

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.5632** Parcel number: **080721204016**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Yancey Block**
- 6. Current building name: **Rasmussen Block**
- 7. Building address: **513-515 Main Street**
- 8. Owner name: **Pauline and Robert Roy Rasmussen**
- Owner organization:
- Owner address: **3603 S Ingalls St
Denver, CO 80235**

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**
NW 1/4 NE 1/4 NW 1/4 NW 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508119** Northing: **4480797**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 14 and 16; 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: **7,686 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
Concrete/Concrete Block
- Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Decorative Cornice
Window/Segmental Arch
Balcony

21. General architectural description:
Oriented to the north, this double-storefront, commercial building rests on a sandstone foundation, largely concealed beneath the asphalt parking lots flanking the east and south sides of the building. However, a portion of the front (north-facing) elevation of the foundation is exposed and clad in rock-faced, pink sandstone blocks. The walls consist of red, pressed-bricks, set in a 7-over-1 common bond. Covering the front façade is a veneer of tan bricks, with thin, white mortar. Those bricks framing wrought-iron beams spanning above the windows and entrance are pressed into a running egg-and-dart pattern. An addition to the eastern half of the rear (south) elevation consists of white-painted concrete blocks. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Those windows appearing in the façade are paired and open between rock-faced, buff-colored sandstone sills and lintels. Flanking them are blue-green painted, board-and-batten shutters. Windows in the side and rear elevations open between sandstone sills and segmental arches, with brick voussoirs. Many of the windows in the rear elevation have either been bricked or boarded shut. The westernmost window in this elevation's first story now hosts ductwork extending up the exterior wall and venting near the roofline. Dominating the first story of the rigidly symmetrical façade are plate-glass windows, with blue-green painted wood and metal frames. Transoms above these windows and the principal doorways have been enclosed with khaki-painted sheets of plywood. The kickplates have been replaced with a brick veneer that resembles, but does not exactly match, the rest of the façade. The principal entryway opens within a canted recess, with a sandstone floor, at the center of the façade. It hosts three doorways. The eastern doorway, with an aluminum-framed, plate-glass door, is addressed 513 Main Street and provides access to the eastern storefront. Opening in the center are paired, glass-in-wood-frame doors, leading to an interior staircase and the second story. This doorway is addressed as 513 1/2 Main Street. The western doorway is identical to the eastern doorway. However, it is addressed as 515 Main Street and provides access to the western storefront. Spanning above the windows and doorways is a white-painted, wrought-iron beam. The face of the beam hosts evenly spaced cast-iron rosettes, with fleurs-de-lis concealing the joints. Paired, white-painted, vertical plank doors dominate the first story of the south elevation of the concrete-block addition. Opening in the south elevation of a small, shed-roofed wing attached to the west elevation of this addition is a white-painted wood slab door, approached by concrete steps. Another pink-painted, 6-panel, metal door opens just west of center in the rear elevation. West of this doorway are paired, white-painted, vertical plank doors.

Wood slab doors open in the centers of each half of the rear elevation's second story, sheltered beneath pent-roof hoods. These doorways provide access to a complex of wood unsheltered balconies and second-story porches, which also extend across the flat roof of the concrete-block addition. A metal staircase descends from north to south at the center of the balconies/porches. A cast-iron cornice protrudes above the façade. It consists of three different sizes of scroll brackets and round projections across the frieze. The frieze of the rounded pediment at the center of the cornice hosts the words "YANCEY / BLOCK / 1905." A rubber membrane covers the shed roof. Small brick chimneys protrude from the stepped parapets above the side elevations and emerge from the rear wall.

22. Architectural style: **Nineteenth-Century Storefront**

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 a macadam-paved lot to the east and 517-519 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: **1905** Actual Estimate

Source of information: **Pediment on cornice.**

"Yancey Business Block Completed at Cost of \$7,000. In *The Poudre Valley*, 11 November 1905.

26. Architect: **Alice "Allie" M. Felmlee**

Source of information: **"Yancey Business Block Completed at Cost of \$7,000. In *The Poudre Valley*, 11 November 1905.**

27. Builder: **Alice "Allie" M. Felmlee**

Source of information: **"Yancey Business Block Completed at Cost of \$7,000. In *The Poudre Valley*, 11 November 1905.**

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

Source of information: **"Yancey Business Block Completed at Cost of \$7,000. In *The Poudre Valley*, 11 November 1905.**

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

29. Construction history:

According to Weld County assessor records, this commercial building was constructed in 1905. An analysis of the style, materials, and historical records corroborates this date. The most notable alteration has been the construction of the concrete-block addition to the eastern half of the rear (south) elevation. This addition appears to date to the Henry Yauk period of ownership (1943 to 1956), when the demand for custom meat processing and frozen meats would have required a larger cold-storage area. The building never received the 1970s German Old-Wor;d Motif façade treatments applied to most downtown buildings, gaining only the shutters flanking the second-story windows in the façade. The transoms above the first-story windows and doorways appear to have been boarded shut at that time.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Defense/Armory**

Commerce and Trade/Business

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

Commerce and Trade/Restaurant

33. Current use(s): **Vacant/Not in Use**

34. Site type(s): **Double Storefront**

35. Historical background:

This double storefront was constructed by Alice "Allie" M. Felmlee for one of Windsor's preeminent pioneer entrepreneurs, Charles Albert Yancey. He 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, on the south side of Main Street's 400 block. This wood-frame building hosted a towering false-front advertising "Livery, Feed, and Exchange Stable, C.A. Yancey." 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 this double storefront at 517-519 Main Street and after its completion, constructed the adjacent four-unit business block at 517-519 Main Street (5WL.5635). Yancey also built a livery building across the street, at 512 Main Street (5WL.5631), and another four-unit storefront 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.

Around 1905 Yancey purchased previously undeveloped lots west of the American Hotel, on the south side of Main Street's 500 block. By May, he had decided on plans for a new business block. It would be 50-by-70 feet and consist of a single-story, double storefront. But as the *The Poudre Valley* noted on May 13, the building was "... arranged so that upper stories may be added conveniently at any future time." Later that month, Yancey decided to go ahead and build a second story when he contracted local builder A.M. Felmler, who would also design the edifice.

The Yancey Block was completed in early November 1905 at a cost of \$7,000 and was the first new building to ever receive a full-page article with an enormous photograph in Windsor's *The Poudre Valley* newspaper. Editor Roy Ray imbued the business block with historical significance linked to Yancey and future success of Windsor:

"For 18 years [Yancey] has been connected with the development of Windsor....He is one of the most successful liverymen in this valley, and anyone with the least acquaintanceship with the man may readily guess the keynote of his success. It is progress, and thorough attention to details. He would make the same success with any other line of business which he might undertake. He believes that what is worth doing at all is worth doing well. That is why the Yancey Block is the most substantial improvement Windsor can boast of, and the building is not surpassed in appearance by any in Northern Colorado."

The article goes on to boast about the large show windows. "The lower front has the appearance of, and in fact is, nearly all plate glass." The veneer cladding the façade was comprised of tan-gray, pressed brick, which was then oiled to improve its luster. Contractor Felmler manufactured the rest of the bricks at his brickyard west of town. Crowning the building was the most unique cornice in Windsor. "The cornice is of the latest pattern," notes *The Poudre Valley*, "and was designed by the architect for this particular building."

The first floor originally consisted of two 25-by-70-foot storerooms, with floors of vertical yellow pine. The brick wall separating the storerooms contained "a blind archway, which will permit them to be thrown into one at any time desired with little expense." The second floor originally contained 17 rooms, including "a parlor, bathroom, toilet room, and a linen closet." Yancey leased the second to the adjacent American Hotel, at 511 Main Street, as an annex. The hotel was demolished in 1952, and the rooms in the Yancey Block were reconfigured into two apartments.

The history of its first-story businesses are presented below.

EASTERN STOREFRONT / 513 MAIN STREET:

This portion of the building originally housed a Colorado National Guard Armory, before it moved to its new building at 207 4th Street (5WL.5599). By 1921, the occupant of this storefront was a tire shop. Through the 1930s, this half of the Yancey Block was home to Eichler's Grocery & Market, owned and operated by "Deac" Eichler. The business was one of the most popular of Windsor's many markets. Deac Eichler promoted the business with slogans such as "the little store complete" and "ECONOMY-with it none can be poor; without it, none can be rich; with us it is quality, service, and economy." Eichler closed his grocery store in 1943 and was replaced here by Yauk's Grocery & Market. Henry Yauk had owned the Farmer's Market & Grocery in Severance since 1932 and, in 1935, installed one of the first cold storage locker systems in Colorado. Yauk then leased Windsor's Community Cold Storage from the Chris Schmidt family in 1942, merging that business with Eichler's in 1943. Yauk's Market specialized in custom slaughtering, processing, and curing and smoking. In 1947, the family installed stainless-steel cold storage lockers in their Yancey Block market. Demand increased, particularly for frozen meat, and the Yauk family constructed a new facility one mile south of Windsor. They closed their Main Street location in 1956.

By 1964, this storefront housed Windsor Cleaners & Shoe Repairing. Lammert Rens opened Design Interiors in this half of the building in 1974, and remained here through the 1980s. The business appears to have shared space with Life Style Furniture.

WESTERN STOREFRONT/515 MAIN STREET

The western half of the Yancey Block originally housed a confectionary and billiards parlor. Sometime prior to December 1913, Guy Coleman had opened a lunchcounter in this storefront. That month, however, Mr. and Mrs. B.W. Snook, of Fort Collins, purchased the cafe and operated it through the 1920s. In the 1940s, this half of the building was home to R.W. Turner and C.C. French's Gambles Store, a national hardware and furniture franchise. By 1950, the storefront hosted Windsor Tire Service, which became Karl's Tire Service by 1950 and, finally, Ed's Tire Service prior to 1955. Owner Ed Schlitt sold U.S. Tires and offered front-end correction and Merill electronic tire balancing. The business remained here through at least 1960. By 1964, this storefront housed a self-service laundromat.

Ric Hansen appears to have owned this property prior to 1982. He sold it in 1994 to Ingham Glassburn Investments, LLC. Pauline and Robert Roy Rasmussen, the current owners, acquired the building and lot from Ingham Glassburn Investments in 2002. The building was vacant at the time of this survey.

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.

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

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

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 135, 141-2.

"Charles Yancey's buildings endure in downtown." *Windsor Beacon*, 4 March 1970.

"Windsor." In *Fort Collins Courier*, 23 January 1907, p. 11.

"Yancey Business Block Completed at Cost of \$7,000. In *The Poudre Valley*, 11 November 1905.

***The Poudre Valley*, 13 May 1905 and 27 May 1905.**

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**

40. Period(s) of Significance: **Architecture, 1905; Commerce, 1905-1957**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant under National Register Criterion A (State Register Criterion A and Windsor Landmark Criterion 2b) for its association with the economic development of Windsor, particularly of its downtown commercial district. The double storefront was the product of one of the town's preeminent entrepreneurs, Charles A. Yancey, revealing the level of success he had obtained as the town boomed at the turn of the twentieth century. The building has served as home to many retail businesses and restaurants. The building is also significant under National Register Criterion C (State Register Criterion C and Windsor Landmark Criterion 1a) as the most intricate example of a nineteenth-century commercial architecture in Windsor. Intact character-defining features include the bracketed, cast-iron cornice; heavy lintels; and a recessed entry. Most of Windsor's downtown commercial buildings received a German Old-World Motif façade treatment in the 1970s. However, the motif was never fully applied to this building and, thus, it remains the town's most intact example of this architectural style and form. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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 1905, this double storefront exhibits a moderately 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 building retains its original façade with cast-iron cornice, most of its original windows, and other key character-defining features. The only notable alterations have been the construction of the concrete-block addition, isolated to the rear elevation, and the covering of the window and door transoms across the façade. This building retains 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

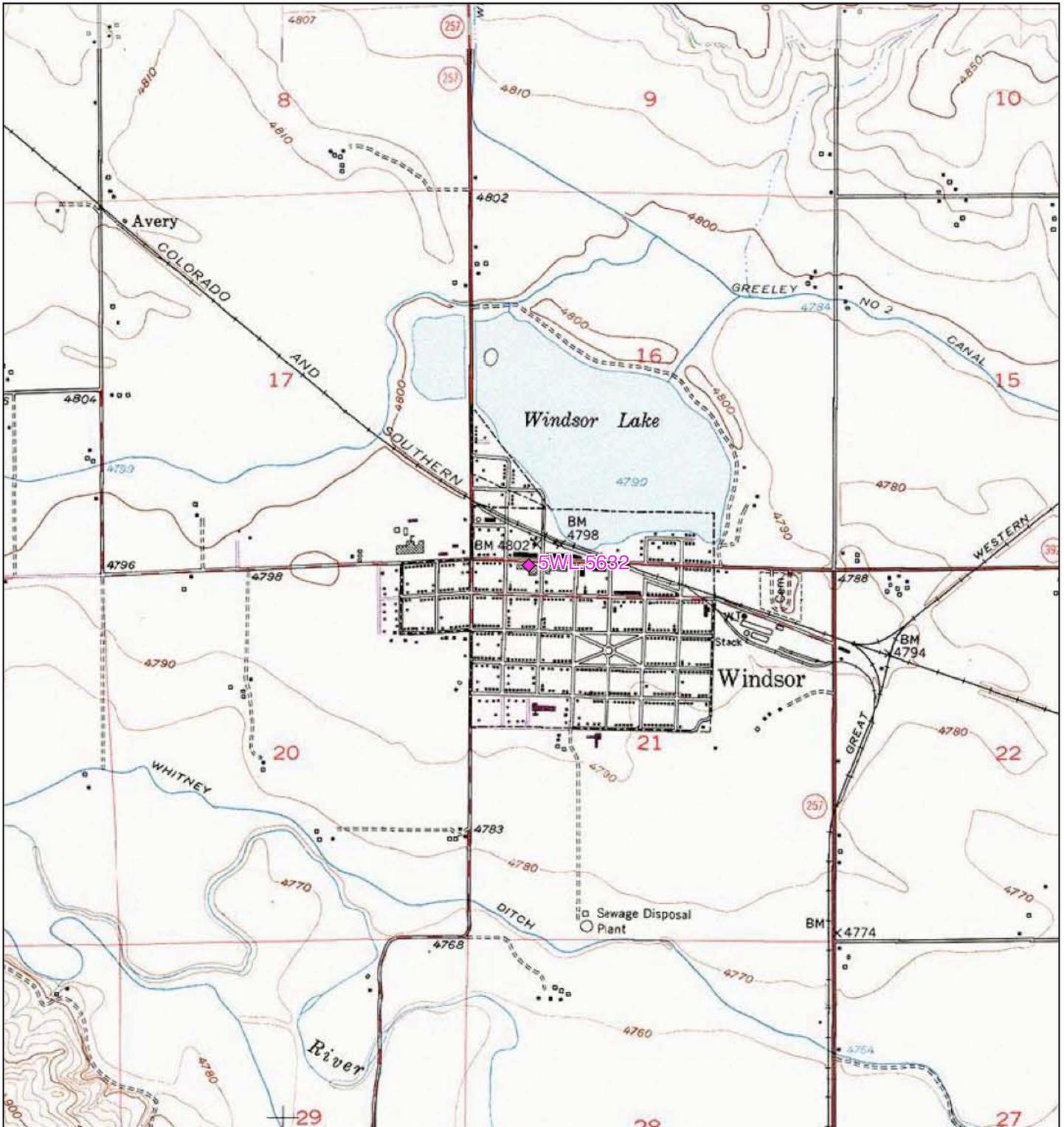
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst513-515 - 1 to mainst513-515 - 4**
Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **10/26/2007**
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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