

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.5599** Parcel number: **080721202003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Windsor Colorado National Guard Armory; Windsor Theatre; Kindred's Garage; Schlitt's Garage; Scott's O.K. Rubber Welders**
- 6. Current building name: **Tom Ladd Plumbing**
- 7. Building address: **207 4th Street**
- 8. Owner name: **Thomas G. Ladd**
- Owner organization:
- Owner address: **207 4th 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**  
**NW 1/4 NW 1/4 NE 1/4 NW 1/4** of section **21**
10. UTM Reference Zone: **13**  
Easting: **508305** Northing: **4480991**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Northern 40 feet of the southern 135 feet of Lots 26, 28, 30, 32 and the northern 5 feet of the southern 140 feet of Lots 26, 28, and 30; Block 11**  
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: **2,160 square feet**
16. Number of stories: **2**
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: **Roof Treatment/Decorative Cornice**  
**Window/Segmental Arch**
21. General architectural description:  
**This building is oriented to the west. The nature of the foundation could not be determined. The walls consist of red, pressed bricks, set in a 6-over-1 common bond. Pink stucco, with tan stucco and red-brick trim, covers the front (west) façade. Crowning the façade is a corbelled stucco and brick cornice. The side (north and south) elevations are largely unpainted, except for the westernmost portion of the south elevation, where a band of white-paint covers the "N" of a faded wall-painted sign reading "NASH." Enclosing the rear elevation are red-painted sheets of plywood. All of the windows opening in the façade are single-light fixed frame, with reflective glazing and black aluminum frames. They have protruding, tan stucco surrounds and open beneath brick headers or segmental arches. Green, louvered shutters flank the windows opening in the second story. The principal doorway opens to the north of the southernmost set of windows in the façade. It hosts a plate-glass door, with a black aluminum frame. A secondary doorway opens near the center of the rear (east) elevation. It hosts a white-painted metal slab door. Opening in the second story of the rear elevation, north of center, is a plywood hatch, on metal strap hinges. A rubber membrane covers the nearly flat roof.**
22. Architectural style: **No Style**  
Other architectural style:  
Building type:
23. Landscape or special setting features:  
**This building is located in Windsor's commercial district, between 201-205 4th Street to the north and 213-215 4th Street to the south. Separating the building's front (west) facade from the street is a concrete sidewalk. A chain-link fence encloses a concrete parking area behind (east of) the building.**
24. Associated building, features or objects:  
**Shed 1**  
**A standard prefabricated or modular shed is located east of the southeast corner of the principal building and west of Shed 2. Oriented to the east, the building appears to rest on a concrete slab. The walls consist of white-painted plywood or particleboard, with gray-painted cornerboards. Dominating the front (east) elevation are paired plywood doors, opening on metal strap hinges. Gray asphalt shingles cover the front-gambrel roof.**

**Shed 2**

A small shed is located to the east of the principal building and Shed 1. Oriented to the west, the building appears to rest on a concrete slab. The walls consist of tan-painted sheets of plywood or particleboard, with brown-painted cornerboards. Gray asphalt shingles cover the shed roof.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1910**  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. 86.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **L.C. Schmidt**  
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 86.**
28. Original Owner: **Colorado National Guard**  
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 86.**
29. Construction history:  
**According to Weld County Tax Assessor records and a plaque on the façade, this building was constructed in 1900. However, Roy Ray's *History of Windsor* indicates that the building was completed and dedicated on September 4, 1910. An analysis of the style, materials, and historical records, including Sanborn maps and directories, corroborates a 1910 date of construction. Because of the existing façade treatment, installed after 1996, it is impossible to determine how this building's modifications for other uses affected the original façade. This building originally filled the entire lot to the alley delimiting the eastern edge of the property and consisted of a two-story office building to the west and a large, single-story assembly hall and, later, garage to the east. This garage area began to crumble and was demolished in the 1970s, leaving only the present two-story portion of the building.**
30. Location: **Original Location** Date of move(s):

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Defense/Armory**
32. Intermediate use(s): **Recreation and Culture/Theater  
Commerce and Trade/Specialty Store**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **Armory; Theater; Garage; Plumbing Shop**
35. Historical background:  
**Builder L.C. Schmidt constructed this building for \$8,000 in 1910 as a Colorado National Guard armory. Windsor's short-lived Company E of the Colorado National Guard was mustered in by Major Lee on October 25, 1909, with Dr. J.H. Shane serving as captain. The company established temporary headquarters in the eastern storefront of the recently completed Yancey Block, at 513 Main Street (5WL.5628), while Schmidt worked on a permanent armory. Colorado Governor John F. Shafroth, assisted by former Governor Judd Brush, dedicated the new armory on September 4, 1910. The ceremony included a grand military demonstration. But the company failed to attract recruits and more active armories in nearby towns rendered this one redundant. Company E disbanded around 1912.**
- That year, however, local undertaker G.I. Richards opened a movie theater in the building, the first large-scale and successful enterprise of its kind in the town. In 1914, Richards again moved the theater, this time to 514 Main Street (5WL.5633).**
- After the movie theater vacated this building, W.C. Kindred converted it into a sales and service garage, initially selling Nash automobiles. It may have been known at that time as the Lexington Garage. J.G. Clous later took over the business followed by George Schlitt and son, Ed, around 1940. In addition to Ford automobiles, Schlitt's Garage sold Texaco gasoline and oils. The business remained here through 1948.**
- Following the closure of Schlitt's Garage, this building hosted Scott's O.K. Rubber Welders (also known as O.K. Scott Rubber Welders), which offered vulcanizing, recapping, new and used tires, complete tire and battery service, and**

general automobile repairing. L. Earl Scott purchased this business from G.S. McCann in 1943. Scott moved the business from 410 1/2 Main Street (no longer extant) to 415 Main Street (5WL.5611) before moving to this former armory. Scott's O.K. Rubber Welders was one of the oldest single-owner businesses in Windsor when Earl Scott sold it in 1976 to Ted and Marion Koolstra. They renamed the business Windsor Service Center.

Arthur J. Gallegos and Gerald E. Gallegos acquired this property from the Koolstras in 1982. They sold it to Richard C. and Katherine L. Brough in 1986. Thomas G. Ladd, the current owner, purchased the building and lots from the Broughs in 1996. He uses it as the office and warehouse for Tom Ladd Plumbing & Heating.

36. Sources of information:

Weld County Assessor Property Profile.

Deeds 2039588 and 2508926. Weld County Clerk and Recorder.

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. 84, 86.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 143-4.

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: **Military  
Commerce**

40. Period(s) of Significance: **Military, 1912; Commerce 1914-1958**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant for its association with the brief existence of Windsor's Colorado National Guard company. It was constructed as an armory for this group. It is also historically significant for its association with the development of downtown Windsor. The building served as an automobile sales and service garage from 1914 through the 1980s, hosting one of the town's oldest single-owner businesses. 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 1910, this former armory and garage 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 new façade treatment after 1996 and the demolition of the more than half of the building have removed almost all character-defining features. This property lacks 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**

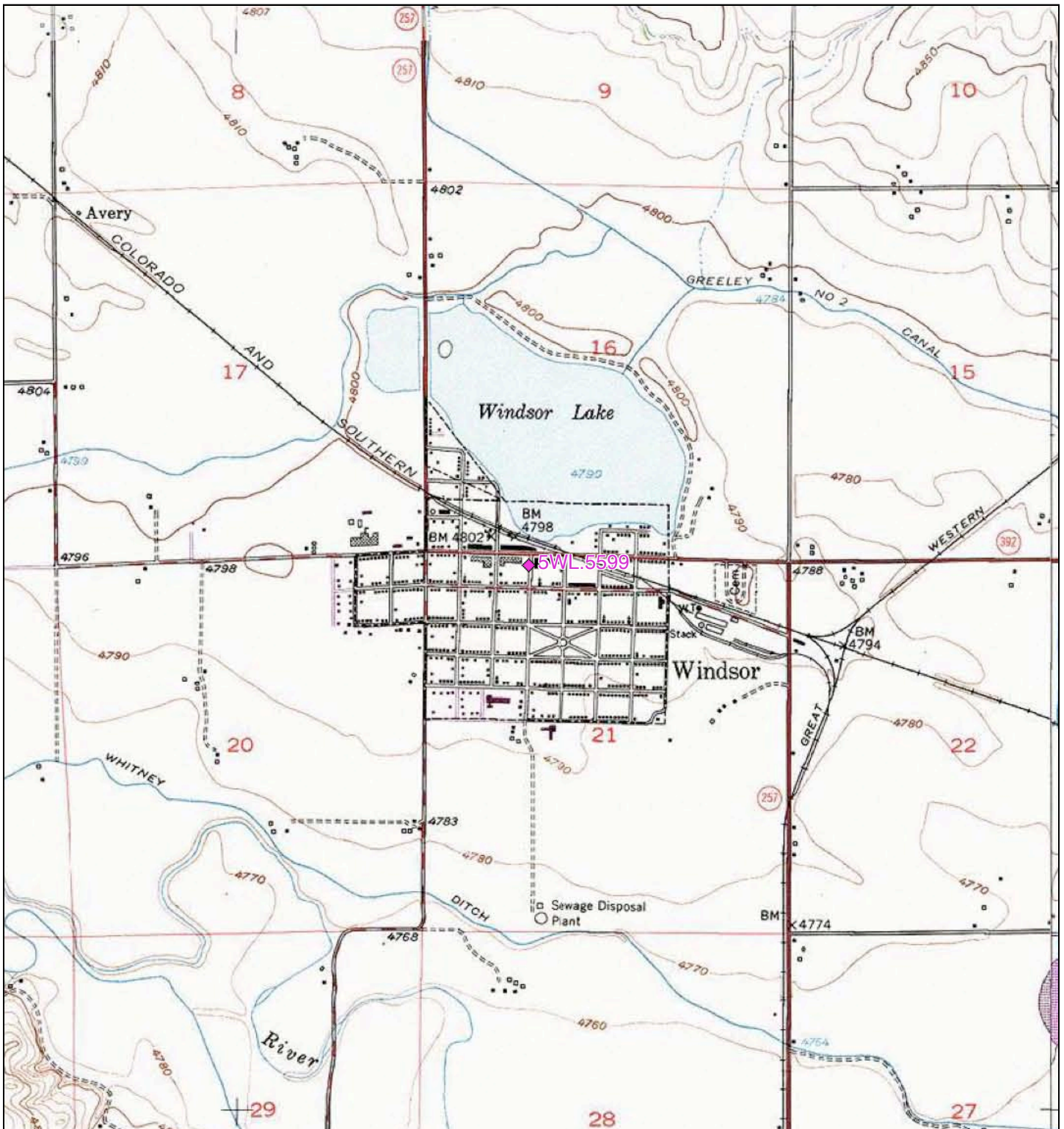
- 47. Digital photograph file name(s): **4thst207 - 1 to 4thst207 - 5**
- Digital photographs filed at: **Town of Windsor  
301 Walnut St  
Windsor, CO 80550**
- 48. Report title: **Downtown Windsor Survey Report**
- 49. Date(s): **4/29/2008**
- 50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and 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

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com