

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5WL.5623** Parcel number: **080721203021**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Porter Building; Windsor Drug Store; Windsor Mortuary; Richards & Son Mortuary**
- 6. Current building name: **Little Wool Shoppe**
- 7. Building address: **429 Main Street**
- 8. Owner name: **Linda L. Cumpsten and Vern C. Rasmussen**
- Owner organization:
- Owner address: **428 Walnut St
Windsor, CO 80550-5144**

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 checked="" type="checkbox"/> Individually eligible	<input 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: **508152** Northing: **4481004**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 30; 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: **3,775 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
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
Tower**
21. General architectural description:
This building is oriented to the north. The nature of the foundation could not be determined. Stucco covers all of the exterior walls of this solid-brick building. Tan stucco covers the front (north) façade while it is painted white on the secondary elevations. A single-story addition to the rear elevation has tan stucco. The first story of the front façade hosts a pair of plate-glass windows and corresponding transoms, with tan-painted wood frames and red-brown, raked-brick sills. Spanning the façade above these windows and dividing the stories is a pent-roof awning on paired, wood brackets, with red, terra-cotta tiles. The second story of the façade hosts two window openings beneath tan-painted, rock-faced stone lintels. Each opening hosts paired, single-light casements, opening above a single-light awning. Beneath the windows are wrought-iron balconets. Windows opening in secondary elevations are 1-over-1-light, double-hung sash, with white vinyl frames. Opening in the center of the second story of a stair tower protruding from the rear (south) elevation is a 6-light hopper or awning window. The principal doorway opens in the eastern third of the otherwise symmetrical façade. It hosts a brown-painted, glass-in-wood-frame door, opening beneath a single-light transom. A secondary doorway opens in the west end of the rear elevation's first story. It hosts a tan-painted slab door. Opening in the west end of the rear elevation's second story is another doorway. It hosts a single-light door, with a white-painted frame. Approaching the second story from the west is an unpainted wood staircase. A rubber membrane covers the nearly flat main roof and all other roof surfaces. Engaged to the west elevation of the stair tower is a stucco-covered chimney.
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**
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 427 Main Street to the east and 431 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: **1901** Actual Estimate
Source of information: **"Windsor Writeup," In Greeley Tribune, 14 March 1901, p. 4.**
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: **Frank R. Porter, M.D.**
Source of information: **"Windsor Writeup," In Greeley Tribune, 14 March 1901, p. 4.**
29. Construction history:
According to Weld County Tax Assessor records, this building was constructed in 1915. However contemporary newspaper articles and Sanborn maps indicate that the building was constructed in 1901. An analysis of the style, materials, and historical records corroborates this date. Owner George I. Richards had the Mediterranean Revival-style façade installed in 1936. The single-story rear addition dates to after 1950.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**
Health Care/Medical Business/Medical Office
32. Intermediate use(s): **Funerary/Mortuary**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **drug store; funeral home**
35. Historical background:
This lot was originally home to a single-story storefront housing Dr. F. R. Porter's medical practice, his Windsor Drug Store, and his residence. It was completed in 1894. However, on the evening of Saturday, March 9, 1901, the building caught fire and burned to the ground, damaging Bert Cloud's barbershop, immediately east (no longer extant), and the Alamo Hotel (431 Main Street, 5WL.5625), immediately west. It was the third time a fire had started in the store. Dr. Porter built the first story of the present building later that year.

Frank R. Porter, M.D., was one of Windsor's first physicians, arriving in 1893. He was born in August 1859 in New York state. He graduated from the University of Michigan School of Medicine in Ann Arbor. Dr. Porter initially resided in his storefront with his wife, Alberta Porter, mother, Helen J. Porter, and his grandmother, Anne Carpenter. The family later moved to new, grand residence at 530 Main Street (5WL.2464). But by 1900, Alberta had left her husband and later sued for divorce. The case became a public scandal when, in July 1903, Alberta Porter filed a suit against her former husband, accusing the physician of transferring property into his mother's name so that she could sell it, thus allowing him to avoid a \$1,000 alimony as ordered by the court. Dr. Porter insisted that the property had always belonged to his mother. But in December, the district court in Greeley ruled in favor of Alberta Porter, forcing Dr. Porter to pay the alimony. Then, in June 1906, Dr. Porter married Emily Allyn. The wedding came as a surprise to even their closest friends. "So secretly was their courting arranged that the people did not suspect anything more than passing acquaintance between them," noted a correspondent to the *Fort Collins Weekly Courier*.

In May 1903, Dr. Porter sold his drug stock and leased the building to E.L. Hahn, who had previously clerked at the Windsor Mercantile Company. Because he was not a registered pharmacist, Hahn initially could not fill prescriptions at the store. However, he hired E.B. Row, a registered pharmacist from Denver, in August. In January 1904, G.E. Daniels, of Denver, and others acquired Hahn's drug store and renamed it the G.E. Daniels Drug Company. Dr. Porter retained ownership of the building and, in February 1905, planned to add a second story to the building for a residence. The walls were largely completed by March and Dr. Porter moved in in May.

Prior to 1921, George I. Richards purchased the building to use as his Windsor Mortuary. Richards had previously been in charge of the undertaking department at the Middleton Furniture Company, at 417 Main Street (5WL.5612). Because they often built or ordered caskets, furniture stores often served as undertakers in small towns. Windsor's first resident mortician, Richards and his wife Edna, came to Windsor in 1910 from Iowa. After moving to Colorado, George and Edna Richards had three sons: Robert, Francis, and Hurle.

Beyond establishing the first stand-alone mortuary in Windsor, Richards also introduced Windsor's first motorized hearse in 1917. He was instrumental in helping improve the irrigation system at Windsor's cemetery. As chairman of the cemetery committee, Richards oversaw a Works Progress Administration (WPA) project in which three additional wells were installed in 1934, ensuring a surplus of water for the cemetery. Richards remodeled this building in 1936, hosting a dedication reception on December 6. His youngest son, Hurle, also joined the business, creating the Richards & Son Mortuary. An enterprising man, Hurle Richards also owned and operated Windsor's state-of-the-art movie theater and an insurance business.

In 1954, Robert and Clara Bishop purchased the mortuary and insurance businesses from Hurle Richards. However, Richards remained part of the mortuary operation, continuing to serve as a funeral director until the mid 1960s. The Bishops operated the mortuary until 1977, when they sold the business to Douglas Bussell. The Bussell Funeral Home operated here until 1985, when the owner sold the business to Dugan Funeral Services of Fremont, Nebraska. In 2007, the mortuary moved to Greeley, vacating the building. At the time of this survey, The Little Wool Shoppe, a quilting and notions store, occupied the storefront.

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. 27, 84, 87.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 145.

U.S. Census of 1900. Windsor, Weld County, Colorado. Roll: T623 130; Page: 3B.

U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 3A; Enumeration District: 23; Image: 694.0.

Rowe, George J. "New Windsor Tribune." In *Greeley Tribune*, 21 September 1893, p. 8.

"Windsor Writeup." In *Greeley Tribune*, 14 March 1901, p. 4.

"Porter Case Again." In *Greeley Tribune*, 2 July 1903, p. 5; "Loses Alimony Suit." In *Fort Collins Weekly Courier*, 9 December 1903, p. 4.

The Windsor Leader, 15 March 1901 and 13 September 1901.

The Poudre Valley, 23 May 1903, 23 January 1904, 18 February 1905, 18 March 1905, and 27 May 1905.

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: **Architecture**
Commerce
Health/Medicine

40. Period(s) of Significance: **Architecture, 1936; Commerce, 1901-1956; Health/Medicine, 1901-ca. 1910.**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This building is architecturally significant under Windsor Landmark Criterion 1a as an example of Mediterranean Revival style as applied to a commercial façade. Intact character-defining features of this style include the tile-covered pent roof, brackets, stucco finish, and wrought-iron balconets. This building is by far the best example of the style in downtown Windsor. The property is also historically significant under Windsor Landmark Criterion 2b for its association with the development of commerce in the town. The building hosted an early drug store as well as Windsor's first and longtime stand-alone mortuary. As well, the property is also significant for its association with early healthcare in Windsor, serving as the medical office for the town's first resident physician, Dr. Frank R. Porter. While the level of physical integrity is not to the extent that this property could qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be individually eligible as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Remodeled in 1936, this commercial building exhibits a moderately high 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 only notable modifications sine the 1936 remodeling include the replacement of windows, which largely did not impact the style, and the construction of an addition, entirely isolated to the rear elevation. This building retains sufficient physical integrity to convey its historical and architectural significance.

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
-

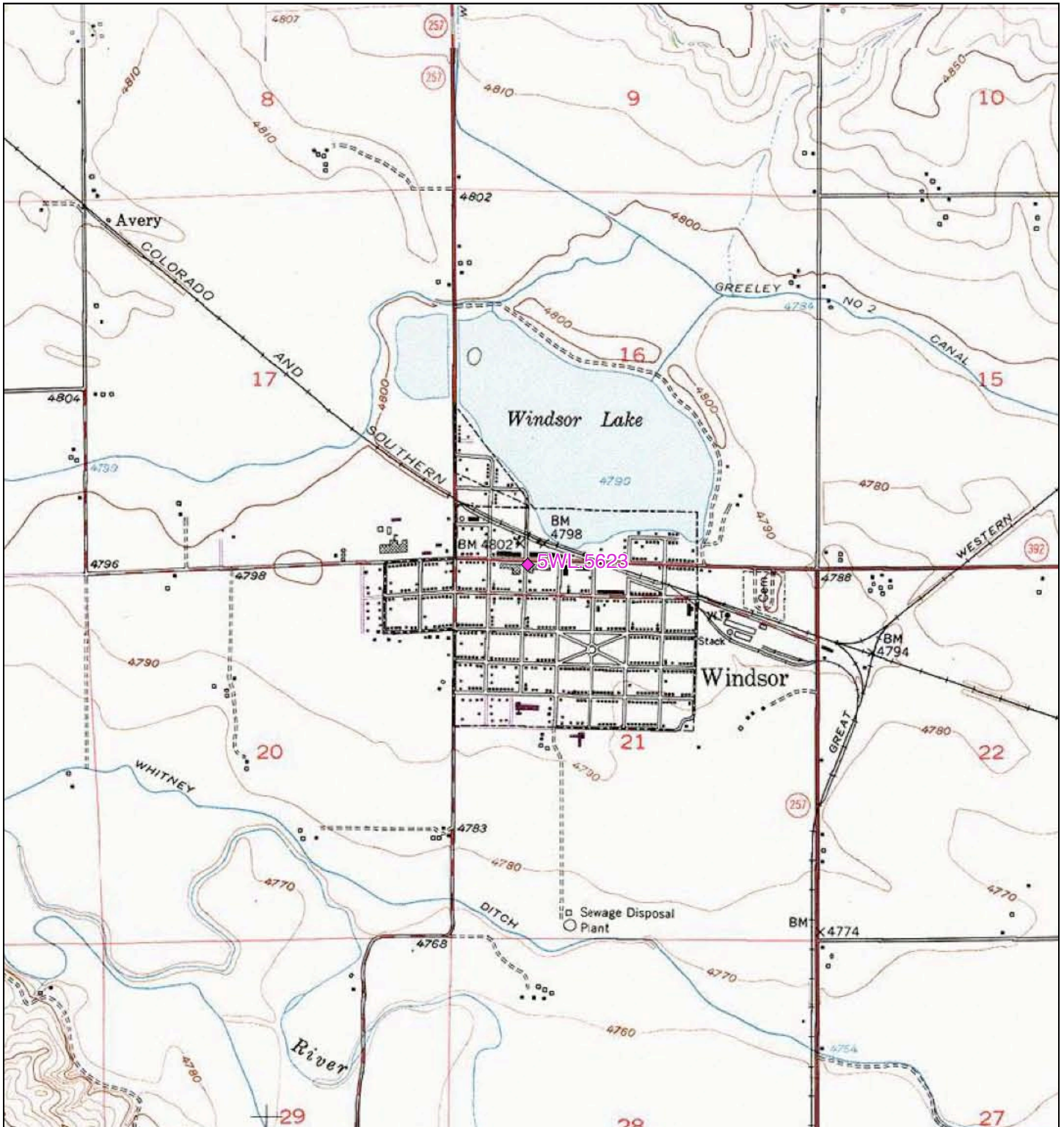
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst429 - 1 to mainst429 - 3**
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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