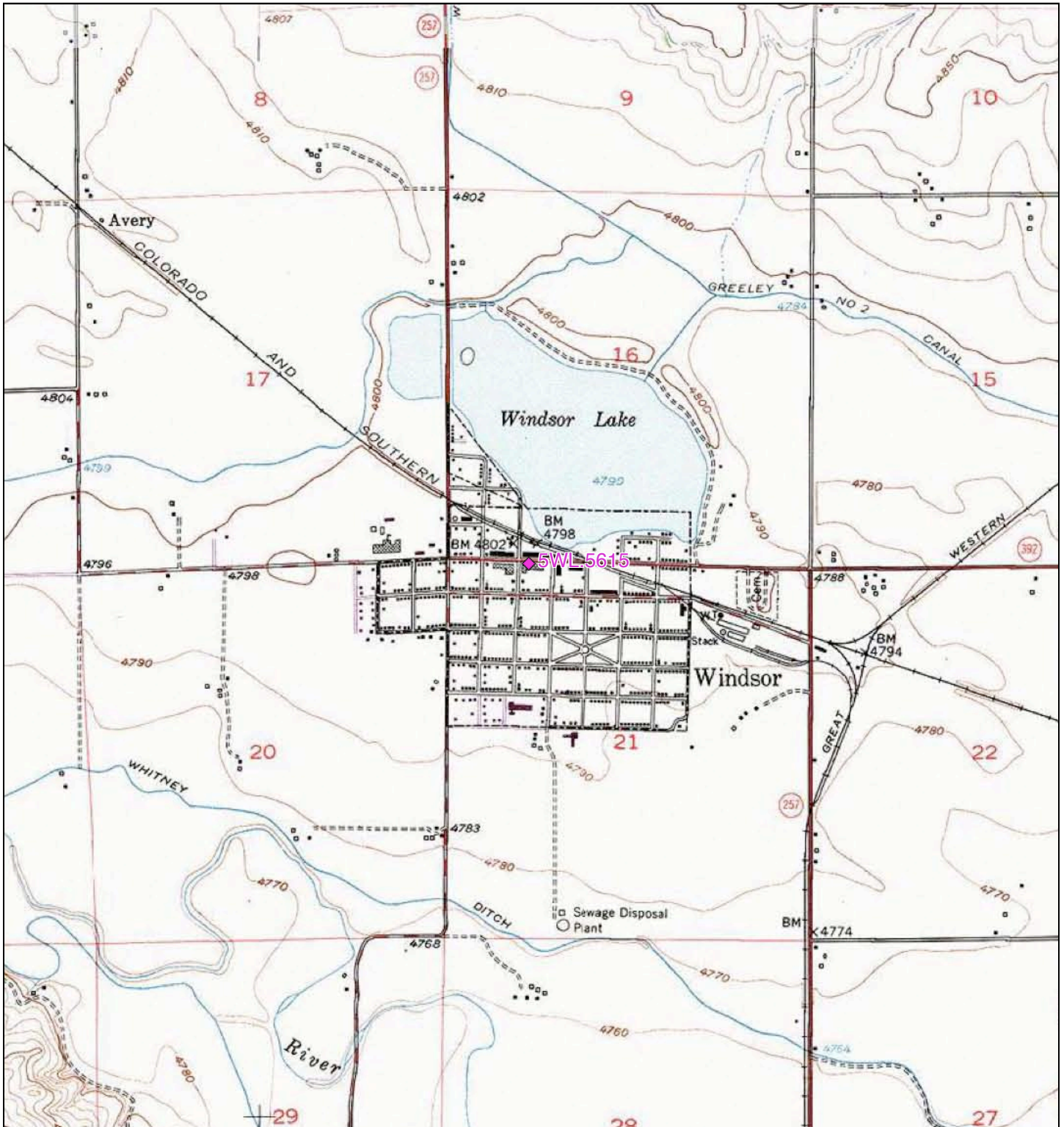
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **mainst421 - 1 to mainst421 - 3**
- Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
- 48. Report title: **Downtown Windsor Survey Report**
- 49. Date(s): **4/15/2008**
- 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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