

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5WL.5635** Parcel number: **080721204017**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Yancey Building**
- 6. Current building name: **Bella Salon; Family Dentistry Judson D. Valstad DMD, LLC**
- 7. Building address: **517-519 Main Street**
- 8. Owner name: **Roger H. Boltz**
- Owner organization:
- Owner address: **2025 Angelo Dr  
Fort Collins, CO 80528**

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: **508041** Northing: **4481012**
11. USGS quad name: **Windsor** Scale: **7.5**  
Year: **1969**
12. Lot(s): **Lots 18 and 20; 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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **3,250 square feet**
16. Number of stories: **1**
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**  
**Facade Treatment/False Front**  
**Fence**
21. General architectural description:  
**Oriented to the north, this building appears to rest on a stone foundation. White stucco clads the majority of the exterior walls. Brown-painted false half-timbering has been applied beneath the façade's windows and around its two principal doorways. Brown wood shingles cover the northeast and northwest corners of the building, as well as dividing the front (north) façade into halves. Windows are plate-glass, with brown-painted wood frames and green canvas awnings. Doorways open within recesses at the center of each half of the symmetrical façade. Each doorway hosts a plate-glass door. Spanning from the top of the doorway to the top of the parapet is a box-like bulkhead, covered in brown wood shingles. Pent roof awnings protrude from the extended parapet or false front between the corners and doorway bulkheads. They, too, are covered in brown wood shingles. A white-painted slab door opens in the center of the eastern half's rear elevation, flanked by window openings. A shed-roof addition spans the rear (south) elevation of the western half. Opening west of center in the rear elevation of this addition is a secondary doorway, hosting a white-painted slab door opening behind a white, aluminum- or vinyl-frame storm door. Approaching the doorway from the east is a concrete ramp with a white-painted, steel railing. Either end of the elevation has paired, single-light casement windows, with vinyl frames. A rubber membrane covers the nearly flat main roof. The addition has a standing seam metal roof. A stucco-covered chimney protrudes from the wall dividing the two storefronts.**
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 513-515 Main Street to the east and 521 Main Street to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Extending westward from the building is a small, planted-grass yard, with a white-painted, picket fence. Macadam covers the parking lot behind the building.**
24. Associated building, features or objects:  
**There are no other buildings associated with this property.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1905 (eastern half) 1906-11**  Actual  Estimate

Source of information: ***The Poudre Valley, 18 November 1905.***

***Ray, Roy. Highlights in the History of Windsor, Colorado: Golden Jubilee Edition. Windsor: Press of The Poudre Valley, 1940, p. 84.***

26. Architect: **Alice "Allie" M. Felmlee**

Source of information: ***The Poudre Valley, 18 November 1905.***

27. Builder: **Alice "Allie" M. Felmlee**

Source of information: ***The Poudre Valley, 18 November 1905.***

28. Original Owner: **Charles A. Yancey**

Source of information: ***The Poudre Valley, 18 November 1905.***

29. Construction history:

**According to Weld County Tax Assessor records, this commercial building was constructed in 1905. This date corresponds to the eastern half of the building, which was built immediately after Charles Yancey completed his namesake business block immediately east, at 513-515 Main Street (5WL.5632). According to Sanborn maps, the western half was completed between 1906 and 1911. An analysis of the style, materials, and historical records corroborates these dates. The front façade of this building remained relatively unaltered between the date of construction until 1970, when it received the German Old-Word Motif that the Windsor Chamber of Commerce was then championing for the downtown.**

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

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#### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Commerce and Trade/Business**

**Commerce and Trade/Restaurant**

33. Current use(s): **Health Care/Medical Business/Medical Office**

**Commerce and Trade/Professional**

34. Site type(s):

35. Historical background:

**This four-unit commercial building was constructed in two halves, in 1905 (eastern half) and between 1906-11 (western half), for one of Windsor's preeminent pioneer entrepreneurs, Charles Albert Yancey. He was born in Virginia on March 13, 1863, to Edward and Fanny Mauzy Yancey. Charles ended his schooling at age 12, when he began working for a railroad in Virginia. After a year in this occupation, Yancey briefly turned to farming before learning the printer's trade at the Commonwealth newspaper in Harrisonburg, Virginia. In 1883, when he was 20, Charles ventured to Colorado with his younger brother, Joseph William Yancey. Charles arrived in Greeley and found work on a ranch a mile and a half away from what would become Windsor. Between that time and 1888, Yancey began to purchase and rent land in Weld and Larimer counties. That year, however, he moved to Windsor, where he eventually constructed a large stable, Windsor's first livery. While Yancey began his livery business with a single horse, he soon boasted a stable of 35 horses. Even as the livery business began to wane, Yancey increased his interests in horse and mule trading, a feed barn, and harness shop. In 1917, Yancey claimed that he sold more harnesses than any other dealer in Fort Collins and Greeley.**

**Charles Yancey was also responsible for the construction of several business blocks in Windsor. In 1905, he demolished his Main Street stable with a connected barber shop and a group of investors replaced them with a triple storefront, at 415-417-419 Main Street (5WL.5611, 5WL.5612, and 5WL.5614). At the same time, he constructed the double storefront at 517-519 Main Street (5WL.5632). Yancey also built a livery building across the street, at 512 Main Street (5WL.5631), and another four-unit storefront at 508-510 Main Street (5WL.5629). "He has contributed in the most substantial measure to the upbuilding and progress of the town, erecting many of its business houses and various other buildings," states a 1918 biography of Charles Yancey. "His property holdings are the visible evidence of his life of well directed energy and thrift." Yancey was also an active civic leader and booster. He was an early town trustee and served as mayor from 1908 to 1911, when he oversaw construction of the Windsor Town Hall, at 116 Fifth Street (5WL.2050).**

Charles Yancey married Flora M. Davis on September 30, 1884, and had seven children: William E., Frank L., Charles L., Thomas M.; two daughters (names unknown); and a son who died in infancy.

First constructed in 1906 was the eastern half of this building, addressed as 517 Main Street. It originally consisted of two small storefronts and hosted a plumbing shop at 517 and a harness shop at 517 1/2. The harness shop may have been one of Yancey's enterprises that eventually moved across the street to 516 Main Street (5WL.5634) and, later, 510 1/2 Main Street (5WL.5629). By 1911, Yancey had completed the western half of the existing building, addressed as 519 Main Street. It was nearly identical to the existing eastern half, but the paired storerooms were slightly deeper.

In 1911, 517 Main Street was an office. A cobbler shop opened in the space by 1921. Prior to 1940, Maude Brower opened her Missouri Inn, one of the most revered eateries in the town. Windsor historian Mary Alice Lindblad describes the restaurant and its flamboyant proprietor:

"If one wanted a mountain of home-cooked food, the Missouri Inn was the place to go. Maude firmly believed the way to a man's heart was through his stomach. Several Windsorites recall with a chuckle Maude's affinity for cats and bachelors. Each of her cats bore the name of one of the prominent bachelors in town."

Brower soon moved her eatery into the 400 block of Main Street. Between that time and 1950, this small storefront hosted Woods Coffee Shop, owned and operated by Roy and Mary Woods. Bill Snow later purchased this business, followed by Henry and Sophia Karbs. Then, around 1950, Frank and Darlene Gergely opened the Windsor Delicatessen & Creamery in this storefront. From 1958 to 1960, the owners of this business were Henry Haas and, later, Edith Graham. Erma and Earl Beyers owned the business only briefly in 1960, changing the name to the E&E Creamery. By the end of that year Walter Riddington acquired the business and operated it until 1969, when he sold the business to Gus Schwab, who moved it to 217 Fifth Street (5WL.834).

In 1911, the storefront at 517 1/2 Main Street was vacant. It soon became a barber shop. By 1940, Lewis "Dusty" Rhoads operated a three-chair barbershop at this address.

The storefront at 519 Main Street was vacant in 1911. However, it would host one of the longest-term tenants of this building, Leon Harrison Jeweler. Leon Harrison was born around 1840 in Missouri. His wife, Amie, was also born around 1840 in Missouri. They were married circa 1895 and had three children: William, Helen, and Henry. Leon Harrison first opened his store in the 400 block of Main Street in 1907. He owned the business from that time until 1955, when he sold it to the Weiss Jewelry Company of Greeley, which continued to use Harrison's name for its Windsor store. Then, in 1957, Doris and Allen Sorenson acquired the business and renamed it Sorenson's Jewelry. The business later moved to 520 Main Street and 404 Main Street.

A millinery occupied 519 1/2 Main Street in 1911 and remained here through at least 1921. By 1940 Adam Wagner operated his shoe and harness repair shop at this address. In 1945 the tenant was Dr. R.W. Trethewey, an osteopathic physician and surgeon. By 1964, Miller Veterinary Hospital occupied this storefront. Dr. Wayne Miller established his practice in 1952 at 405 Main Street. He continued to practice at 519 1/2 Main Street until he sold his practice in 1970 to Dr. Tom Jones.

In 1971 Dr. Robert Boltz acquired this property for his new dentistry practice. He substantially remodeled the building, merging the two small storefronts in each half of the building into one unit, reducing the total number of storefronts to two, but doubling their sizes. The German Old-World Motif façade was installed at that time. The property remains in the Boltz family. At the time of this survey, Bella Salon occupied the eastern storefront (517 Main Street) and the tenant of western storefront (519 Main Street) was Judson D. Valstad, D.M.D., Family Dentistry.

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.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 138-139, 141, 152, 154.

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## 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: **1905-1958**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant for its association with the maturation of Windsor's downtown commercial district. Several business started in these small storefronts before growing and, subsequently, moving to larger downtown location. 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 1905 and doubled between 1906 and 1911, 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 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 and/or additions are 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): **mainst517-519 - 1 to mainst517-519 - 4**  
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**

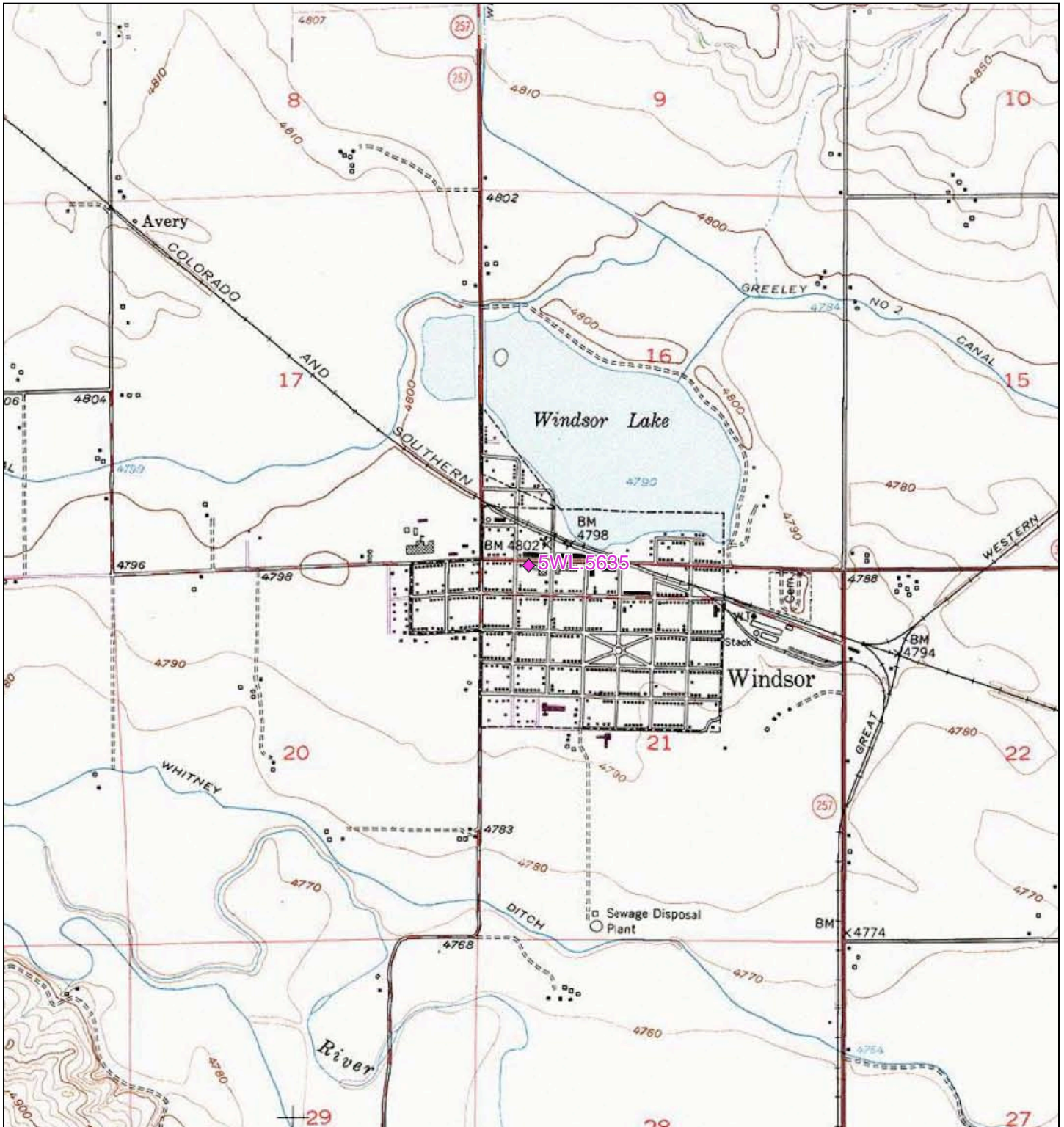
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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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