

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.5633** Parcel number: **080716307016**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Raines & Hainey Building**
- 6. Current building name: **Rexford Building**
- 7. Building address: **514 Main Street**
- 8. Owner name: **William R. Rexford**
- Owner organization:
- Owner address: **11316 Weld County Rd 70  
Windsor, CO 80550-3220**

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**  
**NW 1/4 NE 1/4 NW 1/4 NW 1/4** of section **21**
10. UTM Reference Zone: **13**  
Easting: **508047** Northing: **4481063**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lots 17; Block 6**  
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: **5,000 square deet**
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: **Synthetic Roof/Rubber Roof**  
Other roof materials:
20. Special features: **Balcony**  
**Chimney**  
**Roof Treatment/Decorative Cornice**
21. General architectural description:  
**Oriented to the south, this building rests on a sandstone foundation. Separating the foundation from the exterior walls is a watertable of rock-faced sandstone. The walls consists of red, pressed bricks, set in a 7-over-1 common bond. The bricks are painted white on the exposed west elevation. Covering the front (south) façade is a red, pressed-brick veneer, with thin, white mortar. White stucco clads the rear (north) elevation. Dominating either side of the symmetrical façade's first story are plate-glass windows. Spanning above the windows and principal doorway is a white-painted, board-and-batten box awning, which extends across the façade of the adjacent building (516 Main Street, 5WL.5634). Opening in the center of the second story of the façade is a large, 1-over-1-light, double-hung sash window, with brown-painted wood frames. Flanking this window on either side are similar but smaller windows. They all have rock-faced sandstone sills and lintels. Opening in the second story of the west elevation are 1-over-1-light, double-hung sash windows, with white vinyl frames. They occupy larger window openings that have been largely bricked shut. Opening beneath a segmental arch at the west end of the rear (north) elevation, partially obscured, is another opening hosting either a window or a door. A 1-over-1-light, double-hung sash window, with a white vinyl frame, opens beneath a segmental arch in the east end of the rear elevation's second story. The principal doorway opens in the center of the façade. It hosts a blue-gray painted, single-light, glass-in-wood-frame door, with sidelights and a transom. A secondary doorway opens south of center in the west elevation's second story, providing access to the roof of the adjacent building (516 Main Street, 5WL.5634). Dominating the center of the rear elevation are paired, white-painted, six-panel steel doors. A single, nearly identical door opens in the west end of the rear elevation's second story, providing access to an unsheltered steel balcony with a wood railing. Approaching the west end of the balcony from the north is a wood staircase. A black rubber membrane covers the nearly flat roof. Two truncated, white-painted brick chimneys protrude from the west parapet. Crowning the façade is a pressed tin or cast-iron cornice.**
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial 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 north side of the street, between 512 Main Street to the east and 516 Main Street to the west. Separating the building's front (south) facade from the street is a concrete sidewalk. Macadam paves the lots behind (north of) the building. Dominating the eastern third of the lot are two semi-truck trailers, without wheels. A yellow-painted pipe railing lines the western edge of the lots.

24. Associated building, features or objects:  
**There are no other buildings associated with this building.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1906-1911**  Actual  Estimate  
Source of information: **Sanborn Fire Insurance Maps (for Windsor, Colorado). New York: Sanborn Map and Publishing Co., January 1906 and May 1911.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **Unknown**  
Source of information:
28. Original Owner: **Arthur E. Rains and James L. Hainey**  
Source of information: **Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, p. 84.**
29. Construction history:  
**According to Weld County tax assessor records, this commercial building was constructed in 1915. However, while it does not appear on the January 1906 Sanborn map, it is present on the May 1911 map. This indicates that the building was constructed between 1906 and 1911. The only notable alterations have been the construction of the bulkhead awning across the façade, tying it to the building immediately west, at 516 Main Street (5WL.5634). This adjacent building dates to 1971.**
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/Theater**  
**Commerce and Trade/Specialty Store**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s):
35. Historical background:  
**This building was completed between 1906 and 1911 for Raines & Hainey, a harness and buggy dealer, which later became more of farm implement store. Arthur E. Raines was born on July 31, 1877, in Missouri. His wife, Gertrude (or Gertsie) A. Carleton, was also born in Missouri, around 1880. They were married on March 28, 1901, in Benton, Missouri, and had at least two children, Ina M. and Parker Wenton Raines. James L. Hainey was born circa 1854 in Kentucky. His wife, Marion (or Marin) Hainey, was born around 1879 in Kansas. They were married circa 1902 and had four children: Wirth (or Worth), Russell, Dean, and Rachel.**  
  
**In 1914, Windsor's resident mortician George I. Richards purchased this building for his Windsor Theatre, and motion picture cinema he initially opened in the former armory building at 207 4th Street (5WL.5599) in 1911. Richards continued to operate his theater at 514 Main Street until 1929, when he opened a new theater building a few doors east, near the northwest corner of Main and Fifth streets. That building was demolished in 1982 after decades of struggling to maintain audiences.**  
  
**In 1978, William and Dianna Rexford opened their AC-DC Appliance and TV Service in this building. The Rexfords purchased this property from Stephen B. and Cynthia L. Stansfield in 1985.**
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, p. 84, 86.

U.S. Census of 1920. Windsor, Weld County, Colorado. Roll: T625\_172; Page: 3A; Enumeration District: 231; Image: 335.

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

Deed 2009151. Weld County Clerk and Recorder.

## 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**  
**Entertainment/Recreation**
40. Period(s) of Significance: **Architecture, 1906-1911; Commerce 1906-1911 to 1958; Entertainment, 1914-1929**
41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:  
**This property is historically significant under Windsor Landmark Criterion 2b for its association with the maturation of Windsor's downtown commercial district. The building was home to a harness and wagon dealer. It is also associated with the history of entertainment and recreation in Windsor, serving as the town's motion picture theater from 1914 to 1929. The building is architecturally significant under Windsor Landmark Criterion 1a as an intact example of the Early Twentieth-Century Commercial style. Character defining features include the flush entrance, decorative brickwork, and a modest cornice. 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 or the Colorado State Register of Historic Properties. However, it could be eligible as a Town of Windsor Landmark.**

43. Assessment of historic physical integrity related to significance:  
**Constructed between 1906 and 1911, 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 alteration has been the installation of a bulkhead awning, which dates to the 1970s. All other character-defining features remain intact. The building exhibits 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

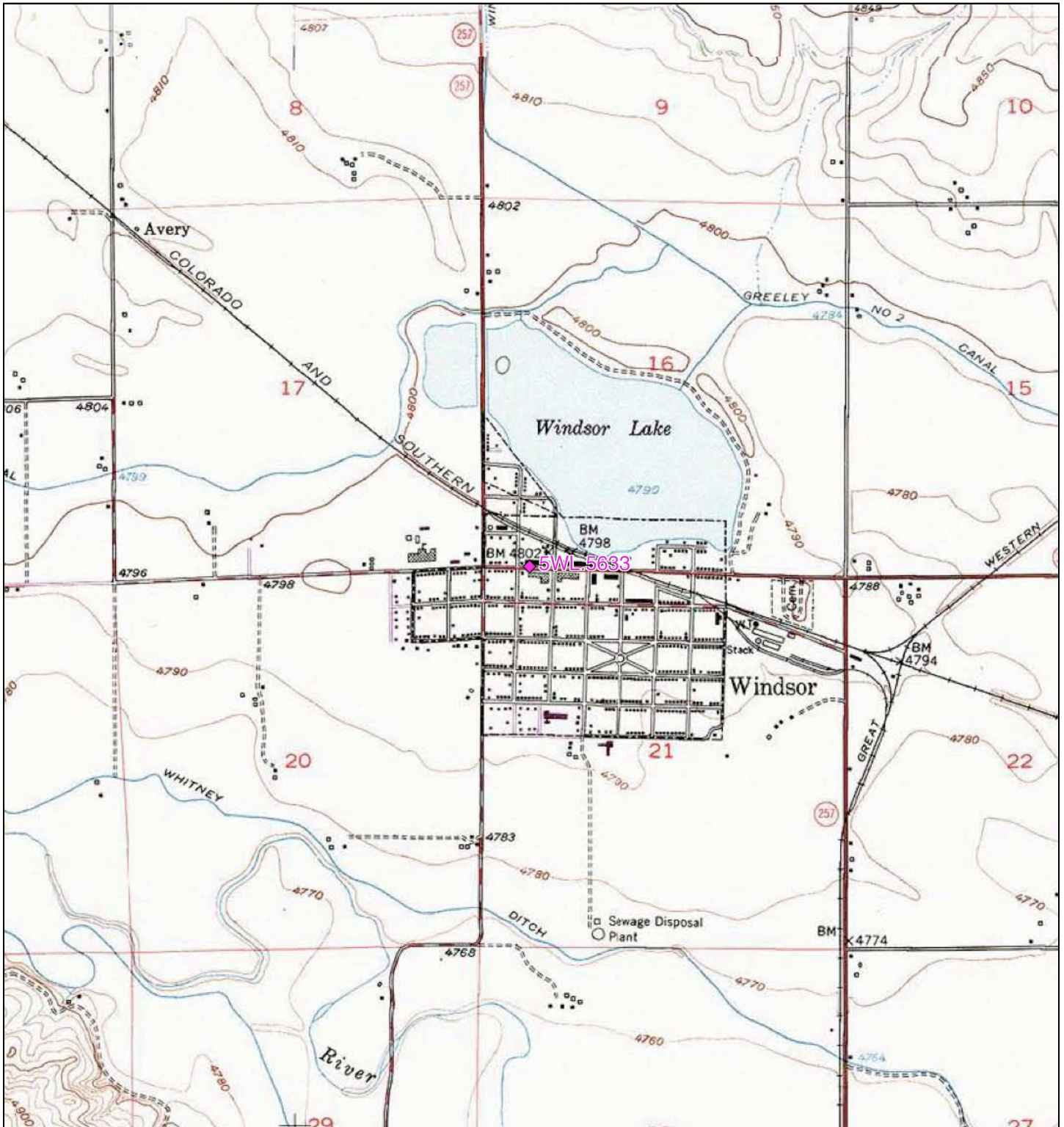
**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **mainst514 - 1 to mainst514 - 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

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