

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5605** Parcel number: **080721203022**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Vern's Conoco Service Station**
- 6. Current building name: **Shell Gas Station and Convenience Store**
- 7. Building address: **401 Main Street**
- 8. Owner name: **401 Main Street, LLC**
- Owner organization:
- Owner address: **401 Main 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: **508309** Northing: **4480787**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 8 and 10, and the north 110 feet of Lots 2, 4, and 6; Block 10**
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: **2,551 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
Concrete/Concrete Block
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: **Car Port**
21. General architectural description:
Oriented to the east, this building rests on a concrete foundation. The walls consist of concrete blocks, painted white. Dividing the walls into recessed bays are pilasters of stack-bond Roman brick. Above the windows in each bay are white-painted sheets of plywood. An addition to the south elevation and a three-bay carwash extending off the south end of the rear (west) elevation have red-brown brick walls. Another small addition to the south elevation has tan-painted plywood walls. Windows are generally plate-glass, with aluminum frames. The principal doorway opens in the north end of the asymmetrical front (east) façade. Secondary doorways open in the north half of the west elevation and in the plywood addition to the south elevation. A rubber membrane covers the flat roof, and a brown-painted sheet metal bulkhead protrudes from the parapet.
22. Architectural style:
Other architectural style:
Building type: **Oblong Box Gas Station**
23. Landscape or special setting features:
This gas station is located on Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated on the southwest corner of Main and Fourth streets. Concrete covers most of the lot, with the exception of small planting areas at the northeast corner of the property and separating the sidewalk along Main Street from the parking lot. These planting areas host small shrubs and trees.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1962** Actual Estimate
Source of information: **Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 144.**
Haiston, Tom. Interview with Adam Thomas, 4 September 2007.

26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Continental Oil Company (Conoco)**
Source of information: **Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 144.**
Mountain States Telephone and Telegraph Company. *Telephone Directory [for Weld County]*. Consulted 1927 through 1964.
29. Construction history:
According to Weld County Tax Assessor records, this gas station was constructed in 1980. However, according to the current owner and Lindblad's history of Windsor (1940-80), this building dates to 1962. An analysis of the style, materials, and historical records corroborates a 1962 date of construction. The enclosure of the service bays, which were located south of the principal entrance, and the construction of the carwash bays date to the 1980s. The canopy over the fuel island was constructed in 1990.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Gas Station**
32. Intermediate use(s): **Commerce and Trade/Gas Station**
33. Current use(s): **Commerce and Trade/Gas Station**
34. Site type(s): **Convenience Store**
35. Historical background:
According to longtime Windsor *Poudre Valley* newspaper editor and local historian Roy Ray, this corner was the location of the first house constructed within the Windsor townsite. The Daniel Rogers residence was completed in 1882, the same year the Town of Windsor was platted. A 1900 Sanborn map does indeed show a dwelling occupying this corner (lots 2 and 4), as well as the George E. Osterhout lumberyard (lots 6, 8, 10 and 12) to the west. Prior to 1921, the Rogers house was demolished and replaced with a small house-with-canopy gas station. The building sat at a 45-degree angle to both streets, which was a standard practice for corner filling stations, and lacked a service bay. It appears to have started as a Continental Oil franchise, later known as Conoco, selling gasoline, oils, and greases. The longtime lessee of the station was Samuel A. Koenig. He was born on December 8, 1894, in Loveland. Koenig spent much of his youth as a farm laborer before taking over this station.
- In 1962, manager Vern Claus demolished the original filling station and replaced it with an oblong-box, two-bay service station, which occupied much of the former Osterhout lumberyard. Known as Vern's Conoco Service, the new building marked a national trend in converting filling stations to service stations. Motorists increasingly sought qualified mechanics stationed at convenient locations, and gas stations filled the role. These stations were often designed at the corporate level and generally included an office and store, toward the corner or busiest street, and service bays.**
- After Vern Claus retired in the 1980s, the service bays were enclosed to expand the convenience store, while carwash bays were added to the west elevation. Tom Haiston purchased the gas station in 1990 through his Haiston Oil Company. He built the canopy over the fuel island at that time. In 1993, he transferred the property to another entity he owned, 401 Main Street, LLC. The station now sells Shell-brand fuels.**
36. Sources of information:
Haiston, Tom. Interview with Adam Thomas, 4 September 2007.
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.
World War I Draft Registration Card for Samuel A. Koenig. Larimer County, Colorado; Roll: 1561835; Draft Board: 0.
Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley,

1940, p. 3.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 144.

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 this property is less than 50 years old and does not qualify under National Register Criterion Considerations A through G, it is ineligible for listing in the National Register of Historic Places. 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 Colorado State Register of Historic Properties or as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1962, this former service station 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. Remodeling projects have altered the original design of the station while the addition of carwash bays significantly changed its form. This building 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): **mainst401 - 1 to mainst401 - 3**

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**

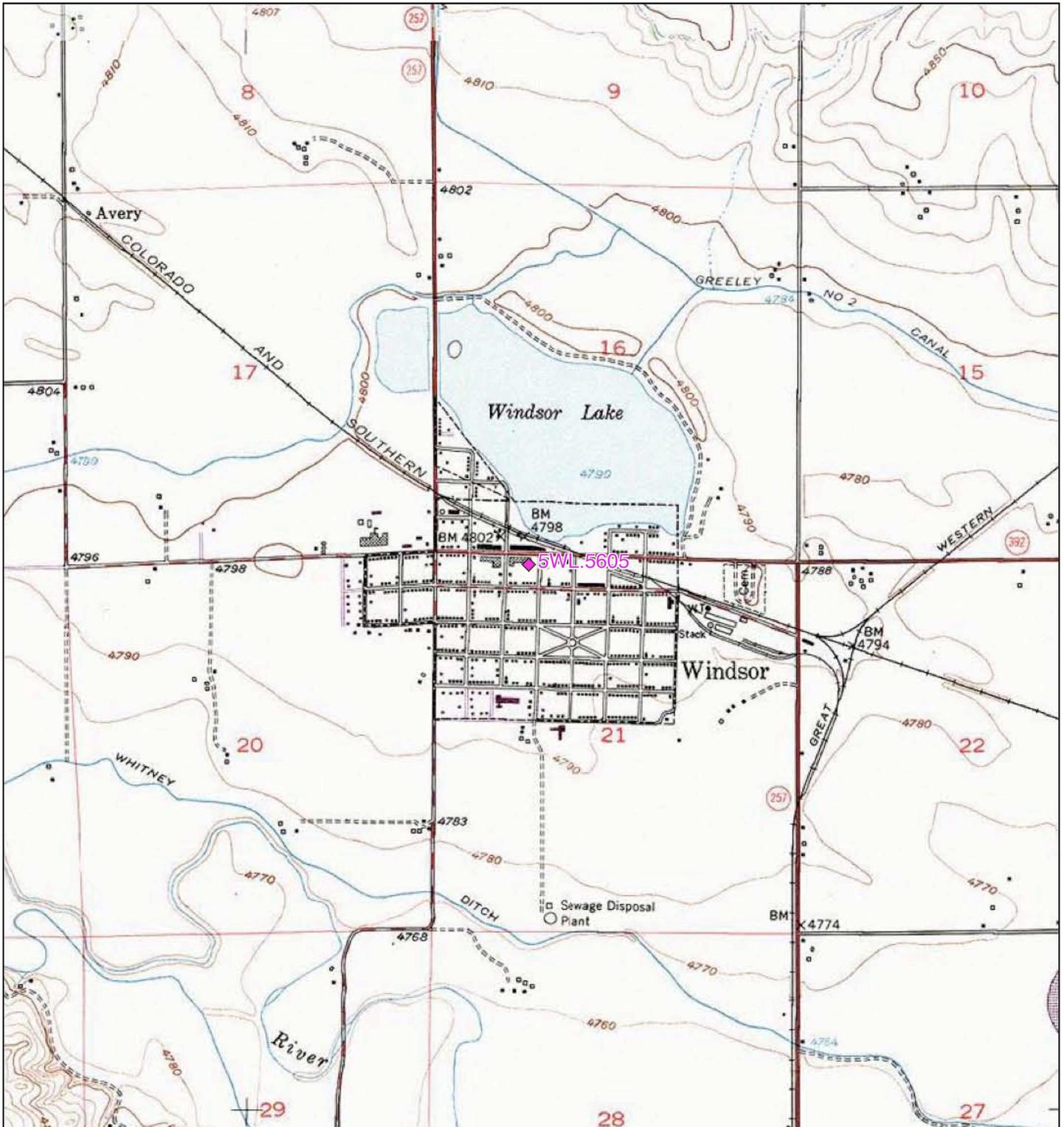
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

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