

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5604** Parcel number: **080716308015**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **George Manweiler Agricultural Implements**
- 6. Current building name: **Martin & Martin Building**
- 7. Building address: **400 Main Street**
- 8. Owner name: **Martin & Martin Properties, LLC**
- Owner organization:
- Owner address: **4125 W Noble Ave #381
Visalia, CA 93277**

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 **SW** 1/4 **SE** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508339** Northing: **4480839**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 1; Block 5**
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

Beginning at the southeast corner of Lot 1, Block 5, running east 100 feet more or less along the north line of Main Street to a point where the north line of Main Street intersects the east line of Fourth Street; thence north to the south line of the Colorado & Southern Railroad right-of-way; thence northwesterly along said right-of-way to a point north of the northwest corner of Lot 1, Block 5; thence south to the point of beginning.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **4,459 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **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: **None Applicable**
21. General architectural description:
Oriented to the south, this building rests on a concrete foundation. Stucco clads the exterior walls. The bottom 4 feet of the walls are tinted brown and consist of raised squares beneath a projecting watertable. The rest of the wall is tinted tan, with a brown projection corresponding to the tops of the doors. All windows have faux divided lights and are generally 9-light fixed frame, with dark-tinted glazing and brown, aluminum frames. Those in the rear elevation are 6-light. Doorways in the front (south) façade have brown, aluminum-frame doors, with 12-light glazing. Those corresponding to units A, B, and C have sidelights. Units A and C also have transoms. The easternmost doorway lacks both transoms and sidelights. Some doorways and windows have green canvas awnings above them. Rear elevation doorways host brown-painted, 6-panel metal doors. A rubber membrane covers the nearly flat roof. A brown stucco cornice protrudes from the parapet.
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 north side of the street, between a railroad right-of-way and undeveloped lots to the east and 404 Main Street to the west. Separating the building's front (south) facade from the street is a concrete sidewalk. Concrete also covers a parking lot behind (north 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: **1934** 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: **George Manweiler**
Source of information: **Mountain States Telephone and Telegraph Company. Telephone Directory [for Weld County]. Consulted 1927 through 1964.**
Lindblad, Mary Alice. A Walk Through Windsor: 1940-1980. Windsor, Colo.: by the author, 1980, p. 134.
29. Construction history:
According to Weld County Tax Assessor records, this building was completed in 1934. An analysis of the building materials and historical records corroborates this date. As originally constructed, the building consisted of structural clay tiles or concrete blocks. A pair of large garage openings dominated the center of the front (south) façade and the west end of the same elevation. The building remained relatively unchanged from its construction to between 2002 and 2007, when owner Jonathan Sysum remodeled it into offices. While stucco conceals the original wall material, the fenestration remains the same, except that the large, glass-enclosed doorways replaced the garage doors.
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/Business**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **offices**
35. Historical background:
This building was constructed in 1934 to house George Manweiler Agricultural Implements. The site had been home to a wood-frame blacksmith shop and other roughhewn storefronts as early as 1890, later replaced by masonry buildings hosting buggy and automobile repair shops. Purchasing the blacksmith shop immediately west of here in 1918 was George Manweiler. He was born to a German family in the Samara province of western Russia on July 28, 1890. His wife, Lena, was also born to a German family in Russia around 1889. They arrived in the United States around 1911, and, prior to settling in Windsor, George Manweiler worked as a trackman for the Missouri Pacific Railway in Barton County, Kansas. As his Windsor business evolved into a farm equipment dealership, Manweiler replaced the collection of small storefronts here with the structural clay tile building, completed in 1934. Manweiler sold Oliver Farm Implements and light hardware. George Manweiler moved his business to a larger storefront, at 418 Main Street (5WL.5613), in 1942, where it evolved into a hardware and appliance store. Still owned by the family, Manweiler Hardware and Appliance remains one of the major retail businesses in downtown Windsor.
By 1960, this building housed Harpole's Welding Shop. The property remained in the Harpole family until 2002, when Melvin H. and Anna L. Harpole sold it to developer Jonathan G. Sysum, who remodeled the building into offices. Sysum sold the building and land to Martin & Martin Properties, LLC, in 2007.
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.
U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625_172; Page: 8B; Enumeration District: 231; Image: 346.
World War I Draft Registration Card for George Manweiler. Barton County, Kansas. Roll: 1643422; Draft Board: 0.

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. 134.

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: **Not Applicable**

40. Period(s) of Significance: **Not Applicable**
41. Level of Significance: National State Local Not Applicable
42. Statement of Significance:

Because of its low level of physical integrity, this property would not qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Windsor Landmark. As well, it should not be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:
Constructed in 1934 and significantly altered between 2002 and 2007, 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 new wall cladding and the replacement of all of the original windows and doors have substantially altered the original design, materials, workmanship, and feeling of this building. It does not retain 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

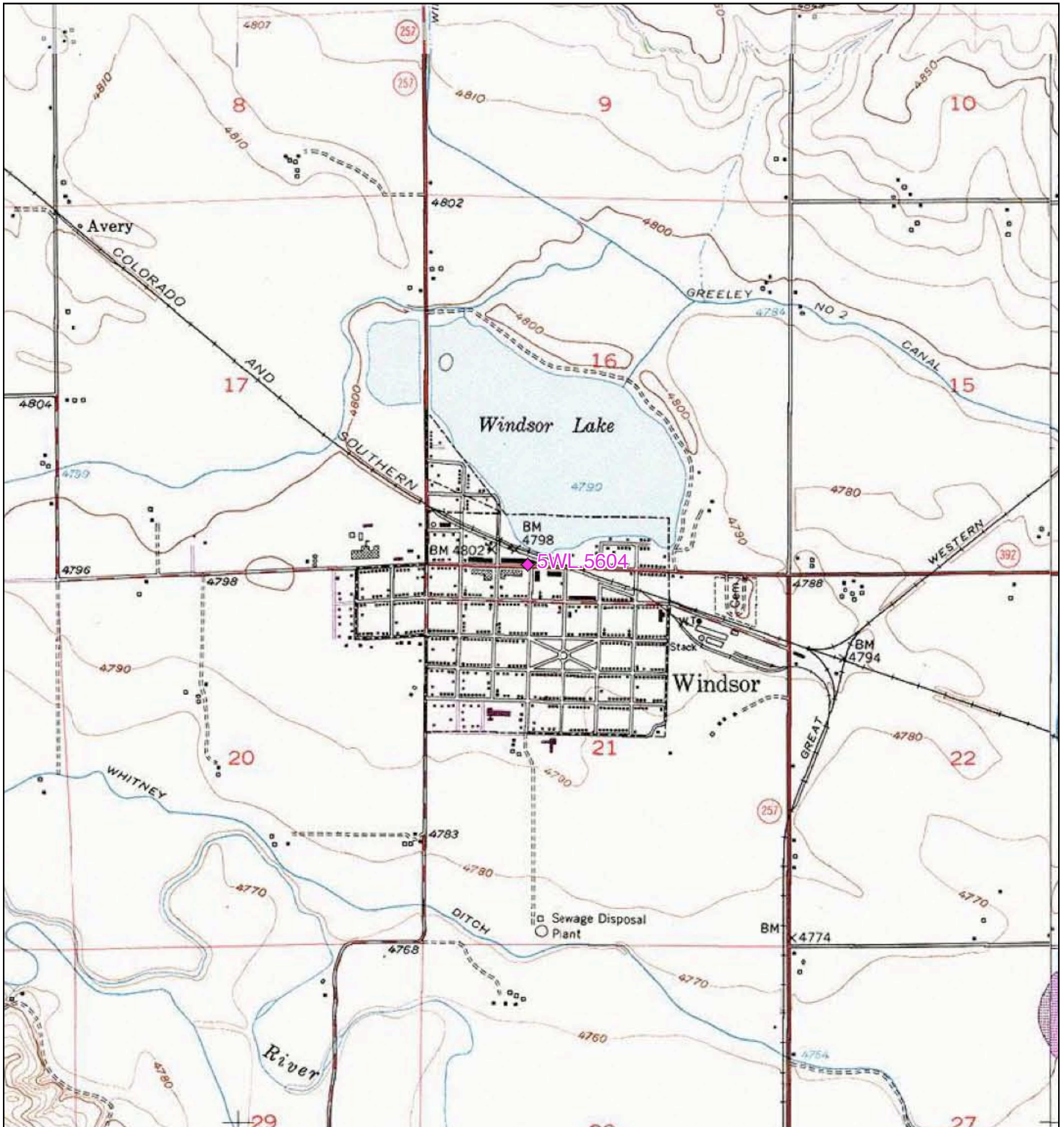
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst400 - 1 to mainst400 - 2**
Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **09/04/2007**
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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