

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5625** Parcel number: **080721203001**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Cloud Hall; Alamo Hotel; Windsor Drug Company; Terry's Corner Drug Store**
- 6. Current building name: **Okole Maluna Hawaiian Restaurant**
- 7. Building address: **431 Main Street**
- 8. Owner name: **Vern C. Rasmussen and Linda Cumpsten**
- Owner organization:
- Owner address: **428 Walnut St
Windsor, CO 80550-5144**

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: **508144** Northing: **4481006**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 32, 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: **6,618 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
Metal
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**
Window/Segmental Arch
21. General architectural description:
This building is oriented to the north. The nature of the foundation could not be determined. Yellow-painted stucco and false halftimbering clad the first floor exterior walls of the two-story portion of the building. Single-story, flat-roofed additions to the south consist of white-painted concrete blocks, with gray-painted halftimbering. A shed-roofed addition across the extreme southern end of the building has white-painted sheets of plywood. A mansard roof, consisting of green-painted vinyl sheets and metal battens, extends from the parapet and conceals much of the north and west elevations of the second story. White-painted stucco covers the south and east elevations of the second story. Dominating the first story of the symmetrical front (north) façade are plate-glass windows, with aluminum frames. Windows opening in the second story are 1-over-1-light, double-hung sash, with brown aluminum frames. Opening near the center of the first story of the two-story portion of the west elevation is a single-light fixed-frame window, with transom, beneath a segmental arch. Near the center of the single-story portion of the west elevation is a brown-tinted, plate-glass window. Close to the south end of the same elevation is a 2 (horizontal)-over 2 (horizontal) light, double-hung sash window. Either end of the south elevation hosts 1-beside-1-light, sliding-sash windows. Those windows opening within the mansard roof are protected behind wire-mesh screens. The principal doorway opens within a canted recess at the center of the façade. It hosts a plate-glass door. A tan-painted slab door opens in the west elevation, at the junction of the one- and two-story portions of the building. Near the center of the single-story portion of the west elevation opens a brown-tinted, plate-glass door, flanked by sidelights. Approaching it from the south is a two-step concrete stoop, with a wrought-iron railing. The west elevation of the southernmost portion of the concrete-block additions hosts two doorways. To the north is a gray-painted, 2-light, single-panel wood door. Near the south end is a doorway opening higher in the elevation, providing access to the 5th Street Barber Shop. It hosts a gray-painted, single-light metal door, with faux x-shaped bracing. Approaching it is a 3-step wood stoop, flanked by wrought-iron railings. The west elevation of the shed-roofed addition hosts a plate-glass sliding door, providing access to the 5th Street Malt Shop. A white rubber membrane covers the nearly flat main roof and the roofs of the concrete block additions. The plywood-clad, shed-roofed addition has a green-painted, standing-seam metal roof. Three chimneys are engaged to the building's 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 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. Mature trees line 5th Street.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1894** Actual Estimate

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

The Windsor Leader, 25 February 1898.

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Dexter B. "Deck" Cloud**

Source of information: ***The Windsor Leader, 25 February 1898.***

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1894. An analysis of the style, materials, and historical records corroborates this date. The exterior of 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. The concrete-block additions to the rear elevation appear to date to the 1970s as well.

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

V. HISTORICAL ASSOCIATIONS

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

Recreation and Culture/Theater

32. Intermediate use(s): **Domestic/Hotel**

Commerce and Trade/Department Store

Commerce and Trade/Specialty Store

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

34. Site type(s): **hotel; dry goods store; drug store**

35. Historical background:

This building was constructed in 1894 as a butcher shop with a second-floor social hall for Dexter B. "Deck" Cloud. He was born in Ohio in July 1853. His wife, Ida M. Cloud, was born in Michigan, in November 1859. They arrived in the Colorado Territory prior to 1870 and settled near the Big Thompson River in Larimer County, just west of what would become Windsor.

In the days before the construction of the Dowding Opera House (201-205 Fourth Street, 5WL.5598, "Cloud Hall" as the upstairs meeting room was called was the social heart of Windsor. It hosted plays, concerts, and balls, as well as civic meetings.

On in June 1898, Deck Cloud sold his butcher shop and leased the first-story storefront to butchers Frank Harrington and Benjamin Florance (also spelled Florence.) They conducted their firm as Florance & Harrington. In October, however, Deck Cloud expressed an interest into converting his building into a hotel, but Florance & Harrington still had a two-year lease on the place. Cloud eventually convinced them to relocate to a new double storefront that T.R. Brooks was building at 422 Main Street (5WL.5616). Florance & Harrington moved into their new building at the beginning of May, and Cloud wasted no time preparing to open his hotel.

Christened the Alamo Hotel, the inn opened on Wednesday, May 17, 1899. It consisted of an office, dining room, and kitchen on the first floor and guest rooms on the second floor. On May 21, the Alamo hosted a "sumptuous" banquet for the community. As the *Windsor Leader* noted in its May 26, 1899, edition, "the menu was equal to that of the best hotels in the cities." In October, A.S. Ferguson opened a barbershop in the hotel. In 1900, the Clouds resided here with their children, William Albert "Bert" Cloud and Tinsa E. Cloud; Deck's mother, Mahaley L. Cloud; cook and housekeeper Jenny Melly; servant and porter James Donovan; and full-time lodgers Alfred Harmless, Henry C. Coan, Thomas P. Farry, John D. Cowden, and Charles H. Six.

On the morning of Saturday, January 12, 1901, the hotel was the site of a brief yet frightening health emergency. A doctor had been called to the room of an ailing lodger, only to find that small pox had afflicted the traveler. "Great fears are entertained that others who were exposed will fall victims to the dreaded disease," writes the *Windsor* correspondent to the *Greeley Tribune*. The doctor ordered the patient transported to the "pest house" in Greeley and immediately quarantined all other lodgers at the Alamo Hotel. As a precaution, *Windsor's* schools remained closed for two weeks.

On March 9, 1901, the Alamo Hotel was again the scene of a potential disaster. Dr. Porter's drug store, located in the storefront immediately east, caught on fire. The hotel was hastily evacuated before the conflagration severely damaged the hotel and Bert Cloud's barber shop, located on the east side of the drug store. The fire damage must have been substantial because the hotel immediately began running ads selling its furniture and even seeking a buyer for the building. The Alamo Hotel limped into July 1901, when the then owners sold the business and building yet again. In March 1903, the Alamo Hotel had yet another owner. As the *Fort Collins Weekly Courier* noted, "The new proprietor of the Alamo Hotel has changed things around considerably and is starting out to keep a good stopping place for the traveling public."

The Clouds owned and operated the Alamo Hotel only briefly; in April 1900, Deck Cloud sold the Alamo's furniture and fixtures to S.C. Mason, who would continue to lease the building from Cloud. By August 1901 "Cortwright and Dunn" were listed as the proprietors. The manager in May 1902 was N.A. Knowlton. On February 14, 1903, *The Poudre Valley* reported that the Alamo Hotel "was sold to a man from Loveland who will take charge next month." That man was M.A. Fly, who extensively remodeled the interior of the building, enlarging the office and dining room. At about the same time, Cloud sold the building to local merchant T.R. Brooks. Finally, in October 1903, a Mr. Brown, of Salida, Colorado, purchased the hotel. But as *The Poudre Valley* note, his plans for the building were a bit different than the previous owners':

"A rumor is afloat that the Alamo Hotel will cease business as a regular boarding place and that the lower floor may be converted into a store building, the upper floor being continued for roomers. It seems that *Windsor* gets worse off for hotel accommodations as the town grows. Those in the business do the best they can with the facilities they have, but what the town really needs is a good, big hotel well managed."

Indeed the rumors proved to be true. H. Kawin, of Chicago, leased the hotel building on behalf of the Colorado Mercantile Company, a dry goods and clothing store. The business opened on or about March 1, 1904.

Between 1911 and 1921, the building became Galloup's Drug Store. It would remain a pharmacy for over 70 years. Around 1936, Leonard Roberts acquired the business and operated it as the Windsor Drug Company. He offered medicines, liquors, and a soda fountain. After nine years of operating the drug store, Roberts sold the business to Mr. and Mrs. Eston T. Wilkinson in 1943. They renamed the business Terry's Corner Drug Store. The Wilkinsons operated the store until 1969, when W. Wayne Lieser purchased the business and renamed it Lieser's Corner Drug Store. Lieser was one of the biggest supporters of remaking downtown Windsor into a German village following the arrival of Kodak in 1968. He installed a German Old-World motif interior, including a lunch counter and soda fountain, prior to 1970, when he remodeled the entire façade, becoming one of the first buildings in Windsor to be remade in the style.

Lieser operated the store for six years, selling the business to Sig W. and Marian P. Jansen in 1975. The Jansens enlarged the store to include a gift shop and a retail liquor outlet, yet kept the name Lieser's Corner Drug Store. Regardless of the name, however, the drug store remained a popular gathering place, with its soda fountain counter and stools. It remained in business into the 1990s.

In February 1996, Marian P. Jensen sold the property to Timothy L. and Elizabeth L. Smith. The Smiths, in turn, quit claimed the property to Tycen, LLC. In November 1997, Vern C. Rasmussen and Linda Cumpsten acquired the building and lot. They remain the current owners. The building currently houses the Okole Maluna Hawaiian Restaurant. Additions to the south host the 5th Street Barber Shop and the 5th Street Malt Shop.

36. Sources of information:

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. 83-4.

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

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

Middleton, Mrs. A.B. "Windsor Department." In *Greeley Tribune*, 18 May 1899, p. 5.

Greeley Tribune. 12 October 1899, p. 8.

"Windsor Department." In *Greeley Tribune*, 17 January 1901, p. 8.

"Windsor Writeup," In *Greeley Tribune*, 14 March 1901, p. 4.

Windsor Winnings." In *Fort Collins Weekly Courier*, 11 March 1903, p. 6,

Deeds 2476766, 2578827, and 2482787. Weld County Clerk and Recorder.

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**

Social History

40. Period(s) of Significance: **Commerce, 1894-1958; Social History, 1894-1899**

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 butcher shop, hotel and later as a dry goods store and longtime drug store. It is also significant for its association with the early cultural development of the town, serving as the center for performances, dances, and civic meetings. 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 1894, this commercial building exhibits a 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. As well, additions dating to after the period of significance have substantially altered the 5th Street façade of the building. 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 and/or additions are 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

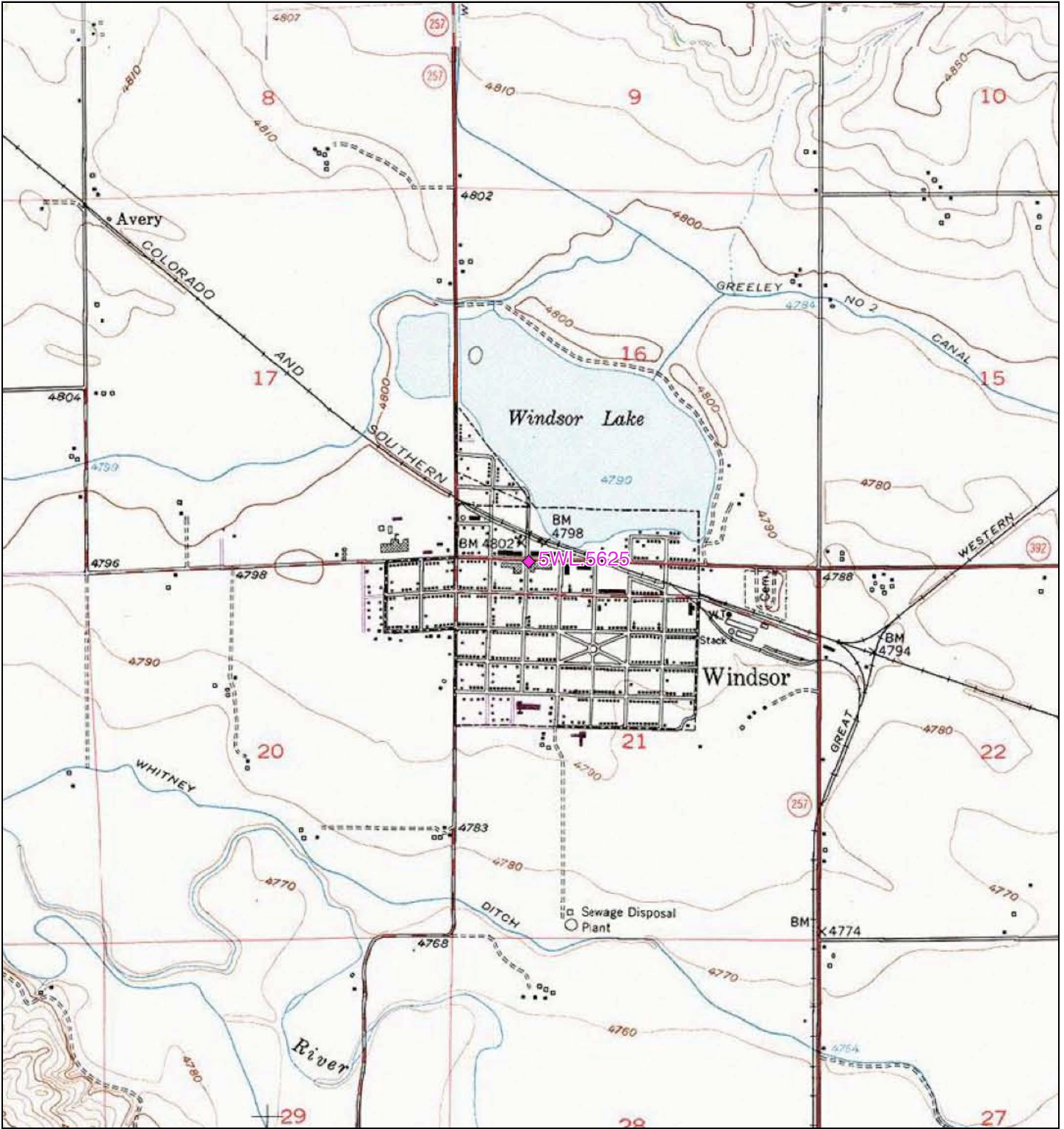
47. Digital photograph file name(s): **mainst431 - 1 to mainst431 - 8**
 Digital photographs filed at: **Town of Windsor
 301 Walnut St
 Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **4/15/2008**
- 50: Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel 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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