

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.5611** Parcel number: **080721203023**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Hahn & Springer Building; Florence & Harrington Building; Felmlee Building**
- 6. Current building name: **Windsor Veterinary Clinic**
- 7. Building address: **415 Main Street**
- 8. Owner name: **Sharon K. Denayer and Roberta A. Downing**
- Owner organization:
- Owner address: **415 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**  
**NE** 1/4 **NE** 1/4 **NW** 1/4 **NW** 1/4 of section **21**
10. UTM Reference Zone: **13**  
Easting: **508214** Northing: **4481008**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lot 14; 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: **7,350 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: **Chimney**  
**Fence**
21. General architectural description:  
**Oriented to the north, this building rests on a concrete foundation. Light-gray stucco clads most of the exterior walls. Spanning between two tan-brick piers, across the western half of the asymmetrical front (north) façade is a projecting cornice, covered in gray stucco. Similar cornices mark the top of the façade walls. The west half of the rear (south) elevation's first story consists of light-gray-painted concrete blocks. The east half has wooden composition siding of the same color. Windows are generally single-light fixed frame or casement, with brown vinyl frames and rock-faced, buff-colored sandstone sills and lintels. The principal doorway opens within a recess at the west end of the façade. It hosts a plate-glass, aluminum-frame door. Windows in the rear elevation are 1-beside-1-light, sliding sash, with aluminum frames. Piercing the west end of the rear elevation's first story are four pairs of glass blocks. A pair of doorways open in the first story of the rear elevation. Both host gray-painted metal slab doors. In the second story of the rear elevation are paired plate-glass doors, providing access to second-story porches. Pent roofs, covered in wood shingles, shelter portions of the doorways and porches. A wood staircase approaches the west end of the second-story porch. Covering the nearly flat roof is a rubber membrane. A brick chimney protrudes from the parapet separating the two halves of the building.**
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 south side of the street, between 411 Main Street to the east and 417 Main Street to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Macadam covers a parking area behind (south of) the building. A large elm tree shades the southeastern corner of the property. Surrounding kennels immediately behind (south of) the building is a chain-link fence.**
24. Associated building, features or objects:  
**There are no other buildings associated with this property.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1894 (eastern half); 1904**  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. 84, 88.  
"New Windsor," *Fort Collins Courier*, 4 January 1894, p. 8; *The Poudre Valley*, 11 June 1904.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **John Almquist (eastern half); Alice "Allie M." Felmlee (western half)**  
Source of information: **"New Windsor," *Fort Collins Courier*, 4 January 1894, p. 8.  
  
*Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of *The Poudre Valley*, 1940, p. 84.***
28. Original Owner: **Hahn & Springer (eastern half); Oscar Felmlee (western half)**  
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of *The Poudre Valley*, 1940, p. 88.  
  
*The Poudre Valley*, 11 June 1904.**
29. Construction history:  
**According to Weld County Tax Assessor records, this building was constructed in 1899. However it actually consists of two separate buildings. The eastern half was constructed in 1894 by John Almquist and the western half was completed in June 1904 by A.M. Felmlee. The eastern storefront has been altered several times during its history, most notably in 1902 when it was converted from a blacksmith shop into a meat market and in 1972 when it was remodeled into a professional building. It received the Windsor "German Old World" motif façade at that time. The western storefront remained relatively unaltered until 1976, when it, too, received a "German old world" motif façade. Many elements of those façades have been removed since that time.**
30. Location: **Original Location** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store  
Commerce and Trade/Grocery Store**
32. Intermediate use(s): **Commerce and Trade/Specialty Store  
Commerce and Trade/Grocery Store**
33. Current use(s): **Health Care/Medical Business/Medical Office**
34. Site type(s): **Veterinary Clinic**
35. Historical background:  
**This property consists of two separate retail buildings that have been combined. The eastern half is situated on lot 14 of block 10 and the western half on lot 16 of the same block.**

### Eastern Half

**This building was constructed in 1894 as the Hahn & Springer Blacksmith Shop, which also sold wagons and buggies. The public hall above the blacksmith shop was often used for town gatherings and other social functions.**

**Adam Hahn became associated with the business in the 1890s when he purchased the wood stock and wagon repairing departments. Soon after, Bert Springer and Mr. Carr sold the entire business to Hahn while they sought gold in the foothills of Boulder County. Adam Hahn was an early Windsor pioneer, instrumental in founding and developing the town. He was born in December 1855 in Iowa. His wife, Fannie D. Hahn, was born in New York state in November 1855. They were married in 1877 and had two children, although only their son, Clarence L. Hahn, lived to adulthood. Adam Hahn was one of the original petitioners of the town and, after its incorporation, served as a trustee on the founding town board. Bert Springer returned to Windsor from the goldfields in March 1901. He rejoined Hahn and the firm became known as Hahn & Springer.**

**In January 1902, Hahn & Springer sold this building and lot to butchers Florance (also spelled Florence) & Harrington, whose Windsor Meat Market was previously located in the eastern half of the T.R. Brooks Building at 422 Main Street (5WL.5616). The butchers completely remodeled the old blacksmith shop. Completed in mid-May 1902, the project**

involved relocating the entrance to the corner of the building and installing plate-glass windows across the facade. Hahn & Springer relocated into a new building at the extreme western end of the north side of Main Street's 400 block.

Frank R. Harrington was born in November 1875 in Vermont. His wife died shortly after giving birth to their daughter, Norma M. Harrington. Benjamin H. Florance was born in Nebraska in August 1866. His wife, Bertha Florance, was born in Colorado Territory in October 1872. They were married in 1891 and had at least two children, Lula and Eva.

With the construction and pending opening of Windsor's sugar factory, Florance & Harrington converted the hall above their meat market into "sleeping rooms" in December 1902. However, before the rooms could be rented to the general public, the Town of Windsor leased them and briefly used the second floor of this building for a town hall. In April 1904, Benjamin Florance sold out his share of the market and it became F.R. Harrington & Co. The meat market remained here through at least 1911.

In 1919 G.B. Kirk acquired this property for his plumbing store. This business later became the Hidy Pump & Plumbing Shop, owned and operated by H.L. Hidy. The business remained here through 1936. In 1940, this building served as home to Tripp's Shoe Shop and C.L. Graves transfer office.

Around 1946, this storefront transformed into a restaurant, initially housing B.Z. Todd's Windsor Café. Ted and Louis Hollinger purchased the restaurant shortly after it opened. By 1950, "Rusty" Brayton acquired the restaurant and called it Brayton's Cafe, touting "home-cooked food served everyday." James and Catherine Donkin purchased the business in 1957, operating the Trio Bar and Cafe. Less than a year later, Joe Miller opened the Club Cafe here, and it continued under his son, Robert, and wife, Dorothy, until it closed in 1972.

This building then changed inside and out. The interior was divided into professional offices and the exterior received the "German Old World" motif, which the Chamber of Commerce had championed for downtown Windsor beginning in 1970. It was then christened the "Professional Building."

Roberta A. Downing acquired this property in 1997 and merged it, both legally and physically, with her adjacent veterinary clinic.

#### Western Half

This lot originally contained the eastern portion of Charles A. Yancey's Windsor Livery & Feed Stable, which he established in 1888 or 1889. He sold the business and property to his close friend, William Kennedy, in June 1899, but immediately leased it back. In January 1900, Yancey again transferred the business to Kennedy, who in turn sold it to A.T. Crary, operating it as the Pioneer Livery Barn. Meanwhile Yancey built another livery barn and business elsewhere in Windsor. In June 1903, Crary sold the livery business and property back to Yancey. But Yancey already had newer facilities and, realizing the value of this Main Street real estate in light of the pending opening of Windsor's sugar factory, offered to demolish the buildings and sell the lots for development. Thus later that month, Yancey sold the lots to Harrison Teller, owner of the Windsor Mercantile Company, and demolished the old stable, selling the salvaged lumber to Windsor contractor Allie Felmlee. Teller in turn sold the three lots, from east to west, to Oscar Felmlee, L.C. Schmidt, and Foster & Huntington. They decided to build an identical, three-part, two-story, brick business block, that opened in June 1904.

This particular third of the building was owned by Oscar Felmlee. Its original first-floor tenant was D.B. Cloud & Company's City Market. Dexter B. "Deck" Cloud first established a butcher shop around 1890 in his namesake building at 431 Main Street (5WL.5625). He later sold the business to Frank Harrington and Benjamin Florance. After briefly managing the Alamo Hotel, Cloud returned to the butchering business, opening his City Market in the southernmost storefront of the newly opened Dowding Opera House (205 Fourth Street, 5WL.5598). He then moved from that location to this Main Street storefront. The northwestern corner of the first floor also hosted Bert Cloud's O.K. Barbershop. On the second floor was H.B. Gregg's photography studio.

City Market remained here for many years. In 1936, the first floor hosted a Safeway franchise. By 1940, the storefront housed Shephard's Grocery, Tom Shephard, proprietor. It also contained a small room for Fred A. Foster's barbershop.

Around 1945, this building was briefly home to Scott's OK Rubber Welders, a firm specializing in tire recapping. By 1950, the Palmquist Electric Shop occupied this storefront. This business sold electrical wiring, motors, magnetos, and appliances, particularly televisions, and remained here through 1960. Roland Palmquist brought the first television set to Windsor, which he turned on in his store on May 13, 1952. In 1953 he brought the first color television to the town.

Veterinarian Thomas John purchased this property around 1976 for his veterinary practice. This storefront had been the last portion of the triplex business block to retain its original facade. However, during the summer of 1976, this

36. Sources of information:

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.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 114, 139.

"New Windsor," *Fort Collins Courier*, 4 January 1894, p. 8.

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.

U.S. Census of 1900. Census Place: Precinct 13, Weld, Colorado; Roll: T623 130; Page: 5A; Enumeration District: 203. Deeds 2229505, 2284477, 2394699, 2474851, 2255312, and 2542436. Weld County Clerk and Recorder.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 20, 85, and 88.

U.S. Census of 1900. Windsor, Weld County, Colorado. Roll: T623 130; Page: 2A; Enumeration District: 198.

*The Windsor Leader*, 22 April 1898, 24 June 1898, 3 March 1899, 9 June 1899, 23 June 1899, 15 September 1899, 12 January 1900, 22 March 1901, 25 January 1902, and 17 May 1902.

*The Poudre Valley*, 13 December 1902, 20 December 1902, 13 June 1903, 27 June 1903, 30 April 1904, and 11 June 1904.

## 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: **1894-1957**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is significant for its association with the commercial development of downtown Windsor. It served as one of the town's earliest blacksmith shops and was home to string of meat and grocery markets. 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:

**With the eastern half of this building constructed in 1894 and the western half in 1904, this commercial building exhibits a moderately 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 the German Old-World Motif façade treatment in the 1970s significantly altered the original façade. At this time, the building does not exhibit sufficient physical integrity to convey its historical and architectural significance. However, the newer façade treatment may not have impacted the original fabric of the building. Thus, physical integrity should be reassessed if the 1970s-era façade treatment is entirely 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): **mainst415 - 1 to mainst415 - 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**

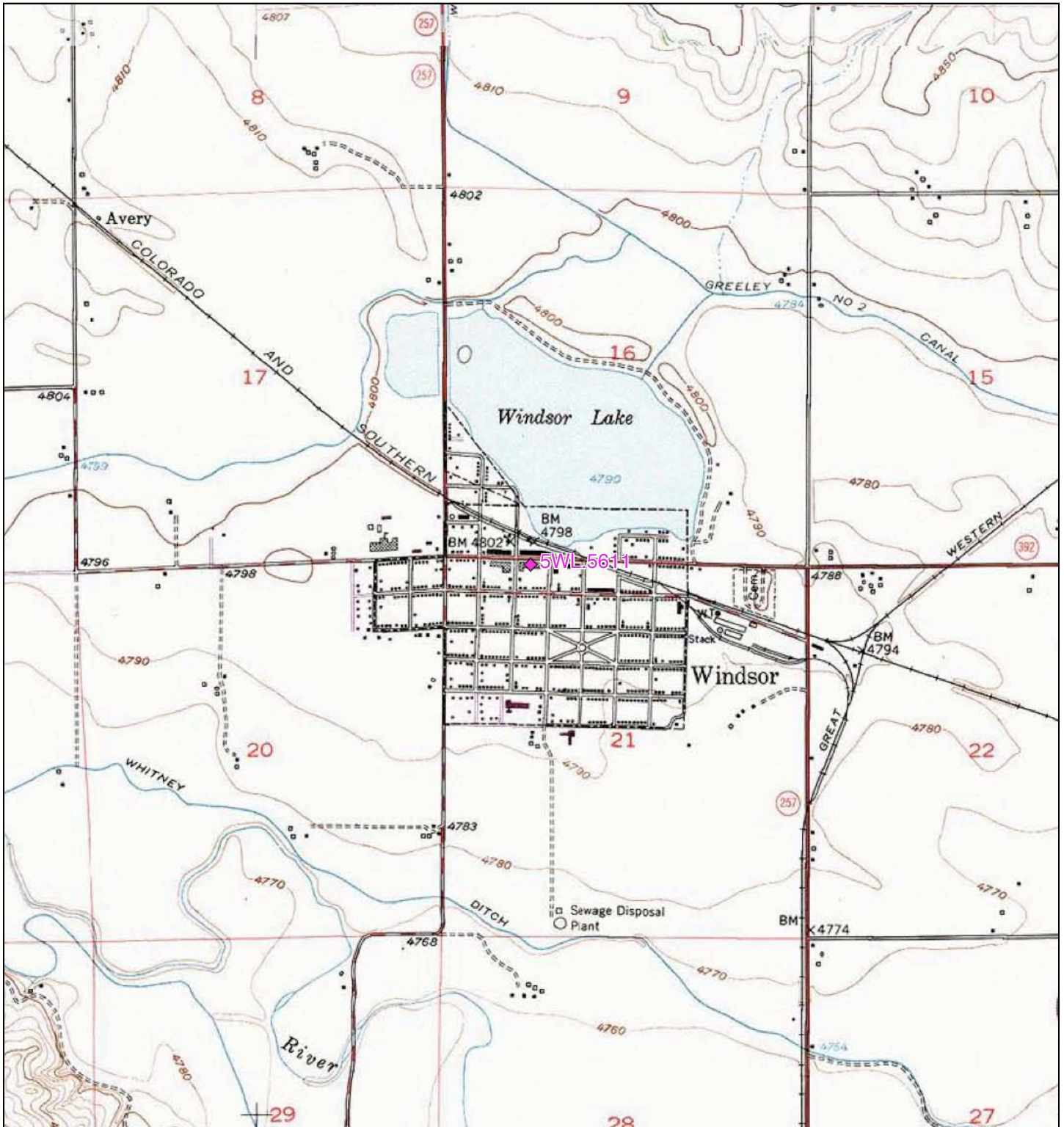
50: Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel Kline**  
51: Organization: **Historitecture, LLC**  
52: Address: **PO Box 419**  
**Estes Park, CO 80517-0419**  
53: Phone number(s): **(970) 586-1165**

SKETCH MAP





**LOCATION MAP**



Source: U.S. Geological Survey 7.5' Windsor - 1969

Downtown Windsor Survey

Historitecture, LLC

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