

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.5629** Parcel number: **080716307007**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Yancey Building; Alex Lorenz Tailor Shop; Cozy Inn**
- 6. Current building name: **Windsor Old Town Rentals**
- 7. Building address: **508-510 Main Street**
- 8. Owner name: **Star Contracting, Inc.**
- Owner organization:
- Owner address: **c/o Windsor Old Town Rentals**
- 505 Chestnut St**
- 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: **508073** Northing: **4481056**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 9 and 11; 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: **2,238 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: **Window/Glass Block**
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this building appears to rest on a concrete foundation. The walls consist of red, pressed bricks set in a 6-over-1 common bond. Covering the façade is light green stucco. This building consists of four storefronts evenly spaced across the front façade. They are addressed from east to west as 508, 508 1/2, 510, and 510 1/2 Main Street. All but the 510 Main Street unit are identical. They consist of large, plate-glass windows, with aluminum frames, and plate-glass doors to the east, also with aluminum frames. Spanning above these three storefronts are mansard awnings, covered in unpainted, square-cut wood shingles, resting on scroll brackets. The remaining storefront (510 Main Street) hosts a smaller plate-glass window, with sea-foam green wood surrounds, to the west and a doorway to the east. The doorway hosts a glass-in-wood-frame door, with a blue-painted wood frame. This particular storefront lacks any awning. A sign reading "CAFE" is painted vertically on the bricks at the southernmost end of the east elevation. The depth of the four units as seen from the rear (north) elevation varies greatly. 508 and 510 Main Street are the deepest portions of the building. 510 1/2 Main Street is the shallowest, with 508 1/2 Main Street in between these extremes. Opening just west of center in the rear elevation of 508 Main Street is a gray-painted metal slab door. A glass-block window pierces the west end of the same elevation of this particular unit. Spanning above this elevation are three pieces of tan-painted, horizontal wooden composition siding. The rear elevation of 508 1/2 Main Street also contains a slab door, to the east, and a window opening, to the west. The window opening has been boarded shut. A doorway opens in the eastern half of rear elevation of 510 Main Street. It hosts a gray-painted metal slab door. A window opening west of this doorway has been boarded shut. Opening east of center in the rear elevation of 510 1/2 Main Street is a doorway with a segmental arch. It hosts a white-painted, wood slab door. The transom has been boarded shut, as well as a tall, narrow window opening west of the doorway. The window opening also has a segmental arch. A rubber membrane cover the nearly flat roof, which parapets segment into the corresponding four units.
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 Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated on the north side of the street, between a small parklet to the east and 512 Main Street to the west.

Separating the building's front (south) facade from the street is a concrete sidewalk. Gravel covers a parking lot behind (south of) the building.

24. Associated building, features or objects:

Shed

A rectangular shed is situated directly north of the 508 1/2 Main Street unit. Oriented to the south, the building rests on a concrete slab. The walls consist of unpainted, concrete blocks. The principal doorway opens in the center of the south elevation. It hosts a gray-painted, 5-panel wood door. A nearly identical door opens in the rear (north) elevation. Sheets of asphalt cover the near flat roof, which is delimited on the east, south, and north by a parapet.

Metal Shop

Oriented to the north, this building rests on a concrete slab. The walls consist of tan-painted sheets of metal. Dominating the eastern half of the asymmetrical front (north) facade is a garage doorway, hosting an overhead-retractable door. Opening in the north end of the east elevation is a white-painted metal slab door, with a single light. The remainder of the elevation hosts a pair of 1-beside-1-light, sliding-sash windows, with brown aluminum frames and surrounds. An identical window opens in the center of the rear (south) elevation, protected behind a steel grille. A white-painted, metal slab door, with a steel grille, opens in the east end of the same elevation. Sheets of white-painted metal cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1915** Actual Estimate

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**

Warranty Deed. From Bertha A. Webster to C.A. Yancey, 2 September 1914. Weld County Clerk and Recorder, book 401, p. 346.

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Charles A. Yancey**

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**

29. Construction history:

According to Weld County Tax Assessor records this building was constructed in 1904. However, deeds and Ray's *History of Windsor* indicate that the building actually dates to 1915. Sanborn maps and telephone directories corroborate a 1915 date of construction. The depths of the each unit, as seen from the rear elevation, were originally the same and remained that way through the 1920s. However, the rear additions appear to date to before 1950. The front façade of this building remained relatively unaltered between the date of construction and 1970, when it received the German Old-Word Motif that the Windsor Chamber of Commerce was then championing for the downtown.

The shed appears to date to between 1945 and 1960. The metal shop was constructed in 1987.

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

V. HISTORICAL ASSOCIATIONS

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

Commerce and Trade/Professional

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

Commerce and Trade/Professional

Commerce and Trade/Restaurant

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

Commerce and Trade/Professional

34. Site type(s):

35. Historical background:

Charles Albert Yancey, one of Windsor's preeminent pioneer entrepreneurs and civic boosters, acquired this property in September 1914 and completed the present four-unit commercial building in 1915. Yancey was born in Virginia on March 13, 1863, to Edward and Fanny Mauzy Yancey. Charles ended his schooling at age 12, when he began working for a railroad in Virginia. After a year in this occupation, Yancey briefly turned to farming before learning the printer's trade at the *Commonwealth* newspaper in Harrisonburg, Virginia. In 1883, when he was 20, Charles ventured to Colorado with his younger brother, Joseph William Yancey. Charles arrived in Greeley and found work on a ranch a mile and a half from what would become Windsor. Between that time and 1888, Yancey began to purchase and rent land in Weld and Larimer counties. That year, however, he moved to Windsor, where he eventually constructed a large stable, Windsor's first livery. While Yancey began his livery business with a single horse, he soon boasted a stable of 35 horses. Even as the livery business began to wane, Yancey increased his interests in horse and mule trading, a feed barn, and a harness shop. In 1917, Yancey claimed that he sold more harnesses than any other dealer in Fort Collins and Greeley.

Charles Yancey was also responsible for the construction of several business blocks in Windsor. In 1905, he demolished his Main Street stable with a connected barber shop and a group of investors replaced them with a triple storefront, at 415-417-419 Main Street (5WL.5611, 5WL.5612, and 5WL.5614). At the same time, he constructed a new double storefront at 513-515 Main Street (5WL.5632) and immediately began construction of another four-unit business block at 517-519 Main Street (5WL.5635). Yancey also built the livery building immediately west, at 512 Main Street (5WL.5631). "He has contributed in the most substantial measure to the upbuilding and progress of the town, erecting many of its business houses and various other buildings," states a 1918 biography of Charles Yancey. "His property holdings are the visible evidence of his life of well directed energy and thrift." Yancey was also an active civic leader and booster. He was an early town trustee and served as mayor from 1908 to 1911, when he oversaw construction of the Windsor Town Hall, at 116 Fifth Street (5WL.2050).

Charles Yancey married Flora M. Davis on September 30, 1884, and had seven children: William E., Frank L., Charles L., Thomas M.; two daughters (names unknown); and a son who died in infancy.

The original occupants of this particular building were as follows: 508 Main Street, Western Light & Power Company, offices and electric supply store; 508 1/2 Main Street, Alex Lorenz Tailor Shop; 510 Main Street, offices for Charles Yancey's horse sales; and 510 1/2 Main Street, Charles Yancey's harness shop.

The Western Light & Power Company, with offices at 508 Main Street, was the successor of Windsor's original electrical power franchise, the Northern Light & Power Company, which first supplied a current to the town on February 3, 1909. Western Light & Power merged into the Public Service Company of Colorado on October 23, 1923. Following the electric company, the 508 Main Street unit appears to have remained vacant or lightly used for decades. In 1950 it housed Lebsack Radio Service and, by at least 1954, Windsor Television Service. In 1960, it was the offices of Dr. Ronald R. Hansen. In 1967 Elsie Streeb opened her Peggy Lee Shop at 508 Main Street. The business remained here until 1974, when it moved to 417 Main Street (5WL.5612). Taking the place of the Peggy Lee Shop at 508 Main Street was the Li'L Flower Shop, opened by Cathy Streeb. She sold the business the following year to Sherron Brunner who later moved that business to 417 Main Street. In 1980, Karen Mutz and Carrie Parris opened a record, tape, and poster shop here, calling it WKMCP.

Alex Lorenz's tailor shop was one of the few long-term occupants of this building. Lorenz was born on February 17, 1892, into a German family residing in Russia. He arrived in the United States around 1913. His wife, Molly (also spelled Mollie) Lorenz was also born into a German family in Russia around 1899 and immigrated to the United States in 1907. They had at least two children, Edward A. and Elsie Lorenz. In addition to his alteration work, Lorenz was noted for his custom-made suits. By 1940, his business also included dry cleaning and pressing. Lorenz sold the dry-cleaning aspect of his business in 1946 to M.H. Stevenson, who continued the business as Windsor Cleaners & Tailors. Lorenz remained at this location, however, concentrating on making beaded leather sport jackets. He returned to alterations and other routine tailoring after it became difficult to secure the kind of leather he preferred for his jackets. In 1960 Lorenz moved his business to the basement of his house at 810 Main Street, where he continued to work through at least 1980. Alex Lorenz died on June 9, 1988, in Greeley. After the departure of Windsor Cleaners and Tailors before 1964, the unit at 508 1/2 Main Street hosted Earl's Floor Covering.

510 Main Street was originally Charles Yancey's own office, which he maintained until his death. From this office, Yancey participated in his life's passion, horse dealing. As Windsor historian Roy Ray noted, Yancey "loved horses and liked to swap them, a profession he followed more or less until his death...even after general use of the auto killed the livery business." It was later the longtime home of the Cozy (or Cosy) Inn, a lunch counter also selling 3.2-percent beer. William J. Thoennes opened the restaurant and bar in 1940. He was born in Indiana around 1885. His wife, Dora Thoennes, was born in Nebraska or Colorado (some sources say Germany) around 1887. They had at least one child, a son, Glenn A. Thoennes. In 1920, William Thoennes worked as a carpenter. A decade later, he was a janitor for Windsor's public schools. Thoennes operated the business only briefly. Prior to 1953, owners and operators included Emma Manweiler; Henry Yeager; Henry Simon; Paul and Laura Jones; Ed May and Calvin Burmeister; and Ed and Helen Meyer. That year, however, Helen Schanals purchased the Cozy Inn and operated it until 1968, when she sold the business to Ray and Nancy Weinmeister. Subsequent owners were Max Gutierrez, Margaret Figueiredo, Arlen Brown,

and Bill Davis. The restaurant and bar closed for good in 1974.

Following the closure of Charles's Yancey's harness shop, the unit at 510 1/2 Main Street had no long-term renters.

This building was one of the first to be considered for a German Old World façade following the arrival of the Kodak plant in Windsor. In January 1969, Fred Frantz, of the Ex-Cell Corporation of Fort Collins, revealed an artist's rendering of this façade with his firm's interpretation of the deign motif. It is unclear whether the Ex-Cell façade was the one installed, but this building was among the first to receive a facelift, in August 1970. At the time, Ronald Hansen, D.O. owned the business block, which he continued to do through the early 1980s.

Edward R. and Jo Ann Starck purchased this property prior to 1986, when they transferred it to Star Contracting, Inc., the current owner. The large metal building at the north end of the lots was completed in 1987. At the time of this survey, the occupants were 508 Main Street, Mr. Handyman; 508 1/2 Main Street, Loan Perfect; 510 Main Street, Wheeler GMAC Real Estate; and 510 1/2 Main Street, Happy Paws. Weeks Small Engine Repair occupied the metal building.

36. Sources of information:

Weld County Assessor Property Profile.

Warranty Deed 2082355. Weld County Clerk and Recorder.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 46, 84.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 134, 138, 141-2, 148.

U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625_172; Page: 17B; Enumeration District: 230; Image: 328.

U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625_172; Page: 6B; Enumeration District: 231; Image: 342.

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

U.S. Census of 1930. Windsor, Weld County, Colorado; Roll: 251; Page: 2A; Enumeration District: 23; Image: 692.0.

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.

Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900, January 1906, May 1911, and November 1921.

Warranty Deed. From Bertha A. Webster to C.A. Yancey, 2 September 1914. Weld County Clerk and Recorder, book 401, p. 346.

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: **1915-1958**

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 numerous businesses, including longtime tenants Alex Lorenz Tailor Shop and the Cozy Inn. The building was also important as a downtown business incubator. Several business started in these small storefronts before growing and, subsequently, moving to larger downtown locations. 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 1915, 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. 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

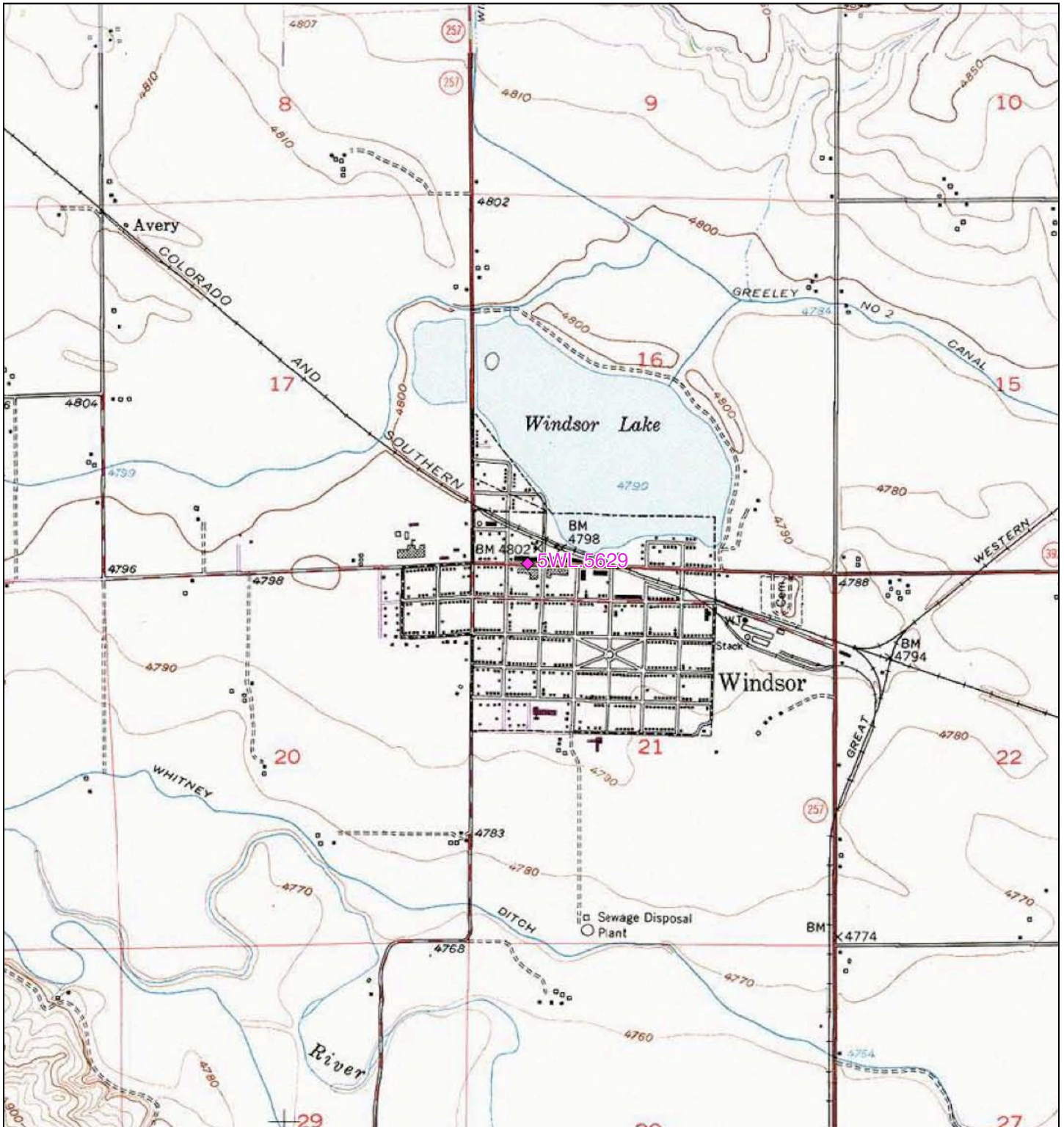
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst508-510 - 1 to mainst508-510 - 7**
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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