

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5628** Parcel number: **080721204013**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Benton Motor Company**
- 6. Current building name: **Fil Pete Building**
- 7. Building address: **503-507 Main Street**
- 8. Owner name: **Fil Pete, LLC**
- Owner organization:
- Owner address: **2880 41st Ave
Greeley, CO 80634**

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**
NW 1/4 NE 1/4 NW 1/4 NW 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508087** Northing: **4481012**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 3 and 4 of Porter's Subdivision of Block 9**
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: **6,741 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
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**
Roof Treatment/Decorative Cornice
21. General architectural description:
This building is oriented to the north. The nature of the foundation could not be determined. Stucco covers much of the building. Most of it is off-white or buff color; however, the second story of the rear (south) elevation has tan stucco. A faded, painted wall sign occupies the top corner of the west elevation. It reads "CHRYSLER / PLYMOUTH/ SALES & SERVICE." Cladding the second story of the front (north) façade is a red, raked-brick veneer. Pink, hammered Roman bricks cover the lower third of the façade's first story. Covering the remainder of the façade is buff-colored stucco. Green-painted, engaged Tuscan columns divide the first story of the façade into three, unevenly spaced bays. The columns span between marble tiles. Crowning the façade is a green-painted cornice, with three, evenly spaced brackets. Windows are generally 6- to 8-light sliding-sash, with white vinyl frames. Those opening in either end of the façade's second story flank single-light picture windows. Piercing the center of the façade's second story is a 12-light, fixed-frame window. Dominating the first story of the façade are 15-light windows. A single window of this type opens in the eastern half of the eastern bay. Two pairs of the same window dominate the western bay. Opening in the second story of the west elevation are 6- to 8-light sliding-sash windows. The west end of the rear elevation's first story hosts single-light, sliding sash windows flanking a larger, fixed-frame window. Second-story windows in this elevation have brown, stucco surrounds, with projecting keystones. Windows also open into an atrium dividing the rear elevation's second story into two halves. Two doorways open in the western half of the easternmost bay. A third opens in the western end of the central bay. Each hosts paneled wood doors, with round-arch lights of leaded glass. Above the westernmost door is a round-arch, stuccoed pediment. Opening in the west end of the rear elevation is a secondary doorway. It hosts a white-painted slab door. Another doorway opens in the eastern half of the rear elevation's second story. It provides access to an unsheltered wood deck, with a staircase descending from east to west. Red-brick chimneys are engaged to the center of the west elevation and to the west end of the rear elevation, and protrude near the center of the building. A rubber membrane covers the nearly flat main roof and all other roof surfaces.
22. Architectural style: **No 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 501 Main Street to the east and 509 Main Street to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Macadam covers a parking lot 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: **1948** 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: **Unknown**

Source of information:

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1948. An analysis of the style, materials, and historical records corroborates this date. This lot was originally the site of the Helen Porter house, which was demolished around 1903 for the construction of the adjacent First Bank of Windsor at 501 Main Street (5WL.5627). The western half of the property remained undeveloped between that time and the construction of the current building. The entire façade was remodeled, including the installation of the present cornice, and all of the windows replaced after 2000.

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

V. HISTORICAL ASSOCIATIONS

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

Domestic/Multiple Dwelling

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

Domestic/Multiple Dwelling

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

Commerce and Trade/Professional

Domestic/Multiple Dwelling

34. Site type(s): **Automobile Dealership**

35. Historical background:

This building was constructed in 1948 as the Benton Motor Company, a Chrysler-Plymouth automobile dealership. The building originally contained showroom space, an automobile service shop, and on the second floor, apartments. The firm also sold refrigerators and Sylvania televisions and radios. By 1960, the occupant of this building was the J&W Appliances & Electric Company. Rudolph Hubert and Alma Stuckert Manweiler acquired the property prior to 1982. They sold it to N. Craig Petersen in 2001. By 2002, he shared ownership with Cynthia J. Filsinger and eventually transferred the property into Fil Pete, LLC. The building currently houses offices for Great Western, a northern Colorado short-line railroad and landholding company descended from the Great Western Sugar Company. The larger retail space was vacant at the time of this survey.

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.
Deeds 2857258 and 2918418. 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**

40. Period(s) of Significance: **1948-1958**

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 served as home to the town's Chrysler-Plymouth dealership. 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 1948, 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 façade was entirely remodeled after 2000. The building does not exhibit sufficient physical integrity to convey its historical and architectural significance.

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): **mainst503-507 - 1 to mainst503-507 - 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**

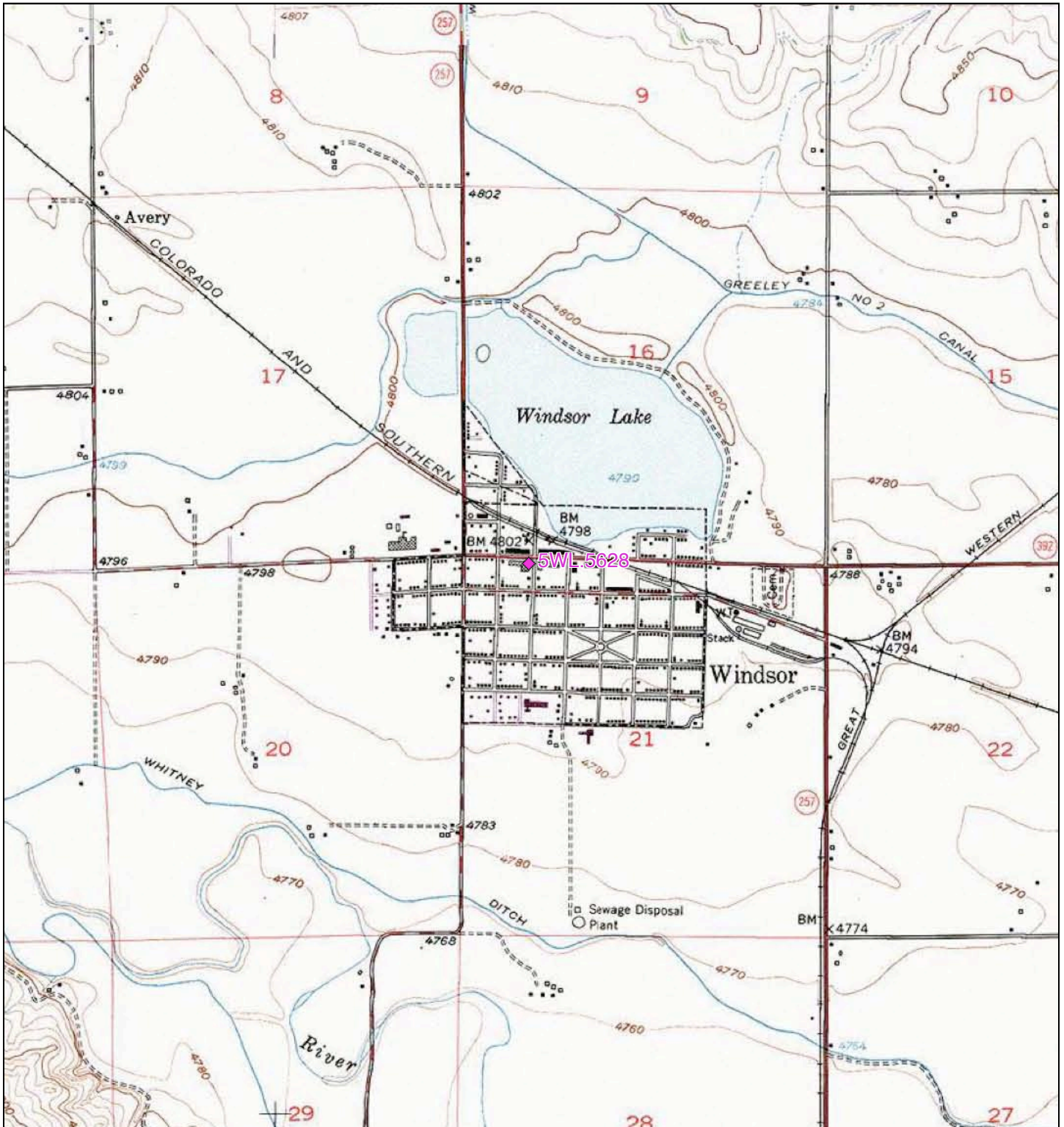
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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