

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.5626** Parcel number: **080716307015**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **First National Bank of Windsor Motor Bank**
- 6. Current building name: **Pike's Auto Care Center**
- 7. Building address: **500 Main Street**
- 8. Owner name: **Maurice J. and Patty L. Pike**
- Owner organization:
- Owner address: **7233 Weld County Rd 72
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**
SW 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508102** Northing: **4481067**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Southern 140 feet of Lots 1, 3, and 5 and all of Lot 7; Block 6**
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: **6,506 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: **None Applicable**
21. General architectural description:
Oriented to the south, this building rests on a concrete foundation. White stucco clads the exterior walls of most elevations. However, a brown-brick veneer covers the corners and separates the east elevation into four bays. A small, rectangular bay protrudes from the north end of the west elevation. It consists of pink, pressed bricks. Covering the north elevation of this addition is a brown-brick veneer, set in a stack bond. A pent-roofed bay spans all but the westernmost portion of the asymmetrical front (south) façade. The east end of the bay is canted. The bay hosts plate-glass windows, with brown-tinted glass and brown metal frames. They are generally set in bands of three and pierce the elevation at various heights. The principal doorway opens west of center and hosts a plate-glass door, with a brown, aluminum frame. At the west end of the façade is a flat-roofed, square bay, covered in a brown-brick veneer. It hosts another plate-glass door, with a sidelight to the west and transom spanning all. Four, large garage doorways open in the east elevation. Each hosts an overhead-retractable garage door, with plexiglass panes set in aluminum frames. Spanning the east elevation is a projecting bulkhead. It hosts neon-tube signs. Two additional garage doorways open in the rear (north) elevation: a smaller door to the east and a larger one to the west. They host white-painted, steel, overhead-retractable garage doors. Opening between the garage doorways is a smaller doorway, hosting a white-painted, steel slab door. West of the western doorway is a tall and narrow, single-light, fixed-frame window, with brown-tinted glass. The north elevation of the wing protruding from the north end of the west elevation has another doorway. A rubber membrane covers the flat roof. A parapet surrounds the roof. Covering the pent-roof bay across the front elevation is a blue, standing-seam metal roof.
22. Architectural style: **No Style**
Other architectural style:
Building type:
23. Landscape or special setting features:
This commercial building is located on the northwest 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 from the street is a concrete sidewalk. Macadam and gravel cover the rest of the property.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1974** Actual Estimate
Source of information: **Weld County Assessor Property Profile.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **First National Bank of Windsor**
Source of information: **Warranty Deed 2494367. From Bank of Colorado Front Range to Maurice J. and Patty L. Pike, 3 June 1996. Weld County Clerk and Recorder, book 1549, p. 1073.**
Lindblad, Mary Alice. A Walk Through Windsor: 1940-1980. Windsor, Colo.: by the author, 1980, pp 116-7, 144.
29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1974. An analysis of the style, materials, and historical records corroborates this date. The building underwent a fairly extensive remodeling in 1996 when new owners Maurice and Patty Pike converted it from a drive-up banking facility into an automobile service garage. The most notable alterations have been the enclosure of the drive-up bays into service bays and altering the fenestration of the façade.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution**
32. Intermediate use(s): **Commerce and Trade/Financial Institution**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **Service Station**
35. Historical background:
These lots were originally the site of Windsor's first and most prominent hostelry, the Hotel de Harris. Owner Robert Harris opened the business, originally just a 10-by-13-foot building, as early as 1884, making it one of the first buildings and businesses in Windsor. Robert Harris was a renowned hunter and trapper, catering in particular to duck hunters and fishermen, who enjoyed the area's rivers, lakes, and reservoirs. Guests also enjoyed the flamboyant innkeeper's tales and insights.
- Harris continued to improve and expand his hotel. By 1906, the hotel's large and unusual, story-and-a-half outhouse had become a sample room, where traveling salesmen displayed their goods. By 1911 the hotel had closed and the building was moved to Windsor's Bowman Addition, where it became a single-family dwelling.**
- For more than a decade this property, which became known as the Harris Corner, was vacant, except for a bandstand south of City Hall. In 1917 Martin Svedman acquired the property, intending to build a large business block, but nothing ever came of these plans. Then, in 1926, D.C. Washburn erected a service station here, calling it the Windsor Oil Company. The station itself eventually evolved into a two-story building, with an apartment on the second floor. Owned and operated first by George Roderick, then H. Max Hunter, and later Walter Jessen, the station sold Calso gasoline, oils, and greases. In 1947, Melvin Westcott leased the service station and operated it as a Standard Oil franchise. He continued to run the business through 1958, when Ed May acquired the station and operated it as May's Standard Service until 1972, when the First National Bank of Windsor purchased the property. In 1974, May acquired the Wyman Oil Company in Severance, which he continued to operate through at least 1980.**
- Headquartered immediately across street, at 501 Main Street (5WL.5627), First National Bank demolished the service station to build an extensive drive-up banking facility, completed in 1974. The facility resembled the current building, except that the service bays were entirely open, allowing automobiles to enter and exit the four-bay facility with ease. The Bank of Colorado acquired the First National Bank of Windsor around 1994 and soon moved operations out of**

downtown Windsor. Maurice J. and Patty L. Pike acquired the former motor banking facility in 1996 and converted it into an automobile service garage. They continue to operate Pike's Goodyear Auto Care Center in this building.

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. 5-6, 88.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp 116-7, 144.

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: **Not Applicable**

40. Period(s) of Significance: **Not Applicable**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

Because this property is less than 50 years old and does not qualify under National Register Criterion Considerations A through G, it is ineligible for listing in the National Register of Historic Places. 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 Colorado State Register of Historic Properties or as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1974, 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 building's conversion from a drive-up bank facility into an automobile service garage required the enclosure of the bays and reconfiguration of the façade.

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

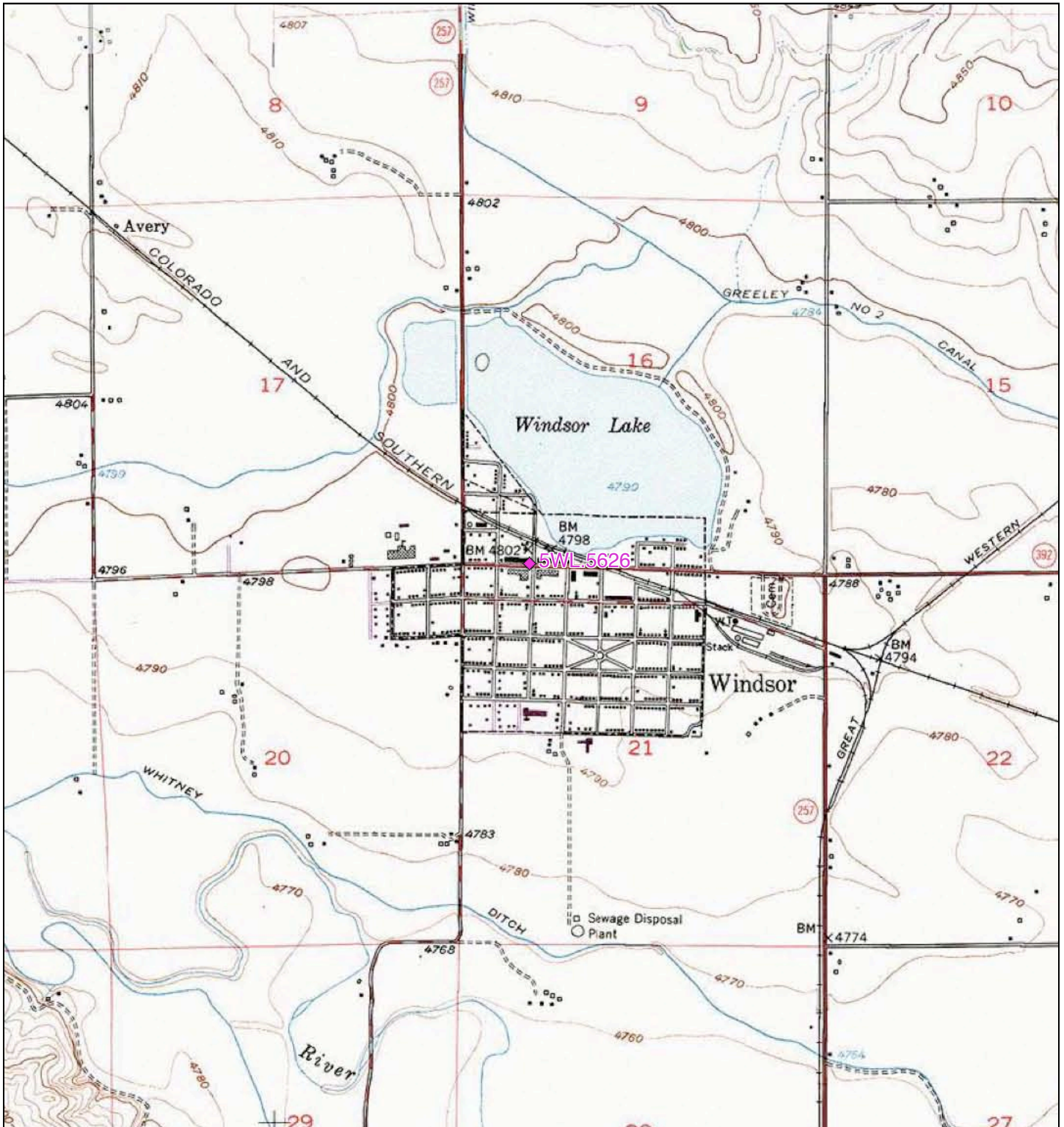
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst500 - 1 to mainst500 -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