

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.5613** Parcel number: **080716308007**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Cobbs-Peterson Block; J.M. Cobbs Block (North); G.H. Peterson Hardware Store; Windsor Pharmacy; Frazier's Drug Store**
- 6. Current building name: **Manweiler Hardware**
- 7. Building address: **418-420 Main Street**
- 8. Owner name: **Janice Elaine Gline**
- Owner organization:
- Owner address: **418 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**  
**SE** 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**  
Easting: **508187** Northing: **4481056**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lots 19 and 21; 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

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **8,407 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
**Stucco**  
Other wall materials:
18. Roof configuration: **Flat Roof**  
Other roof configuration:
19. Primary external roof material: **Metal Roof/Aluminum Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Window/Segmental Arch**
21. General architectural description:  
**This commercial building is oriented to the south. The nature of the foundation could not be determined. The walls consist of red, pressed bricks, set in a 6-over-1 common bond. A dark-red, raked-brick veneer clads the front (south) façade's first story. White-painted stucco covers the rest of the façade, and a brown-painted, rock-faced sandstone belt course corresponds to the tops of the second-story windows. White-painted stucco also covers a single-story addition protruding from the eastern half of the rear (north) elevation. Second-story portions of the rear elevation have brown stucco. Plate-glass windows, with aluminum frames, dominate the façade's first story. Opening in the center of the façade are two doorways. Each hosts a plate-glass door, with an aluminum frame. Spanning the entire façade above the first story windows is a pent-roof awning, with brown-asphalt shingles. The second story hosts 2-over-2-light, double-hung sash windows, with brown-painted wood frames. They open between brown-painted, rock-faced sandstone sills and lintels. Shading each of the windows, above the lintels, are pent-roof awnings, spanning upward to the top of the parapet. The secondary elevations generally have 1-over-1-light, double-hung sash windows, with brown-painted wood frames. A window piercing the east end of the rear elevation opens beneath a segmental arch. Opening east of center in the rear elevation's second story is a 1-beside-1-light, sliding-sash window, with an aluminum frame. A secondary doorway opens near the center of the eastern half of the rear elevation. It hosts a brown-painted, glass-in-wood-frame door, opening behind a wood-frame screen door. A similar doorway opens near the center of the western half of the rear elevation. It hosts a white-painted, 5-panel wood door. Above it, in the second story, opens another doorway beneath a single-light transom. It provides access to a steel fire escape and steps, which descend near the center of the building. White-painted, standing-seam sheets of aluminum cover the nearly flat roof. A pair of small, brick chimneys protrudes from both the east and west elevations. A larger chimney is engaged to the rear elevation, west of center.**
22. Architectural style: **Other Style**  
Other architectural style: **Windsor German Old-World Motif**  
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 414 Main Street to the east and 422 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 (north of) the building.

24. Associated building, features or objects:

**There are no other buildings associated with this property.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1902**  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. 43.**

**Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., December 1900 and January 1906.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **John M. Cobb**

Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 43.**

29. Construction history:

**According to Weld County Tax Assessor records, this building was constructed in 1888. However, both Roy Ray's *History of Windsor* and Sanborn Maps indicate a 1902 date of construction. An analysis of the style and materials corroborates a 1902 date of construction. According to Sanborn maps, the single-story additions to the eastern half of the building's rear elevation date to before 1921. The addition to the western half appears to date to the 1950s. This building remained relatively unaltered between that time and the 1970s, when the façade received the German Old-Word Motif that the Windsor Chamber of Commerce was then championing for the downtown. This building was one of the first two commercial properties to adopt the style.**

30. Location: **Original Location** Date of move(s):

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#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Specialty Store**

34. Site type(s): **Drug Store, Hardware Store**

35. Historical background:

**These lots originally contained small, wood-framed storefronts dating to the earliest development of downtown Windsor. The eastern lot hosted Guy H. Peterson's hardware store and bicycle repair shop, one of the oldest businesses in the town. The building also housed Windsor's first telephone exchange. Prominent pioneer entrepreneur John M. Cobbs owned the western lot, which contained a small lunch counter, a carpenter's shop, and a warehouse.**

**With the pending opening of Windsor's sugar factory, Peterson and Cobbs agreed to build a new, two-story, brick business block, with twin storefronts. While the two halves of the building would look identical when viewed from the front, Cobbs' half (to the west) would actually be 10 feet longer. The owners would furnish each half of the second story for professional offices. Construction began in November 1902, when Cobbs demolished the buildings on his lot and Peterson moved his wood-frame storefront into Main Street and continued to conduct business during construction. Masons completed the foundation in late November. Peterson moved his store's stock into the new building in late January 1903. The Cobbs storefront took longer to complete, but was largely finished by late February.**

**Guy Peterson was born in Ohio in December 1875. John M. Cobbs was born on January 1, 1831, in the eastern part of Virginia. As a young man he settled in Indiana, where he took up farming. But gold fever brought him to Colorado in 1859, and he spent three years in the mines. Then Cobbs purchased a quarter section along the Cache la Poudre River, near present-day Windsor, where he began farming again. But he found his fortune in raising and feeding cattle and soon became one of the most prosperous settlers in western Weld County. As one of the earliest settlers in Windsor, Cobbs played a vital role in the town's founding, petitioning for its incorporation in 1890 and serving as one of the first town trustees. Additionally, Cobbs erected several business blocks throughout the town and operated the**

Weller-Cobbs Merchandise Company, a large mercantile specializing in hay, grain, potatoes, and farming implements, including McCormick reapers and mowers. He often hauled hay to Central City and brought back with him loads of flour and other provisions to sell in Windsor. Cobbs was a founding director of the Farmers State Bank in Windsor.

John Cobbs had been married three times, his last to Sarah "Josie" Jordan in 1898. Sadly, all of his children died before their father.

**Eastern Storefront (418 Main Street)**

Guy Peterson continued to operate his hardware store in the eastern half of this building and the telephone exchange moved to the second floor, where it remained until 1910, when the Mountain States Telephone & Telegraph Company moved to its own building at 217 5th Street (5WL.834). By March, Peterson made plans to erect a 30-foot addition to the rear of his building. At the same time, however, Peterson was transferring his business to F.J. Stoner. In January 1904, Peterson purchased John Cobbs' farm north of town. As part of the payment, Peterson gave Cobbs his half of the building, leaving Cobbs as the sole owner of this two-storefront business block. Guy Peterson then retired from the hardware business.

The F.J. Stoner Hardware Company and subsequent manifestations of it closed sometime after 1911. In the 1920s, a clothing store occupied this half of the Cobbs Block. Then in 1942, George Manweiler purchased the property, moving his implement and hardware store from 400 Main Street (5WL.5604), where he sold Oliver Farm Implements and light hardware. At this new location, Manweiler discontinued selling farm implements and expanded his hardware business to also include appliances. George Manweiler 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. He and Lena had three children: Tillia, Elma, and Herbert. After settling in Windsor, Manweiler worked as a blacksmith and soon expanded his blacksmith shop which evolved into his farm equipment dealership and hardware store. Manweiler and his son Herbert also operated the Windsor Grocery and Market at 213 Walnut Street, but eventually had to sell the business in 1943 due to insufficient help to keep both businesses operating.

Upon returning from military service in World War II, Herbert Manweiler and his wife, Alma, bought out his father's interest in the hardware and appliance store. In 1967, Herbert expanded the store into the western half of this business block, recently vacated by Frazier's Drug Store. Thus this double storefront became a single retail unit. Additionally, the Manweilers expanded eastward, into what used to be the Windsor Mercantile Company (414 Main Street, 5WL.5610), in order to house the appliance unit of their business.

**Western Storefront (420 Main Street)**

On January 31, 1903, Windsor's *The Poudre Valley* newspaper reported that Cobbs had leased his half of this business block to a Mr. Barker, of Fort Collins, who will "...put in a stock of merchandise." This plan, however, never materialized, and the next week *The Poudre Valley* reported that Cobbs had leased the storefront to H. Reynolds, a Greeley druggist who would start a Windsor branch of his business. It would be called the Windsor Pharmacy. Meanwhile, H. Reynolds & Company bought out the drug store owned by Windsor's pioneer physician, Dr. Thomas B. Gormley, and Postmaster Robert Hanna. They had acquired the business from a Mr. Howard. The drug store was housed in the old post office building situated between the Windsor Mercantile Company (414 Main Street, 5WL.5610) and this Cobbs Block. To run his Windsor franchise, Reynolds recruited his longtime clerk and trusted pharmacist, L.E. Frazier. In 1905, Frazier bought the store outright from Reynolds. Frazier was a graduate of the University of Michigan College of Pharmacy. His pharmacy was considered "a modern, progressive drug store" that went on to become one of the oldest operating businesses in Windsor, second only to the Windsor Mercantile store. Frazier's Drug Store featured "Prescriptions, Stationary, Business and School Supplies, and Fountain Service." During the 1924 Windsor High School basketball team's trip to the national championship in Chicago, Frazier's Drug Store served up the daily championship scores along with its fountain sodas. The latest scores were provided by the telegraph station manager, who ran the results across the tracks to the store, where they were lettered on a big mirror behind the counter. In 1953-54, L.E. Frazier's nephew, Francis "Jim" Frazier, took over the family business. Past customers of the drug store recall buying one of Jim's delicious "chocolate shorts" or "tin roofs" as well as purchasing various school supplies from his mother, Laura Frazier. The drug store featured a fountain with several stools, tables, and booths at which to enjoy "Frazier's special concoctions." Jim Frazier ran the store until early 1963, when he closed it to work as a pharmacist in Greeley. Ira and Eve Childs reopened the store in May 1963 and operated it for less than a year; in March 1964 the business closed for good, ending a 61-year Windsor tradition.

Herbert Manweiler's daughter, Janice Elaine Gline, currently owns this building, which continues to house Manweiler Hardware.

36. Sources of information:

**Weld County Assessor Property Profile.**

**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. 4-5, 43, 72, 83.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 134, 137

"Little Locals." *Greeley Tribune*, 12 February 1903, p. 5.

U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625\_172; Page: 8B; Enumeration District: 231; Image: 346.

Frazier, James. "History of the Windsor Wizards." *Weld County Past Times*, 20 November 1999.

"John M. Cobbs." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, pp. 415-418.

*The Windsor Leader*, 1 November 1902.

*The Poudre Valley*, 22 November 1902, 29 November 1902, 31 January 1903, 7 February 1903, 14 February 1903, 28 February 1903, and 23 January 1904

"Frazier's To Close After Long History." *Windsor Beacon*, 19 March 1964.

## 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: **1902-1958**

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 the home of the town's longest-lived drug store and for two different hardware stores, one of which is the oldest remaining business in downtown Windsor. 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 1905, 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 a 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 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

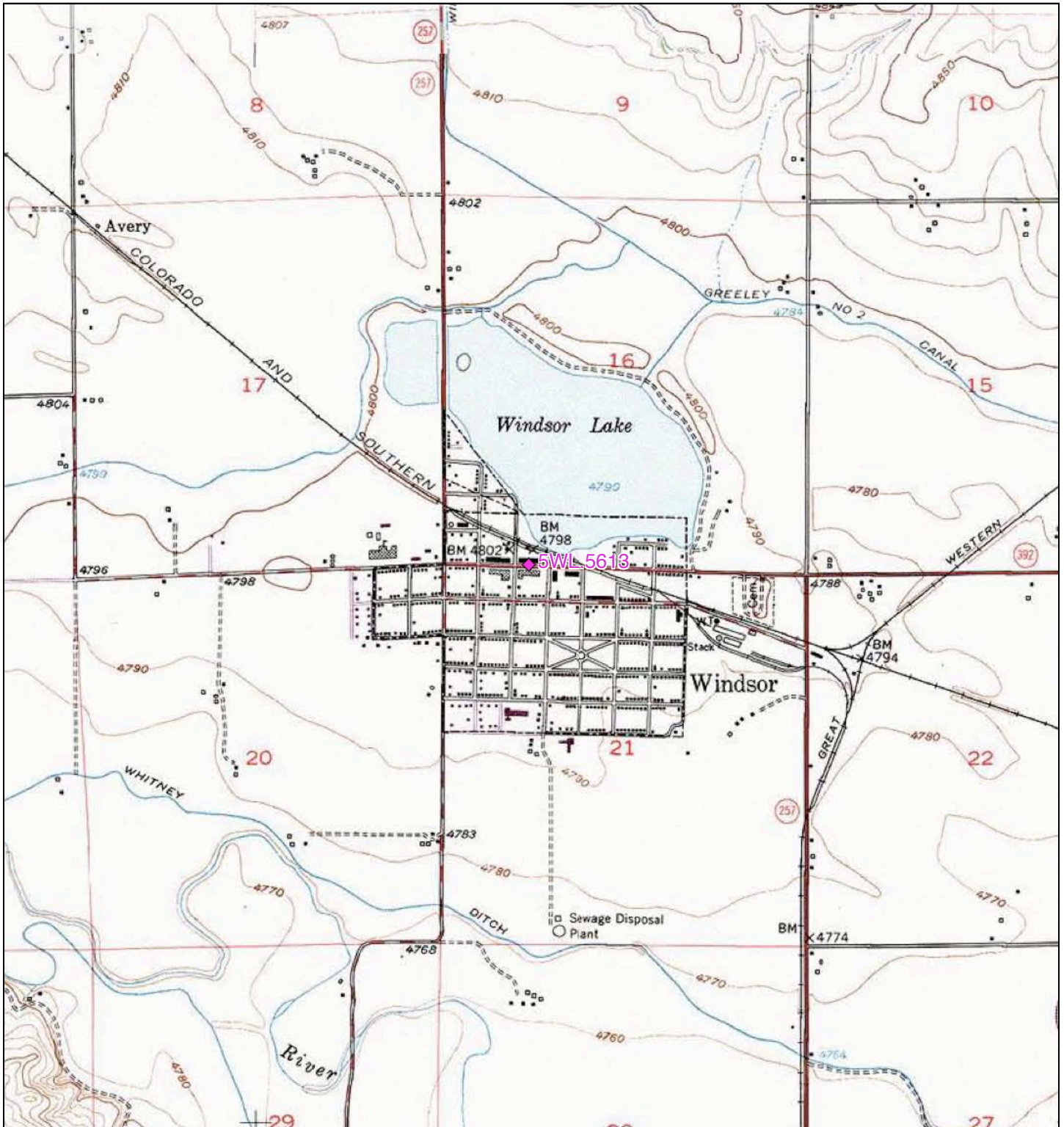
## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst418-420 - 1 to mainst418-420 - 4**  
 Digital photographs filed at: **Town of Windsor  
301 Walnut St  
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **4/15/2008**
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

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