

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.5624** Parcel number: **080716308002**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Springer Building; F.N. Briggs Merchandise Company; Koehler Supply Company; Morris Store**
- 6. Current building name: **House of Windsor**
- 7. Building address: **430 Main Street**
- 8. Owner name: **Jerry L. and Janet Steele**
- Owner organization:
- Owner address: **33936 Cliff Rd
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**
SE 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508144** Northing: **4481056**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 31; 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
Lot 31 Block 5, excluding a parcel beginning at a point 110.84 feet north of the southwest corner of Lot 31, thence eastward 25 feet, thence northward 79.26 feet, thence westward 25 feet, thence southward 79.26 feet to point of beginning.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **2,652 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Brick
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: **Window/Segmental Arch**
21. General architectural description:
This building is oriented to the south. The nature of the foundation could not be determined. Tan stucco clads the exterior walls, except for red, pressed-brick buttresses framing the front (south) façade. The stucco conceals what appears to have been a corbelled cornice along the west elevation, which also has a stepped parapet. Dominating the front façade is a row of four, 15-light casement windows, with cream-painted wood frames and surrounds. Each window has a corresponding 6-light transom or clerestory window, sheltered beneath a red-canvas awning. A pair of nearly identical windows, with the corresponding transoms, pierce the south end of the west elevation. They are also sheltered beneath a red canvas awning. A 2-light, fixed-frame window, with cream-painted wood frames and surrounds, opens near the center of the west elevation, between a segmental arch and a tan-painted, rock-faced stone sill. A red canvas awning also shelters this window. A single-light, fixed-frame window opens near the north end of the west elevation, above a cream-painted, rock-faced stone sill. Flanking it are green-painted, louvered shutters. The principal doorway opens within a shallow recess at the east end of the south elevation. It hosts an oak-door, with an oval light of beveled, leaded glass. Two secondary doorways open near the north end of the west elevation, flanking the single-light, fixed-frame window. The southern doorway hosts a 6-panel, cream-painted door. The north door is also cream painted, with 9 lights and 2 panels. Spanning the doorways and windows is a pent-roof awning, covered in square-cut wood shingles. A white rubber membrane covers the nearly flat roof, and the front (south) parapet is arched.
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 the southeast corner of Main Street and 5th Streets, the principal east-west and north-south thoroughfares, respectively, through downtown Windsor. Separating the building's front facade and west elevations from the street is a concrete sidewalk.
24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1898-99** Actual Estimate
Source of information: **Weld County Assessor Property Profile.**
***The Windsor Leader*, 21 October 1898 and 3 March 1899.**
26. Architect: **Unknown**
Source of information:
27. Builder: **I.A. Jones**
Source of information: ***The Windsor Leader*, 25 November 1898.**
28. Original Owner: **Frank Springer**
Source of information: ***The Windsor Leader*, 21 October 1898 and 3 March 1899.**
29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1899. An analysis of the style, materials, and historical records corroborates this date, although construction actually began in late 1898. The rear (northern) third of the building is an addition. It dates to around 1903 and replaced an unattached warehouse. 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**
32. Intermediate use(s): **Commerce and Trade/Department Store**
Government/Post Office
33. Current use(s): **Commerce and Trade/Restaurant**
Commerce and Trade/Specialty Store
34. Site type(s): **general store; post office**
35. Historical background:
In October 1898 Windsor entrepreneur Frank Springer decided to construct a single-story, brick retail building between the McNeil Building and the northeast corner of Main and 5th streets. In November, Springer let the contract the local builder I.A. Jones. In partnership with his father-in-law, David Frazier, Springer opened the new Windsor Furniture Company on March 10, 1899, specializing in new furniture and mortuary equipment.
Frank B. Springer was born on August 6, 1872, in Windsor. His parents came west with Union Colony settlers in 1871. Springer worked on his father's farm a mile east of Windsor until his marriage in 1896 to Augusta M. Frazier. At that time he became head of his father's farm until opening his furniture business two years later. Frank N. Briggs and his father, George Briggs, purchased the business in late January 1900, and Springer spent the next four years pursuing mining interests in Boulder County before returning to farming in the Windsor area.
Frank Briggs was born in August 1870 in Colorado. His wife, Nellie E. Briggs, was born in Minnesota in December 1870. They were married around 1883 and had two children: Paul L. and Frank Briggs.
In April 1900, the elder Frank Briggs purchased the McNeil Building, immediately east at 438 Main Street (5WL.5622), from J.M. Doty. As the *Windsor Leader* noted on April 27, 1900, "Mr. Briggs will connect the new business with the one he had been operating and will put in a stock of groceries and run an all-around department store." Thus the F.N. Briggs Merchandise Company was born. In early 1903, Briggs began an addition to the rear elevation of this building, doubling its capacity.
In 1904, J.P. Morrow and J.B. Ferguson bought out F.N. Briggs. They established the Ferguson-Morrow Supply Company, with Morrow as president and Ferguson as secretary and treasurer. From that time until the late 1950s, the building hosted a variety of general stores. Replacing Ferguson-Morrow was the Koehler Supply Company. That business moved two doors east, to 426 Main Street (5WL.5620), in 1928. Then Morris A. Karowsky opened the Morris

Store in the vacant building, after leaving his position at another dry goods retailer, the Meyer Store. He and his wife, Dora, both Jewish immigrants from Russia, operated the store, offering a variety of clothing, shoes, and dry goods. Due to failing health, the Karowskys closed their store in 1956.

After 37 years in the building immediately east, at 428 Main Street (5WL.5618), the United States Post Office moved into this vacant corner storefront in 1957; the new location offered 600 more square feet of space than the previous building. After a decade in this storefront, the post office moved into a new building located on 6th Street between Main and Walnut streets.

A year after the post office vacated this Main Street building, Floyd and Betty Meis opened Windsor's first formal bakery in years. Along with traditional baked goods and coffee, the bakery also served pizza, provided by Gary and Dave Schlothauer. The bakery remained at the corner of 5th and Main streets until 1974, when it moved to the Windsor West Shopping Center.

During the late 1970s, Angie Brown and Barbara Jones opened a store offering home interior furnishings. Alfred P. Davis and Lynn A. Hammond acquired this property prior to 1982, selling it in 1994 to Merrill V. Nygren. Susan and Mark Kolokoff, with Jeanette Triomphe, bought the building and lot from Nygren in 1995. They transferred the property to Windsor Plaza, LLC, in 1998. Two years later, in 2000, Bein Bein, Ltd., acquired the building and lot and sold it in 2005 to Jerry L. and Janet Steele, the current owners. At the time of this survey, The House of Windsor Coffee and Gifts occupied the storefront.

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, p. 88.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 53, 138, 140-141.

U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 1A; Enumeration District: 23; Image: 690.0.

Deeds 2371907, 2434110, 2611280, and 3290030. Weld County Clerk and Recorder.

"Frank B. Springer" In *History of Colorado*, vol. III, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 423.

***The Windsor Leader*, 21 October 1898, 25 November 1898, 3 March 1899, 10 March 1899, 2 February 1900, 16 February 1900, and 27 April 1900,.**

***The Poudre Valley*, 7 January 1903, 24 January 1903, and 13 February 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: **1899-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with the maturation of Windsor's downtown commercial district. It originally served as a general store and later as a post office. 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 1899, 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

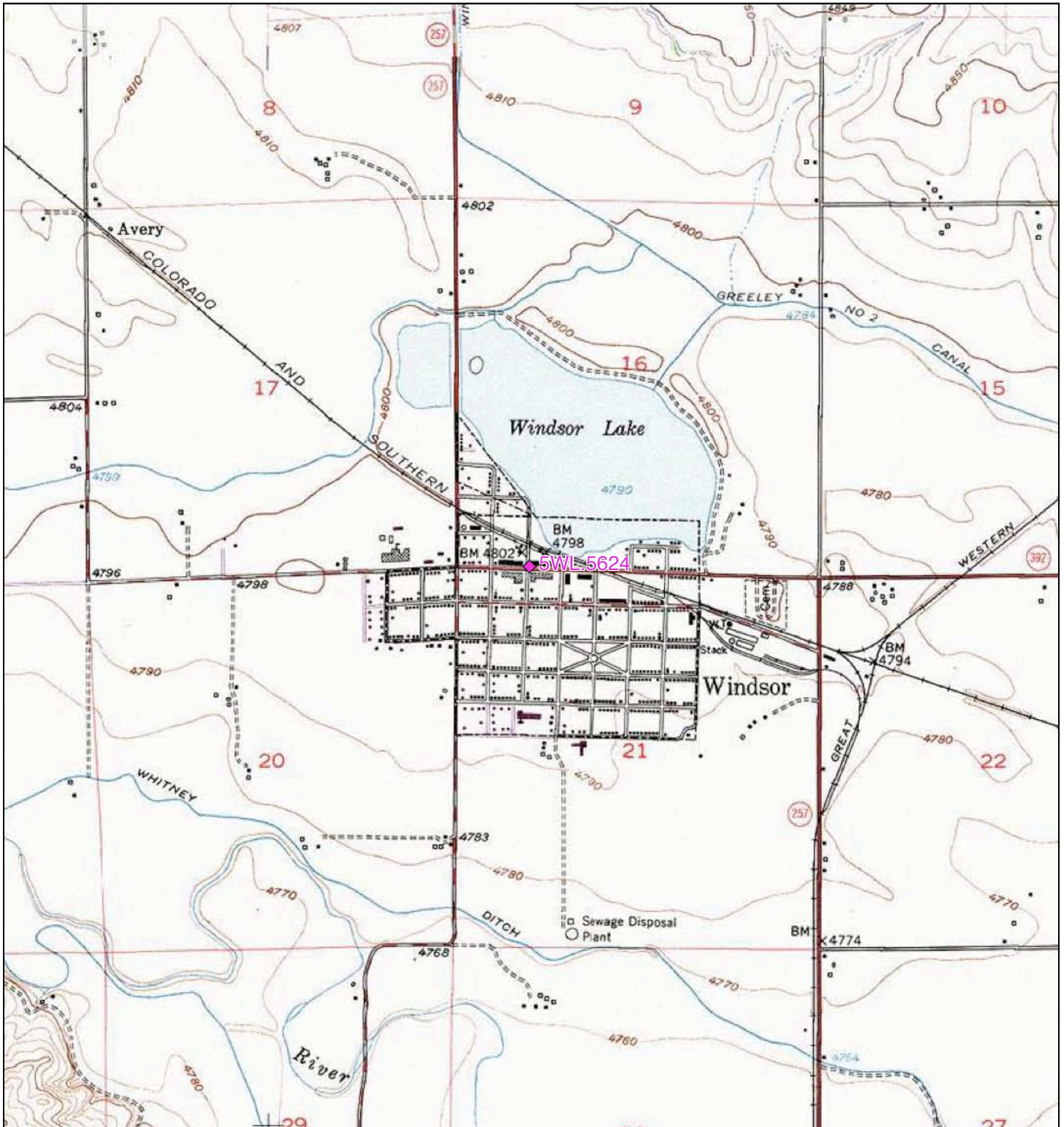
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst430 - 1 to mainst430 - 4**
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

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