

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.5630**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **C.J. Sawyer Bakery; Windsor Bakery**
- 6. Current building name: **Vacations in Paradise**
- 7. Building address: **509 Main Street**
- 8. Owner name: **Timothy L. and Elizabeth L. Smith**
- Owner organization:
- Owner address: **409 Poudre Bay
Windsor, CO 80550**

Parcel number: **080721204014**

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**
NW 1/4 **NE** 1/4 **NW** 1/4 **NW** 1/4 of section **21**
10. UTM Reference Zone: **13**
Easting: **508076** Northing: **4481013**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 10, excluding the western 8 feet; Block 9**
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: **1,110 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Sandstone**

Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Car Port**
Roof Treatment/Decorative Cornice
Window/Glass Block
Window/Segmental Arch
21. General architectural description:
This commercial building is oriented to the north. The nature of the foundation could not be determined. Cladding the façade is a veneer of random-coursed, sandstone ashlar. Capping the façade is a protruding cornice covered in tan stucco. White stucco covers the remaining exposed exterior walls. The principal doorway opens within a recess in the eastern half of the asymmetrical front (north) façade. It hosts a 6-light, 2-panel, wood Dutch door. Dominating the rest of the elevation is a plate-glass window, framed within a segmental-arch opening. A window opens high in the west elevation, just south of center. Opening in the south end of the west elevation is a 1-over-1-light, double-hung sash window with a white-vinyl frame. The window in the south end of the west elevation occupies a former doorway. Enclosing the remainder of this doorway is white-painted plywood. Opening between the windows in the west elevation is a secondary doorway. It hosts a white-painted metal door, with four recessed panels and a fanlight. To the north of the door is a sidelight consisting of glass blocks. Piercing the west end of the rear (south) elevation is a small hopper or awning window. A prefabricated metal carport, with metal posts and a tan, standing seam metal roof, extends over a concrete pad adjacent to the rear elevation. A rubber membrane covers the nearly flat main roof.
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 503-507 Main Street to the east and a vacant lot to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Macadam covers a parking lot behind (south of) the building as well as the lot to the west.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1914** Actual Estimate
Source of information: **Weld County Assessor Property Profile.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Clyde J. Sawyer**
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition.* Windsor: Press of The Poudre Valley, 1940, p. 85.**
29. Construction history:
According to Weld County Tax Assessor records this building was constructed in 1914. An analysis of the style, materials, and historical records corroborates this date. The southern half of the building is an addition, which may have included a modification of the oven that originally protruded from the rear elevation. The date of this addition is unclear, but was completed between 1921 and 1970. The remodeled façade and replaced windows date to after 2002.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Restaurant**
32. Intermediate use(s): **Commerce and Trade/Restaurant**
Commerce and Trade/Professional
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **bakery; travel agency**
35. Historical background:
This small commercial building was completed in 1914 as the C.J. Sawyer Bakery. Clyde James Sawyer was born in May 1878 in Chicago. He arrived in Colorado in 1895 and initially worked as a laborer on the Rienks Farm, near Eaton. In 1912 he married the former Mary McLean, who had leased Windsor's American Hotel from Mrs. L.Z. Stocking since 1903 and operated the hostelry. McLean was born in Scotland around 1877 and settled in Colorado in 1895. The couple had three children: Kenneth, Paul, and Catherine. Catherine appears to have died in childhood. Kenneth went on to become a prominent surgeon in Denver. By 1910, both Clyde and Mary Sawyer operated the hotel, but Clyde eventually acquired a sliver of previously undeveloped land just east of the hotel to build a bakery. By 1930, the bakery business eclipsed the hotel, which the Sawyers continued to operate. However, by this time Clyde Sawyer clearly identified himself as a baker rather than a hotelier, and Mary continued to assist him with this enterprise.
- Clyde Sawyer retired between 1936 and 1940, when he sold the bakery to George Cessna, who rechristened it as the Windsor Bakery. Cessna sold the business to Clifford Goff in 1949. Goff operated the bakery with his wife, Virginia Goff, until 1954, when they departed Windsor to open a business in Greeley.**
- After acquiring a Traveler's Insurance franchise from the estate of Herman Brolien in 1952, Richard "Dick" Casten purchased this building and remodeled it into an office for his Dick Casten Insurance Agency. Helen Teller Casten took over the firm in 1962, calling it the Helen Casten Insurance Agency. The firm grew when Casten acquired Streeb's Insurance in 1964 and, a few years later, Bishop's Insurance. Helen Casten retired in 1976 and sold the property to Edwin L. and Louise M. Brown in 1982. In 1991, Raymond D. Dorsner acquired the building and lot, selling them to Terri L. Brott in 1993. Timothy Lee Smith and Elizabeth L. Smith, the current owners, purchased the property from Brott in 2002. At the time of this survey, the building housed the Vacations in Paradise travel agency.**
36. Sources of information:
Weld County Assessor Property Profile.
Deeds 1896360, 2266699, 2363114, and 2953059. Weld County Clerk and Recorder.
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 1900. Precinct 13, Weld County, Colorado. Roll: T623_130 Page: 5A; Enumeration District: 203.
- U.S. Census of 1910. Windsor, Weld County, Colorado. Roll: T624_126; Page: 8B; Enumeration District: 266; Image: 114.
- U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625_172; Page: 4B; Enumeration District: 231; Image: 338.
- U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 5B; Enumeration District: 23; Image: 699.0.
- Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 138, 152.
- "Kenneth Charles Sawyer, M.D." In *Colorado and Its People*, vol. IV, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 600.
- Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 46, 84-85.
- 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 into the past." *Windsor Beacon*, 25 May 1989, p. 10.

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: **1914-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with the maturation of Windsor's downtown commercial district. It served for many years as the town's principal bakery and later as a professional office. 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 1914, this commercial building exhibits a 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 new façade treatment around 2002 significantly altered the original façade. The building does not exhibit 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

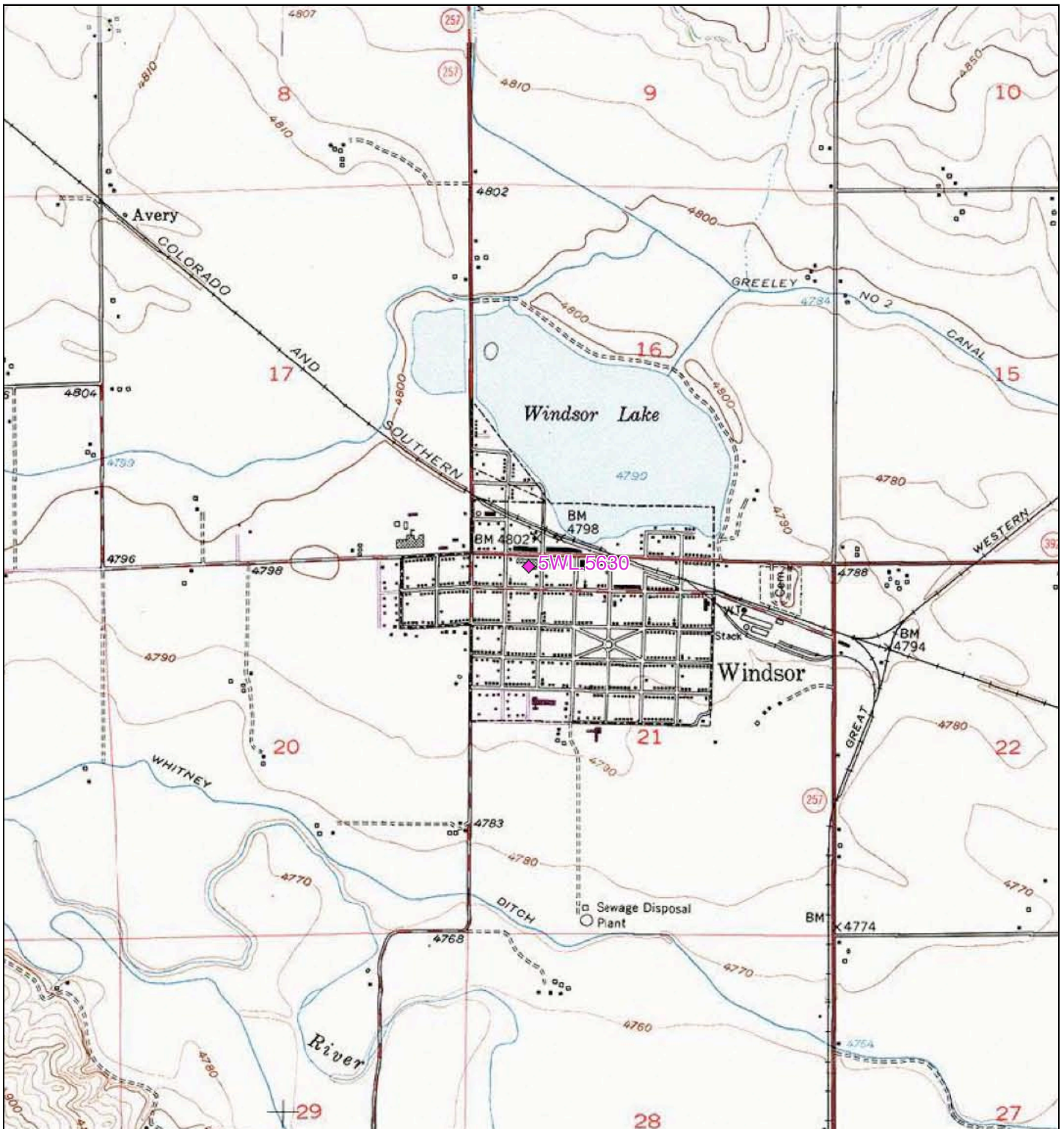
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst509 - 1 to mainst509 - 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