

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5WL.5622** Parcel number: **080716308003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **McNeil Building; F.N. Briggs & Co.; Ferguson-Morrow Supply Co.; Windsor Masonic Hall; Windsor Woodmen of the World Hall; United States Post Office**
- 6. Current building name: **Memory Lane Antiques & Refinishing**
- 7. Building address: **428 Main Street**
- 8. Owner name: **Golden Deleaney, LLC**
- Owner organization:
- Owner address: **201 Cattail Bay
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: **508152** Northing: **4481057**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 29; 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 160.8 feet north of the southeast corner of Lot 29, running northwesterly 26.025 feet; thence northerly 10.4 feet; thence southeasterly 26.025 feet; thence southerly 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: **4,225 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: **None Applicable**
21. General architectural description:
This 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. Green stucco clads the exterior walls of the front (south) façade. Wide, red-painted boards frame the façade. Stucco also covers the rear (north) elevation on the second story, but the brick is exposed on the side elevations. A pair of plate-glass windows, with aluminum frames, opens west of center in the asymmetrical façade. Above them, in the façade's second story, are three, 1-over-1-light, double-hung sash windows. Each opens within a half-cylindrical structure, evoking an oriel. Unpainted, square-cut shingles cover the structures. The principal doorway opens within a recess at the east end of the façade and hosts a single-light door, with a white-painted wood frame and sidelights. All of the glass is frosted, and the fluted, wood surround has rosettes. A secondary doorway opens in the west end of the façade and leads to an interior stairwell providing access to the second-story apartment. The doorway hosts a white-painted, 4-panel wood door, with fanlight. A pent-roof awning, covered in unpainted, square-cut wood shingles, spans the façade above the doorways and separates the first and second stories. Dominating the rear elevation of the single-story addition to the north elevation is a white-painted, steel, overhead-retractable garage door, with three lights. An unusually wide, gray-painted slab door opens in the west end of the rear elevation. In the opposite end of the same elevation, opening within a recess, is a single-light, wood door, with faux, x-shaped bracing in the bottom panel and the light boarded shut. Another doorway opens in the west end of the second story of the rear elevation, providing access to the roof above the single-story addition. A window opening in the center of the same elevation has been boarded shut. A black, rubber membrane covers the nearly flat main roof and all other roof surfaces. A brown-painted, standing-steam, metal pent-roof awning spans the rear elevation of the single-story addition.
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 426 Main Street to the east and 430 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.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: ca. 1884 Actual Estimate

Source of information: "Windsor Department." *Greeley Tribune*, 17 January 1901, p. 8.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 5-6, 62, 83.

26. Architect: Unknown

Source of information:

27. Builder: Henry F. McNeil

Source of information: Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 5-6, 62, 83.

28. Original Owner: Henry F. McNeil

Source of information: Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 5-6, 62, 83.

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1909. However, an obituary for the first owner and builder, as well as a Windsor history, suggest that the building was constructed around 1884, and it does appear on the earliest Sanborn maps of the downtown, which dates to 1900. An analysis of the style, materials, and historical records corroborates a circa 1885 date of construction. The post office extensively remodeled this building in 1947. However all of these changes disappeared in the 1970s, when the façade received the German Old-World Motif that the Windsor Chamber of Commerce was then championing for the downtown. The single-story, rear addition appears to date to after 1950.

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

V. HISTORICAL ASSOCIATIONS

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

Recreation and Culture

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

Government/Post Office

Recreation and Culture

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

34. Site type(s): general store, lodge hall

35. Historical background:

Constructed around 1884, this storefront is believed to be the oldest two-story commercial building in Windsor. It was owned and built by pioneer carpenter Henry F. McNeil. He was born in January 1829 in Illinois and fought in the Civil War. His wife, Mary E. McNeil, was born around 1832 in New York. They had a daughter, Ellie McNeil Minckwitz, husband of Windsor pioneer Ernest U. Minckwitz. Henry McNeil later sold the building to J.M. Doty, who operated a hardware store as well as a wagon and harness shop. In April 1900, Doty traded his store to Windsor entrepreneur Franklin Newton Briggs for a 160 acres of land near Whitehall. Briggs combined the building with the furniture store he owned immediately west at 430 Main Street (5WL.5624). Briggs then expanded his selection of merchandise to become the F.N. Briggs Department Store. In February 1904, J.P. Morrow and J.B. Ferguson bought the Briggs Department Store and called it the Ferguson-Morrow Supply Company.

In 1911, this building was again a single retail unit, with a boot and shoe shop as well as a millinery. By 1920, the building returned to postal use, serving as Windsor's post office for over three decades. The post office moved from its previous location, at the old J.T. Perkins building on the south side of Main Street, under newly selected postmaster J. H. Comin. At the McNeil building, the post office passed from Comin to H.V. Teller in 1924. Teller served as postmaster for only six months due to ill health and dislike of indoor confinement. P.H. Gallagher succeeded Teller, serving as

postmaster until his death from pneumonia on December 29, 1931. His widow, Mabel M. Gallagher, took over her husband's position as a temporary appointment and later received the job permanently after earning the highest-possible score on the civil service examination. George May succeeded her in 1932 and served until 1957, Windsor's longest term as postmaster. During his tenure, May oversaw the renovation of the first floor of the McNeil Building in 1947, which included refacing the lower half of the facade with a tan brick veneer, installing two doors to facilitate two-way traffic, and stuccoing both the front and rear of the building. To enhance the appearance of the post office's interior, new light fixtures were hung and a new floor was installed. After 37 years at 428 Main Street, the post office moved next door, to 430 Main Street (5WL.5624), in 1957.

After the post office vacated its longtime location, Bruce Young opened the Suzie Q Bakery there, which he operated until 1964. Clinton Williams then purchased the bakery but closed it later that year.

The second floor of the McNeil Building was intended to be used as a lodge hall. It served as the original home of Windsor Lodge No. 69 of the Ancient Free and Accepted Masons. The Masons fitted the second-floor for their lodge meetings sometime during the 1890s and remained there until 1905, when they moved to a more spacious room at the Dowding Building, 201-205 4th Street (5WL.5598). Upon vacating the second-floor, the Woodmen of the World took over the space, using it for their fraternal meetings. However, by the 1930s, many members dropped out or moved to a Greeley chapter due to an increase in rates and inactivity. The space was then converted into an apartment.

Since 1992, Dan and Theresa Stauss, through Golden Deleaney, LLC, have owned this building for their business, Memory Lane Antiques and Refinishing. The retail space also includes the building immediately east, at 426 Main Street (5WL.5620).

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. 5-6, 62, 83.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 53, 138.

"Frank Newton Briggs." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 400.

The Windsor Leader, 4 February 1898, 27 April 1900, and 22 June 1900.

The Poudre Valley, 13 February 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**
Social History

40. Period(s) of Significance: **Commerce, ca. 1884-1958; Social History, ca. 1884-ca. 1930**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant for its association with the commercial development of downtown Windsor. It was one of the earliest commercial buildings in the downtown and was the longtime home of the Windsor branch of the United States Post Office. The building is also significant in the town's social history as Windsor's first Masonic lodge and longtime home of the Woodmen of the World. The Masons were one of the largest and most active fraternal organization 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 around 1884, 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

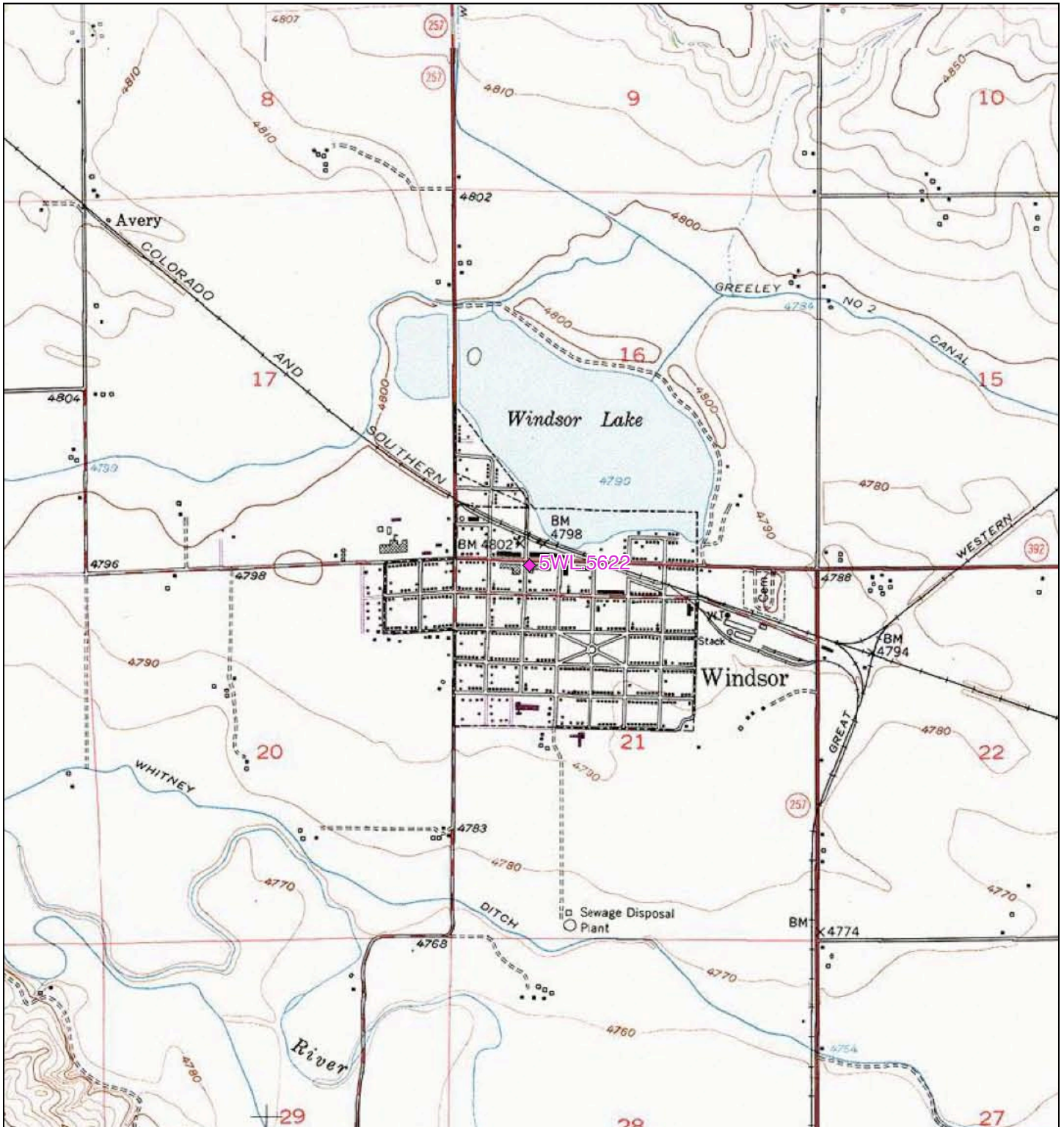
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst428 - 1 to mainst428 - 5**
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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