

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.5608** Parcel number: **080716308010**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Edwards & Hunt Butcher Shop; Duck Inn**
- 6. Current building name: **Bizarber; Hair Sculptors**
- 7. Building address: **408 Main Street**
- 8. Owner name: **Mona R. McCarthy**
- Owner organization:
- Owner address: **615 Oak 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**
SW 1/4 **SW** 1/4 **SE** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508306** Northing: **4480842**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Eastern 15 feet of Lot 9; 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 a point 115 feet west and 70.2 feet north of the southeast corner of Block 5, thence running in a southeasterly direction 15.615 feet to a point 64.7 feet north of the southeast corner of Lot 9, Block 5; thence in a northwesterly direction parallel to the first described line 15.615 feet; thence south 10.4 feet to point of beginning.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **600 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
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: **Window/Segmental Arch**
21. General architectural description:
Oriented to the south, this building rests on a dressed sandstone foundation. Cream stucco clads the exterior walls and protrudes from what was once a corbelled cornice across the front (south) façade. Windows in the façade are plate glass, with wood frames. The principal doorway opens within a canted recess at the east end of the asymmetrical façade. It hosts a cream-painted, paneled wood door, opening behind a white, vinyl-frame storm door. At the opposite end of the façade is a red-, white-, and blue-striped barber's pole. Spanning the façade is a cream-painted, corrugated fiberglass awning. The rear (north) elevation hosts a 1-over-1-light, double-hung sash window in its west side. It opens within the recess of a larger window opening, beneath a segmental arch. East of it is a doorway hosting a 6-panel wood door, behind a wood-frame storm door. A rubber membrane covers the shed roof.
22. Architectural style: **Not Applicable**
Other architectural style:
Building type: **Commerical**
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 406 Main Street to the east and a vacant lot to the west. Separating the building's front (south) facade from the street is a concrete sidewalk. Gravel covers a parking area 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: **1890** Actual Estimate
Source of information:

26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **James A. Edwards**
Source of information: **Deed. Lake Supply Ditch Company to James A. Edwards, 28 January 1884. Weld County Clerk and Recorder, Book 63, Page 417.**
29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1890. An analysis of the style, materials, and historical records corroborates an 1890 date of construction. The brick walls were originally exposed, receiving a coat of white paint by 1945. The building was originally stuccoed sometime around 1970, when the fiberglass awning was installed. While the doors and windows have been replaced, the fenestration of the façade remains intact.
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/Bar**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **Barber Shop; Hair Salon**
35. Historical background:
James A. Edwards purchased this lot from the Lake Supply Ditch Company on January 28, 1884, and completed the current masonry building around 1890, making it one of the earliest brick commercial buildings in Windsor. Edwards constructed the building to house a butcher shop and meat market, which he operated with his business partner L.V. Hunt. Edwards was born in Kentucky in March 1857. His wife, Hannah, was born in Ohio in June 1854. They had a least one child, Thirga M. Edwards. James Edwards operated the business briefly, settling on a Greeley-area farm prior to 1900. At the same time, this building housed a lunch counter, which from that time through at least 1921 evolved into a soda foundation and candy store. By 1940, this building appears to have housed the Duck Inn, a short-order lunch counter and bar serving Tivoli and Coors beers. At that time, the business owner was Mike Altergott. He was born on October 23, 1877, to a German family in Denhoff, Russia. His wife, Margaretta, was also born to a German family in Denhoff, around 1890. They arrived in the United States with their eldest child, Katie, in 1913. They had five other children: Philip, Herman, Bertha, Helen, and Rosa. Mike Altergott worked as a farmer through at least 1930.

By 1964, this building served as the office of the Charles A. Flinn Agency, a real estate and insurance brokerage firm. In 1977 Jim Wade opened the Gun Trader in this building, buying, selling, and trading modern and antique guns. Elizabeth Ehrlich acquired the property from the Fred Ehrlich estate in 1983. She sold the building and property to P. E. and Mona R. McCarthy in 1983. Mona McCarthy remains the current owner. At the time of this survey, the building housed at least two hair stylists, doing business as "Bizarber" and "Hair Sculptors."
36. Sources of information:
U.S. Census of 1920. Greeley Ward 2, Weld, Colorado; Roll: T625_173; Page: 10B; Enumeration District: 266; Image: 107.
U.S. Census of 1900. Census Place: Precinct 13, Weld, Colorado; Roll: T623 130; Page: 5A; Enumeration District: 203.
Colorado State Census of 1885 [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2006. Original data: Schedules of the Colorado State Census, 1885. Washington, D.C.: National Archives and Records Administration.
Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900, January 1906, May 1911, and November 1921.
World War I Draft Registration Card for Mike Altergott. Weld County, Colorado; Roll: 1561804; Draft Board: 2.
U.S. Census of 1920. Census Place: Windsor, Weld, Colorado; Roll: T625_172; Page: 13B; Enumeration District: 230; Image: 320.
U.S. Census of 1930; Census Place: Windsor, Weld, Colorado; Roll: 251; Page: 1B; Enumeration District: 7; Image: 725.0.

Deeds 1914205, 1925422, and 1927568. Weld County Clerk and Recorder.

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.

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. 148.

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: **Commerce**

40. Period(s) of Significance: **1890-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with the development of Windsor's downtown commercial district. Originally housing a meat market, the building was one of the earliest masonry commercial buildings in the town. 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 1890, this storefront building exhibits a moderate 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. While stucco clads the original brick walls, and the windows and doors have been replaced, the building retains its original plan and organization of the façade. This building retains sufficient physical integrity to convey its historical and architectural significance. Because the original brick exterior wall cladding may still be intact, the physical integrity of this building should be reassessed if the stucco is removed.

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): **mainst408 - 1 to mainst408 - 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**

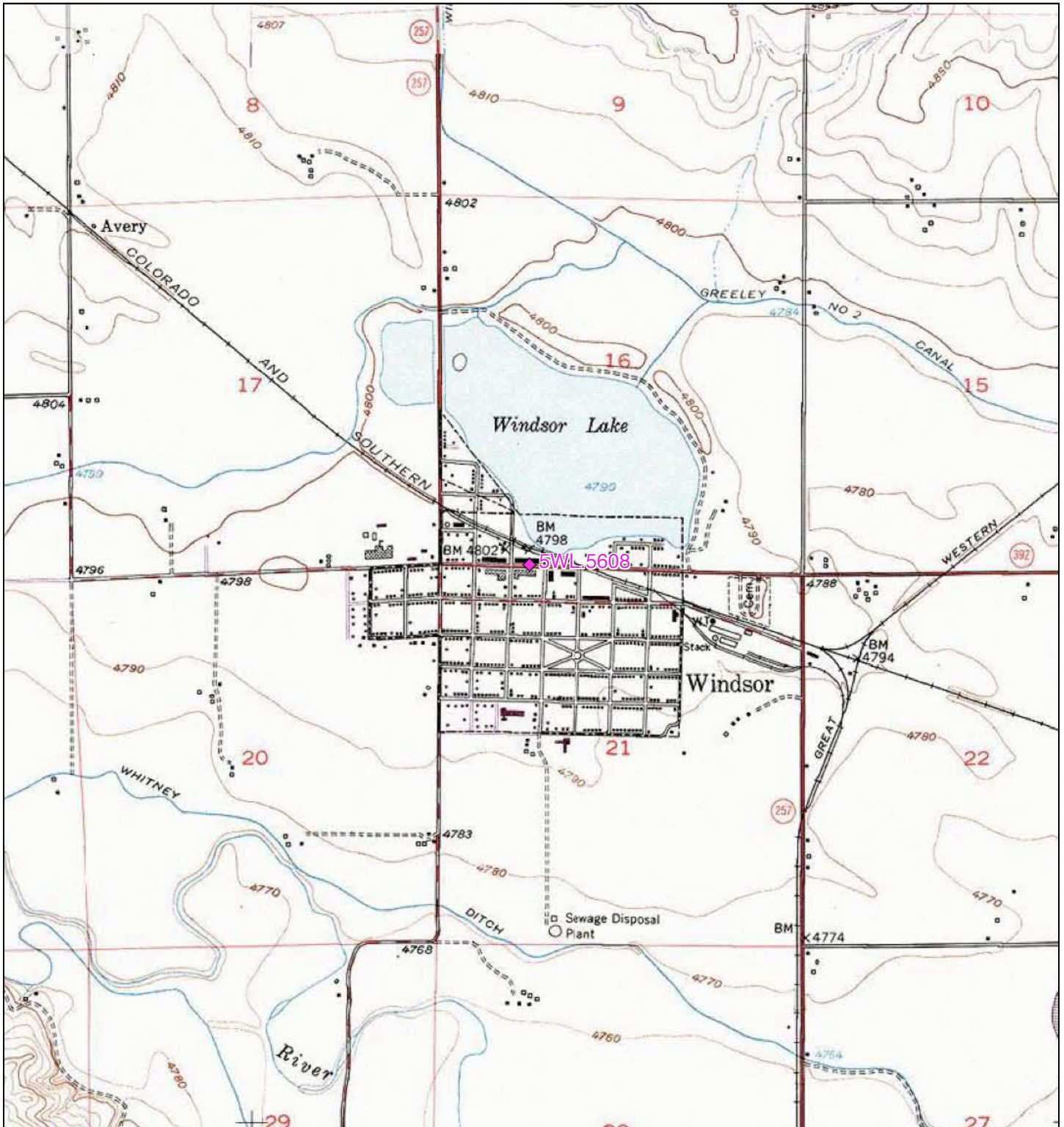
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

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