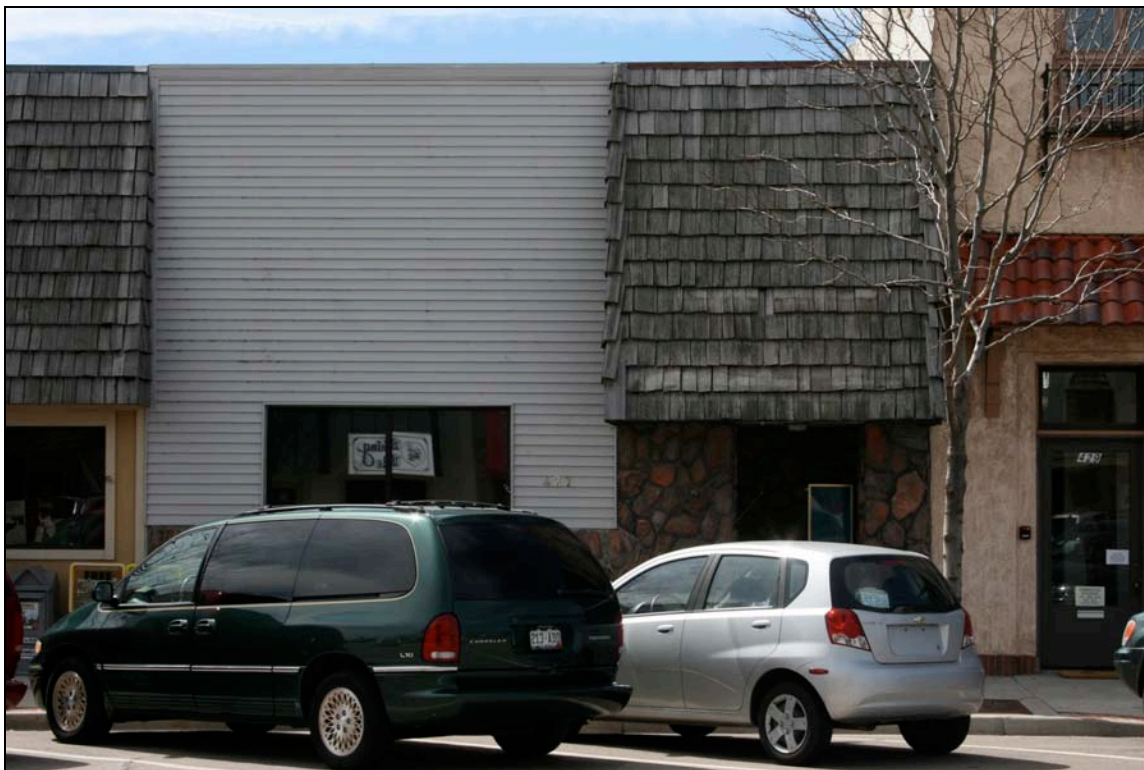


COLORADO CULTURAL RESOURCE SURVEY

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.5621** Parcel number: **080721203020**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **J.M. Cobbs Block (South); E.C. Wigle Amusement Parlor**
- 6. Current building name: **427 Main Street**
- 7. Building address: **427 Main Street**
- 8. Owner name: **Claudia Irwin**
- Owner organization:
- Owner address: **PO Box 1565
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: **508159** Northing: **4481002**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 28; 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: **2,300 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone**
Synthetics/Vinyl
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**
21. General architectural description:
This commercial building is oriented to the north. The nature of the foundation could not be determined. Gray vinyl siding clads most of the front (north) façade. However, a random-coursed sandstone veneer, with black-tinted mortar, clads the lowest quarter of the façade and surrounds the recessed entryway, which opens in the west end of the asymmetrical façade. Spanning from the top of the recess to the top of the parapet is a pent-roof hood, covered in wood shingles. An addition to the rear (south) elevation consists of white-painted, concrete blocks. A pair of brown-tinted, plate-glass windows, with brown, aluminum frames, appear near the center of the façade. The principal door is also brown-tinted plate glass, with a brown aluminum frame. Opening near the center of the rear elevation is a secondary doorway. It hosts a brown-painted, glass-in-wood-frame door. Spanning the rear elevation is a shed-roofed structure, with aluminum supports and roof. A rubber membrane covers the nearly flat main roof and a red-brick chimney protrudes near the north end of the east elevation.
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 south side of the street, between 425 Main Street to the east and 429 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.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1906** 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. 30, 87.

26. Architect: **Unknown**
Source of information:

27. Builder: **Unknown**
Source of information:

28. Original Owner: **John M. Cobbs**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 30, 87.**

29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1906. An analysis of the style, materials, and historical records corroborates this date. This building remained relatively unaltered between that time and the 1970s, when the façade received the German Old-World Motif that the Windsor Chamber of Commerce was then championing for the downtown. The concrete-block addition to the rear elevation appears to date to the 1970s as well. It is unclear whether the vinyl siding applied to the facade was part of the German Old-World motif remodeling or a more recent modification. However, historic photographs suggest that some kind of siding was installed as part of the 1970s remodeling.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Recreation and Culture**
Health Care/Clinic

33. Current use(s): **Vacant/Not in Use**

34. Site type(s): **Commercial Building**

35. Historical background:
This location originally was the site of the John M. Cobbs residence and a small barbershop, operated for many years by Bert Cloud. 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.

The present edifice was constructed in 1906 when Cobbs tore down his residence and erected a duplex commercial building eventually addressed as 425 and 427 Main Street. A clothing store and jewelry store initially occupied the western half of the building (427 Main Street), but around 1920, it became Windsor's longtime billiards and amusement hall, Wigle's Amusement Parlor. Owner Edwin Calvert Wigle was born on July 3, 1875, in Canada. His wife, Eliza, was also born in Canada around 1877. They were married around 1900 and had two children: Douglass and Grace. They initially settled in Fort Collins before moving to a farm between Windsor and Eaton. But Edwin Wigle was best known for his namesake amusement parlor, which boasted billiards, pool, and cards. In 1940, Wigle shared the building with C. L. Lyons's two-chair barbershop.

In 1946, W.J. Bowen acquired Wigle's Amusement Parlor and later sold it to Carl Reicke. Ted Creeley then purchased the business, renaming it Ted's Recreation Parlor. In 1955, the amusement parlor was sold again to Al Ehrlich and later Robert Ewbank, who operated the business as the Windsor Recreation Parlor. In 1971, the 51-year-old amusement parlor closed its doors when Dr. Edwin Kadlub acquired the building for his medical practice. Gone were the days of

shooting pool as well as the “breeze.”

After moving from his practice at 424 Main Street, Dr. Kadlub remodeled this building to house two medical offices. Dr. Robert Bradley joined Dr. Kadlub in 1977, followed by Dr. James Dudley in 1978. Both physicians moved on to start their own practices.

This building most recently housed Althoff Family Chiropractic, but it was vacant at the time of this survey.

36. Sources of information:

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 30.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 140, 143, 150.

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.

U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 1A; Enumeration District: 24; Image: 980.0.

U.S. Census of 1910. Fort Collins Ward 3, Larimer County, Colorado. Roll: T624_121; Page: 1A; Enumeration District: 227; Image: 746.

World War I Draft Registration Card for Edwin Calvert Wigle. Weld County, Colorado. Roll: 1561805; Draft Board: 2.

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

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: **Entertainment/Recreation**

40. Period(s) of Significance: **ca. 1920-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with entertainment and recreation in Windsor. For over half a century, this building served as an amusement parlor, with billiards, pool, and card playing. 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 1906, 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

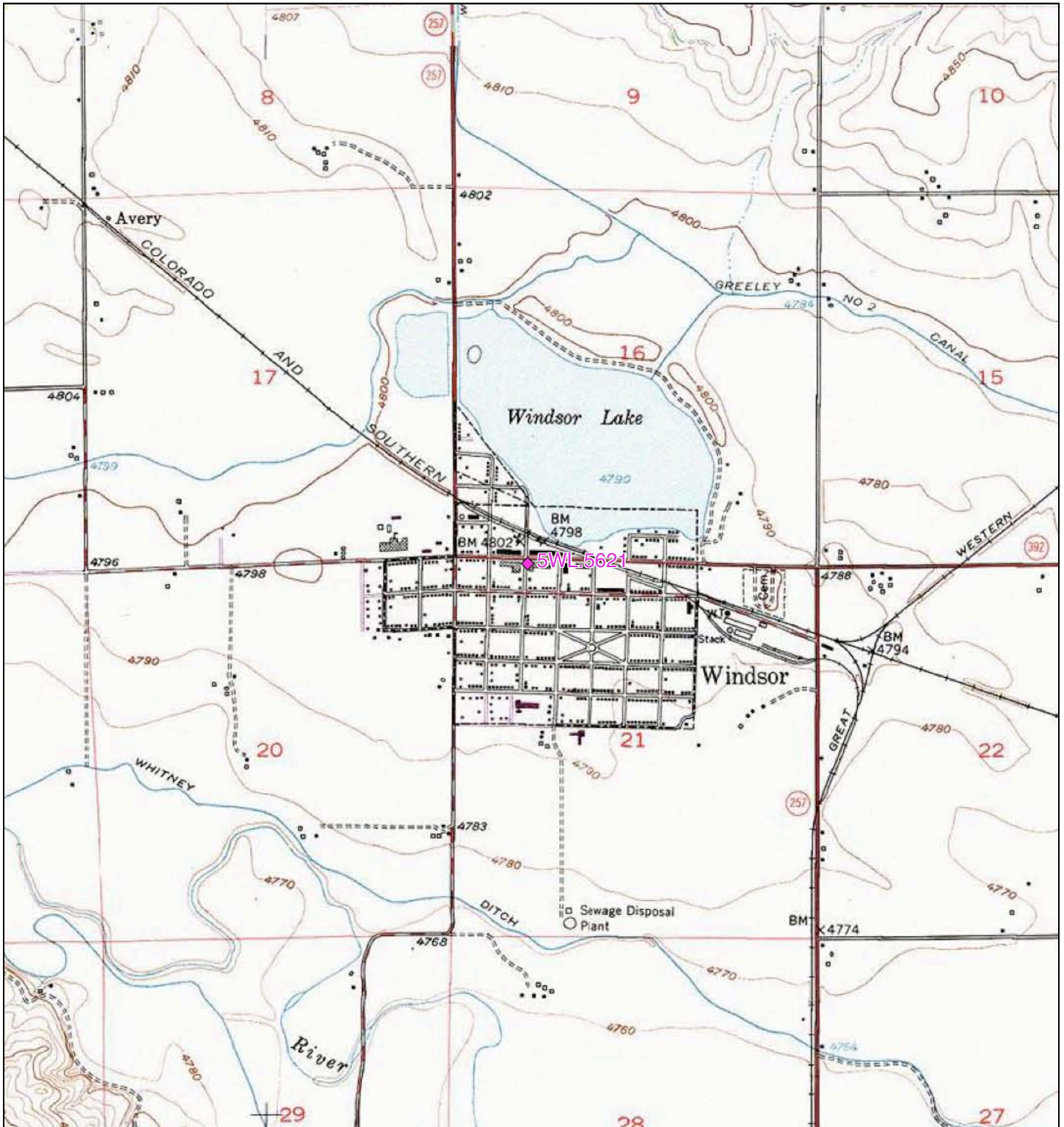
47. Digital photograph file name(s): **mainst427 - 1 to mainst427 - 2**
 Digital photographs filed at: **Town of Windsor
 301 Walnut St
 Windsor, CO 80550**

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

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