

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.5617** Parcel number: **080721203018**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **J.T. Perkins Merchandise Company; United States Post Office; Darnell & Sons Market; Lorenz Market**
- 6. Current building name: **Windsor Now**
- 7. Building address: **423 Main Street**
- 8. Owner name: **Greeley Publishing Company, Inc.**
- Owner organization:
- Owner address: **500 Double Eagle Court
Reno, NV 89511**

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**
NE 1/4 **NE** 1/4 **NW** 1/4 **NW** 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508174** Northing: **4480999**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 24; 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: **2,257 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
Concrete/Concrete Block
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**
Roof Treatment/Decorative Cornice
21. General architectural description:
Oriented to the north, this building rests on a sandstone foundation. Cladding the front (north) façade is a red, pressed-brick veneer, with thin, white mortar. The brickwork features a corbelled cornice. Beneath the windows, the kickplates have been replaced with red, raked bricks. An addition to the rear (south) elevation consists of white-painted, concrete blocks. White-painted, vertical board-and-batten siding covers a recess at the east end of the rear elevation. Large, plate-glass windows, with corresponding transoms, dominate the façade. They have aluminum frames. The principal doorway opens within a canted recess at the center of the symmetrical façade. It hosts a plate-glass door with an aluminum frame. Above it is a transom. The beam spanning the windows and doorway features white-painted, cast-iron rosettes. A secondary doorway opens in the south face of the rear recess. It hosts a blue-painted metal door, with a single light. A doorway opening in the west side of the recess also hosts a blue-painted metal door, with 6 panels. Gray sheets of asphalt cover the nearly flat roof. Protruding near the north end of the west elevation is a red-brick chimney.
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 south side of the street, between 421 Main Street to the east and 425 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 building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1898** Actual Estimate
Source of information:

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

26. Architect: **Unknown**
Source of information:

27. Builder: **Charles A. Button**
Source of information:

28. Original Owner: **John T. Perkins**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 88.**

29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1903. However, the May 19, 1898 *Fort Collins Courier* reports "the new building Mr. Button is building for Mr. Perkins of Illinois, has finally been started." An analysis of the style, materials, and historical records corroborates a circa 1895-98 date of construction. The only notable alteration has been the construction of the rear addition, which dates to after 1960.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Commerce and Trade/Specialty Store
Government/Post Office**

Commerce and Trade/Grocery Store

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

34. Site type(s): **dry goods store, drug store, post office, grocery store**

35. Historical background:

This building was constructed in 1898 as the J.T. Perkins General Merchandise Company. John T. Perkins was born in October 1849 in Maryland. His wife, Mary Perkins, was born in Virginia in November 1859. They had no children. By 1911, Perkins had leased the building to a drug store. From 1916 until 1920, the building hosted the Windsor branch of the United States Post Office.

In 1920, William O. Darnell purchased this building for his Darnell & Sons Market, a butcher shop he established in 1907. He was born on April 6, 1866, near Des Moines, Iowa. He initially worked on his father's Iowa farm before acquiring a quarter section near Fort Collins in 1881 or 1882. Here he started feeding cattle and other livestock before selling the land to the Fossil Creek Reservoir Company in 1901, when he acquired a large tract of land a half mile west of Windsor. Darnell sold the property in 1907, when he opened a butcher shop in the town.

In 1887, William Darnell married the former Ella E. Williams in Iowa. They had two sons: Otis L. Darnell and Lawrence Charles Darnell. Otis worked as a mechanical engineer at the Great Western Sugar Company's Windsor factory, where he met with a tragic accident in 1915, losing his right arm. After the accident, Otis joined his father in the butcher business.

By 1940, this building served as the Lorenz Grocery and Market. The store sold a full line of groceries, meats, vegetables and offered "green stamps" and home delivery. The Lorenz market boasted itself as the place "where quality is high, prices low." By 1945, however, the grocery store had gone out of business.

After the Lorenz market closed, C.L. Graves opened a real estate business in this building. He operated the business until the early 1960s. In 1962, the building became the first office for the North Weld County Water District. Established on November 28, 1962, the district acquired water from Horsetooth Reservoir, west of Fort Collins, and provided a complete water supply and treatment and distribution system for portions of Larimer and Weld counties. During the early 1970s the office moved to a new location just west of U.S. Highway 85 at Lucerne.

After a remodeling project in 1972, this building became the home of the Sir Loin Restaurant, a steakhouse and lounge able to serve 75 people. Owners of the steakhouse included Elmer Peil, Christopher and Karen Fauer, and Lucille Noyen. In 1977, Dennis Klimko purchased the restaurant and renamed it Captain John's Seafood House; he was later

joined by Warren Seiler. During the 1980s, Thomas and Helen Warnke operated a restaurant here.

At the time of this survey, this building housed the *Windsor Now* newspaper, a product of Northern Colorado Communications, parent company of the *Greeley Tribune*.

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.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 137, 139, 141, 153, 164.

"New Windsor Tribune." *Greeley Tribune*, 14 September 1893, p. 8.

"William O. Darnell." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, pp. 142-143.

"Windsor." *Fort Collins Courier*, 19 May 1898, p. 8.

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, 1898; Commerce, ca. 1898-1958**

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 economic development of Windsor, particularly of its downtown commercial district. The storefront was home to a string of businesses, including a general merchandise store, drug store, and longtime grocery store. The building is also architecturally significant under Windsor Landmark Criterion 1a as an intact example of early twentieth-century commercial architecture. Intact character-defining features of this style include exposed masonry construction, recessed entrance, plate glass show windows with transoms, and a corbelled cornice. Most of Windsor's downtown commercial buildings received a German Old-World Motif façade treatment in the 1970s. However, the motif was not applied to this building and, thus, it remains one the town's most intact examples of this architectural style and form. While the levels of architectural and historical significance 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, it could be eligible as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1898, this storefront 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. The only notable alteration has been the construction of an addition, entirely isolated to the rear elevation.

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

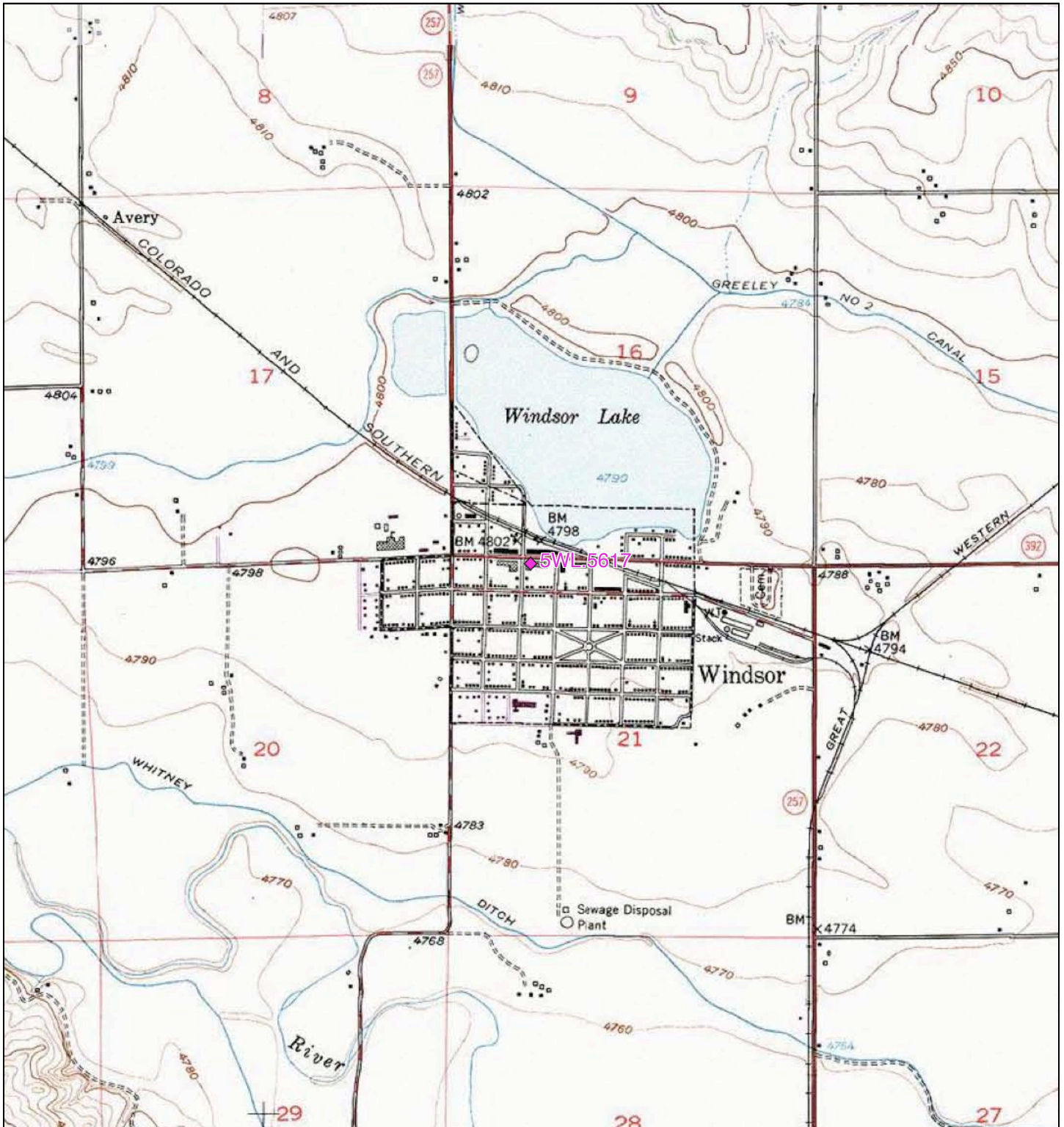
47. Digital photograph file name(s): **mainst423 - 1 to mainst423 - 3**
 Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**

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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