

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.5631** Parcel number: **080716307006**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Yancey Livery Stable; Windsor Motor Car Company; Streeb's Garage**
- 6. Current building name: **Brunner Building; John Brunner & Company**
- 7. Building address: **512 Main Street**
- 8. Owner name: **John G. Brunner, Mary Brunner, and Sherron A. Brunner**
- Owner organization:
- Owner address: **33847 Siasconset Rd  
Windsor, CO 80550**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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 **21**
10. UTM Reference Zone: **13**  
Easting: **508058** Northing: **4481064**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lots 13 and 15 and a half interest in a brick wall of the eastern edge of Lot 17; 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: **7,500 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
**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: **Roof Treatment/Decorative Cornice**  
**Window/Glass Block**
21. General architectural description:  
**This building is oriented to the south. The nature of the foundation could not be determined. The walls of the original portion of the building consist of red, pressed bricks, set in a 7-over-1 common bond. The bricks are painted white on the exposed east elevation. Cladding the front (south) façade is a veneer of tan, glazed bricks. The brickwork features a belt course above the first story and a protruding, elaborately corbelled cornice. A large, single-story addition across the rear (north) elevation has sheet metal walls. The first story of the symmetrical façade features two larger storefronts flanking a slightly smaller garage opening at the center. The storefronts have plate-glass windows and doors, with brown wood frames. The doorway for the east storefront opens to the west while the doorway for the west storefront opens in the center. Spanning above the doorways and windows are transoms, shaded beneath retractable canvas awnings. Dominating the center of the façade's first story are paired, 6-light wood doors, painted brown. Evenly spaced across the façade's second story are window openings hosting 1-over-1-light, double-hung sash windows, with brown-painted wood frames. Framing each window opening is elaborate brickwork. Punctuating the first story of the east elevation are six small window openings. Each has been boarded shut. The first story of the rear elevation could not be surveyed due to high walls surrounding the northern half of the property. However, the second story hosts two window openings. The eastern opening now has glass blocks while the western opening has been boarded shut. A rubber membrane covers the nearly flat main roof, while sheets of metal cover the shed roof of the addition. A flagpole protrudes above the center of the front (south-facing) parapet.**
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial 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 north side of the street, between 508-510 Main Street to the east and 514 Main Street to the west. Separating the building's front (south) facade from the street is a concrete sidewalk. Brick and concrete block walls surround the northern half 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: **1913; façade remodeled in**  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.**  
**"Knemeyer Building in Windsor is Improved." *Fort Collins Courier*, 10 November 1921, p. 5.**
26. Architect: **Original architect unknown; 1921 façade architect Montezuma W. Fuller**  
Source of information: **"Knemeyer Building in Windsor is Improved." *Fort Collins Courier*, 10 November 1921, p. 5.**
27. Builder: **Original builder unknown; 1921 façade builder Lindenmeir Brothers**  
Source of information: **"Knemeyer Building in Windsor is Improved." *Fort Collins Courier*, 10 November 1921, p. 5.**
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 1909. However, Roy Ray's History of Windsor indicates that it was built in 1913. An analysis of the style, materials, and historical records, including Sanborn maps and directories, corroborates a 1913 date of construction. F.H. Knemeyer hired prominent Fort Collins architect Montezuma W. Fuller to redesign the façade, which Lindenmeir Brothers contractors installed in 1921. It remains almost entirely intact. The building has had a single-story, rear addition since at least 1921, although the current structure may be newer.**
30. Location: **Original Location** Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**
32. Intermediate use(s): **Commerce and Trade/Specialty Store**
33. Current use(s): **Commerce and Trade/Professional**  
**Commerce and Trade/Specialty Store**
34. Site type(s): **livery, professional office**
35. Historical background:  
**Charles Albert Yancey, one of Windsor's preeminent pioneer entrepreneurs and civic boosters, acquired this property in 1912 and completed the present building in 1913 as the Yancey Livery Stable. 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 away 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, at 415-419 Main Street. 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 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 four-unit storefront immediately east, at 508-510 Main Street (5WL.5629). "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.

This 1913 building was the most substantial edifice constructed for Yancey's extensive livery and horse-trading business. Yet it was also the shortest-lived as the emerging automobile quickly eroded and ended the livery business in America. Prior to 1921, Yancey sold this building to F.H. Knemeyer who converted it into the Windsor Motor Company, a Ford dealership. Knemeyer hired Fort Collins's leading architect, Montezuma W. Fuller, to design a new, modern façade for the building. According to the *Fort Collins Courier*, the new façade featured "a white pressed brick front, with ornamental cornice, and five plate glass windows." Installing the façade were prominent Fort Collins builders Lindenmeir Borthers. The new façade followed shortly after the paving of Main Street, causing the *Courier* to remark: "The street in front of the building is paved and with the new front the building is the best in Windsor."

The Windsor Motor Car Company operated for many years. Then E.W. Webber took over the building, operating it as the Webber Motor Company. Dell Curtis then ran an auto repair shop in the building before Gerhard Streeb and Henry Streeb acquired the building for Streeb's Garage. The Streebs specialized in Dodge and Plymouth automobiles, but repaired all makes and models of cars as well as tractors.

In 1946, John Brunner & Sons, a farm implement and appliance shop, moved into this building from 406 Main Street (5WL.5607), where it had been since 1920. The firm sold Minneapolis-Moline farm machinery, Eversman land levelers, Westinghouse radios and appliances, Westinghouse and Zenith televisions, and Youngstown kitchens. Brunner & Sons also repaired all makes of farm equipment and performed electrical and plumbing contracting. John Brunner was born to a German family in Russia and arrived in Windsor at the age of 17. He initially was a partner with George Manweiler in the farm implement business. Assisted by his son Henry Brunner, John was joined in the business by his daughter, Erna, in 1944. In 1947 Gerhart Brunner joined the family business, with his son, John, coming on board in 1960. The elder John Brunner died in 1964 and Henry in 1968. The remaining members of the family reorganized and incorporated the business in 1973 as John Brunner & Company, with John Brunner serving as president. At the time of this survey, the firm specialized in plumbing, heating, and electrical contracting and supplies. The business consumes most of the building; however, LSI Insurance, Rick Meis, agent, occupies the western storefront and a portion of the second floor.

36. Sources of information:

Weld County Assessor Property Profile.

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.

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

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 134-135.

"Charles A. Yancey." In *History of Colorado*, vol. III, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, pp. 165-68.

Deeds book 362, page 21; and book 323, page 536. Weld County Clerk and Recorder.

"Knemeyer Building in Windsor is Improved." *Fort Collins Courier*, 10 November 1921, p. 5.

## 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: **Architecture**  
**Commerce**  
**Transportation/Road-related (vehicular)**

40. Period(s) of Significance: **Architecture, 1921; Commerce, 1913-1958; Transportation/Road-related (vehicular), 1913**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant under National Register Criterion A (State Register Criterion A, Windsor Landmark Criterion 2b) for its association with the maturation of Windsor's downtown commercial district. The building hosted the enterprise of one of Windsor's most prominent businessmen and civic leaders, Charles Yancey. As well, the building is particularly illustrative of the transition from horses to automobiles for personal transportation; it is a former livery stable turned automobile service garage. The building is architecturally significant under National Register Criterion C (State Register Criterion C, Windsor Landmark Criterion 1a) as an intact example of the Early Twentieth-Century Commercial style. Montezuma W. Fuller, Fort Collins's preeminent architect, designed the current facade, which was installed in 1921. It is one of the most intricate and intact examples of the Early Twentieth-Century Commercial style in downtown Windsor. Character-defining features include the flush entrances, window transoms, decorative brickwork, and a corbelled cornice. The levels of architectural and historical significance, combined with physical integrity, are 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 1913 and remodeled in 1921, this commercial building exhibits a high 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 only notable alterations have been the construction of an addition, which is smaller in scale, different in materials, and entirely isolated to the rear elevation.**



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**The building exhibits sufficient physical integrity to convey its historical and architectural significance.**

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**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
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**VIII. RECORDING INFORMATION**

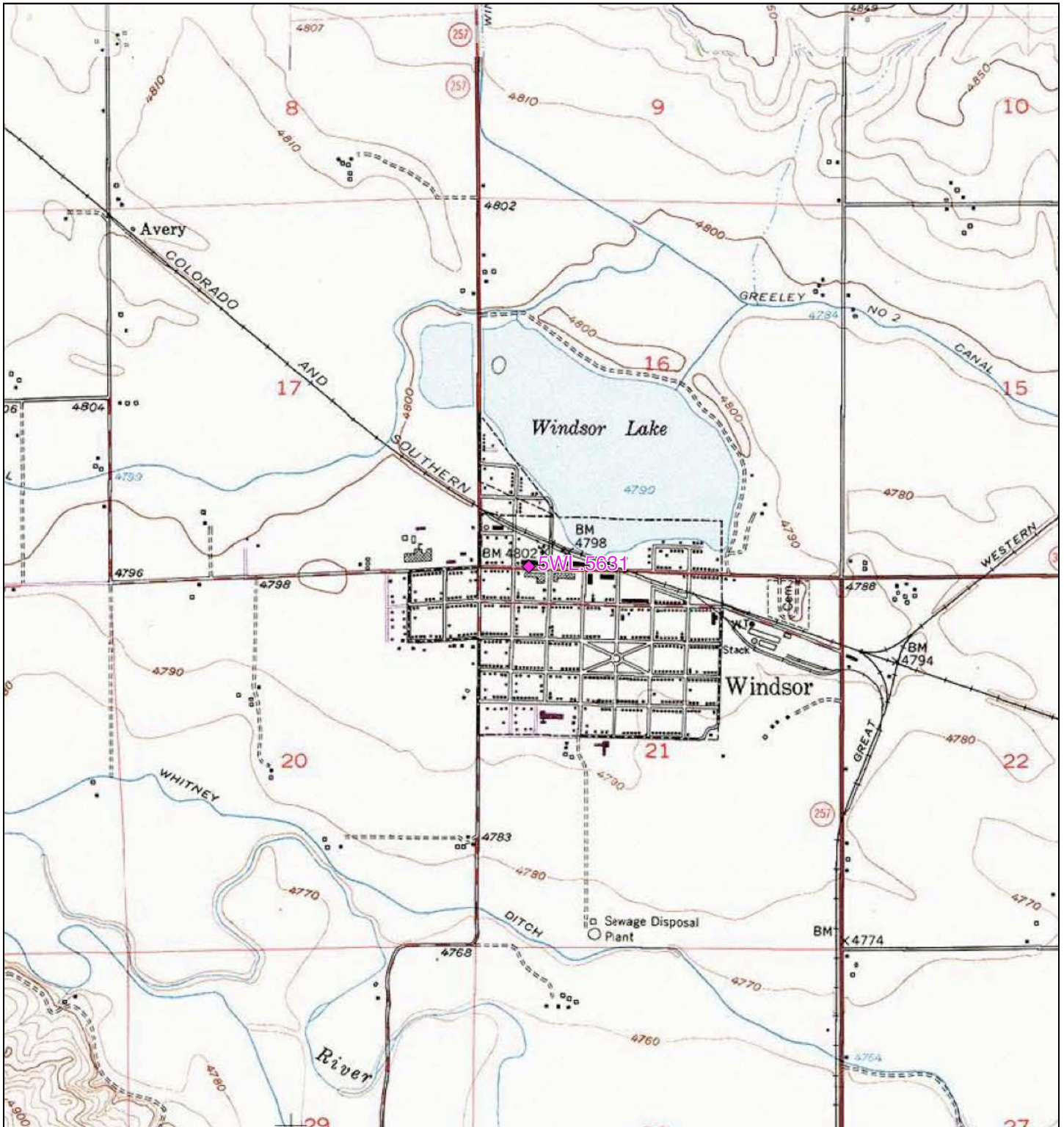
47. Digital photograph file name(s): **mainst512 - 1 to mainst512 - 4**  
Digital photographs filed at: **Town of Windsor  
301 Walnut St  
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **4/29/2008**
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel 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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