

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.2464** Parcel number: **080716307002**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Dr. Frank R. Porter House**
- 6. Current building name: **Porter House Bed & Breakfast Inn**
- 7. Building address: **530 Main Street**
- 8. Owner name: **Thomas E. and Marneth A. Schmittling**
- Owner organization:
- Owner address: **530 Main St
Windsor, CO 80550**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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**
SE 1/4 **SW** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **507999** Northing: **4481072**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lots 29 and 31; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **2,306 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
- Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
Roof Treatment/Finial
Tower
Window/Stained Glass

21. General architectural description:
Oriented to the south, this building rests on a regular-coursed, rock-faced, sandstone ashlar foundation. Additions spanning the rear (north) elevation have a concrete foundation. Pale-pink-painted, horizontal wood siding, with white cornerboards, clads the exterior walls. Variegated wood shingles, painted in bands of white, pink, and dark red, cover the gables and the knee wall of the second-story porch. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. The red-painted wood surrounds have protruding cornices. A rectangular, shed-roofed bow window protrudes shallowly from the first story of the asymmetrical front (south) façade. A three-sided, canted bay window emerges from near the center of the west elevation. Between this bay window and a tower at the southwest corner of the house is a stained-glass window, corresponding to the landing of the interior staircase. Windows in the second story of the tower have leaded-glass upper sashes. A single-light casement window opens north of the bay window, in the west elevation. An aluminum- or vinyl-frame canted bow window protrudes from the western half of the rear (north) elevation. The principal doorway opens in the south elevation of the tower. It hosts a red-painted wood door, with a leaded, oval light. A shed-roofed porch spans the western two thirds of the façade and wraps around the tower. It has an elaborately scroll-cut balustrade, turned wood porch supports, and spindlework friezes. Wood steps approach the porch at its canted, southwest corner. A small, front-gabled second-story porch dominates the house's front (south-facing) gable. It has a spindlework railing, turned wood porch supports, an elaborately scroll-cut wood brackets. Providing access to the second-story porch is a white-painted, paneled wood door, with single light. It opens behind a white-painted, wood-framed screen door. Flanking the door are 1-over-1-light sidelights. A secondary doorway open in the north elevation of a small room protruding between the west-facing bay window and the northwest corner of the house. Opening near the center of the west elevation of the single-story wing protruding from the eastern half of the rear elevation is a red-painted wood door, with two, round-arch lights. Framing the principal gables are vergeboards, resting on scroll-cut brackets. Covering the cross-gabled main roof and all other roof surfaces are brown, asphalt shingles. A bell-cast, pyramidal roof, with a finial, caps the tower. Protruding from the hip roof of the rear wind is a front-gabled dormer.

22. Architectural style: **Late Victorian/Queen Anne**

Other architectural style:

Building type:

23. Landscape or special setting features:

This house is located on the northeast corner of Main and Sixth Streets, and the western edge of Windsor's historic downtown. Main Street is the principal east-west thoroughfare through the town. A concrete sidewalk is parallel to Main Street while a grass-covered strip separates the concrete sidewalk from Sixth Street. Covering the property is a planted-grass yard, with mature landscaping. A white-painted, decorative wrought-iron fence encircles the front (south) yard. Enclosing the back (north) yard is a white vinyl privacy fence.

24. Associated building, features or objects:

Carriage House

A large garage or carriage house with an upper half story, called the "Conference Center," is located at the northern edge of the property. Oriented to the west, it appears to rest on a concrete foundation. White vinyl siding clads the exterior walls. It is set vertically across the north elevation. Dominating the northern half of the asymmetrical facade is a white-painted, 40-panel, steel, overhead-retractable garage door. Another doorway opens in the southern half of the facade. A metal slab door is located at the extreme western end of the north elevation. Windows are 1-over-1-light, double-hung sash, with white vinyl frames and red surrounds. Brown asphalt shingles cover the asymmetrical, front-gabled roof, which lacks overhanging eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1898** Actual Estimate

Source of information: **The Windsor Leader, 25 February 1898.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Dr. Frank R. Porter**

Source of information: **The Windsor Leader, 25 February 1898.**

29. Construction history:

According to Weld County tax assessor records, this house was constructed in 1900. However, newspaper articles during the winter of 1897-98 detail the construction of this house, which was completed in February or March of 1898. The most significant alterations have been the construction of single-story, rear additions and the replacement of nearly all windows. These modifications appear to date to the conversion of this house into a bed and breakfast, circa 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

Commerce and Trade/Specialty Store

33. Current use(s): **Domestic/Hotel**

34. Site type(s): **Bed and Breakfast, Inn**

35. Historical background:

This lot originally contained the R.W. Cloud house, constructed prior to June 1897, when Dr. Frank Porter purchased the property. He moved the small dwelling to rear (north end) of his lot in preparation from construction of a grand residence. This house was completed in February or March of 1898 as the private residence of one of Windsor's first physicians and most prominent physicians, Frank R. Porter, M.D., who arrived in the town in 1893. He was born in August 1859 in New York state and graduated from the University of Michigan School of Medicine in Ann Arbor. Dr. Porter initially resided in his storefront at 429 Main Street (5WL.5623) with his wife, Alberta Porter, mother, Helen J. Porter, and his grandmother, Anne Carpenter.

Construction of this house began in late 1897. On January 14, 1898, the *Windsor Leader* noted that the house was "nearing completion," predicting that it would be "one of the handsomest dwellings in Windsor...." By February the accolades had increased to "magnificent" and the *Leader* provided this description on February 4 1898:

"Dr. Porter's elegant new house is nearly completed. The workmen have been this week putting the finishing touches on the prettiest house in northern Colorado. The furniture arrived this week from Chicago and is in perfect keeping. The building and its furniture throughout is a true work of art that must be admired by all those who see it. For both beauty and comfort Doctor and Mrs. Porter certainly have the most desirable home in Windsor."

Based on Sanborn maps and other resources, the Porter House was indeed the largest, most architecturally sophisticated dwelling in Windsor at the time of its construction. The *Denver Sunday Times* featured the house prominently in a full-page spread about Windsor, published on May 20, 1900. Yet the house's bright, cheery façade hid a darkening cloud of domestic discord. Shortly after constructing the house, Alberta and Frank Porter spent extended vacations away from each other, Frank always traveling with his mother. Then Dr. Porter moved back to his drug store.

By 1900, Alberta had formally left her husband and later sued for divorce. On November 22, 1902, the *Windsor Poudre Valley* newspaper reported that Dr. Porter had "retired," transferring his drug store business to his mother, Helen. Yet he appears to have continued to actively practice medicine in Windsor. The situation became a public scandal when, in July 1903, Alberta Porter filed suit against her former husband, accusing the physician of transferring property into his mother's name so that she could sell it, thus allowing the doctor to avoid \$1,000 in 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.

Despite this debacle, Dr. Porter continued to practice in Windsor. In June 1906, he married the former 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*. Dr. and Mrs. Porter resided in this house immediately after their marriage, but appear to have left Windsor a few years later.

By 1915, this house was home to Dr. Edward E. Haskell, who had acquired the practice of pioneer Windsor physician Dr. E.I. Raymond, cofounder of the Windsor Hospital (216 5th Street, 5WL.2525). He was born on March 8, 1879, in Anoka, Minnesota. Dr. Haskell was raised in Minneapolis and graduated from University of Minnesota in 1900, when he came to Colorado and spent the next nine years in the mining industry. He then entered the Medical College at the University of Colorado, from which he received his Medical Doctorate in 1913. He was initially a partner with Dr. E.I. Raymond, who retired prior to 1915, when Haskell joined Dr. Nelson's Windsor medical practice. Dr. Haskell also retained his mining interests, serving as vice president of the enormous Midwest Mining and Milling Company and of the Perego Mining and Milling Company. He was also elected as a Windsor Town Trustee. His wife, Lucile V. Haskell was born in Nebraska around 1879. They had at least two children, Marjorie and Isabelle. Residing with them was Dormahl H. Hutchison, who appears to have been Lucile's son from a previous marriage.

Colorado pioneers Conelin and Elizabeth Murphy lived here prior to 1925. Conelin Murphy was born in Ireland around 1840 and immigrated to the United States as an infant. His wife, the former Elizabeth Hall, was 15 years his junior, born around 1855. Residing with the couple was Elizabeth's father, Wright W. Hall, one of the earliest settlers in the area of Boulder and Weld counties. Strangely, Wright Hall was only five years Conelin's senior. By 1930, Elizabeth was the sole resident.

In 1960, Bob Kneip resided here, followed by Lorraine Brooks in 1964.

Around 1980 the house became a retail space, hosting the Sample Shoppe. Owned and operated by Pat Barnett, Sally Bragdon, and Dianne Dawson, the store sold gift items, crafts, and provided instructional classes on making crafts. At the time of this survey, this dwelling was the Porter House Bed and Breakfast Inn, with owners Tom and Marni Schmittling serving as innkeepers.

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.

The Windsor Leader, 14 January 1898, 4 February 1898, 9 February 1900, and 16 February 1900.

The Poudre Valley, 22 November 1902, 6 June 1903, 18 February 1905, 20 May 1905, and 27 May 1905.

"Edward E. Haskell, M.D.." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co.,

1918, pp. 502-503.

"E. E. Haskell, M.D." In *History of Colorado*, vol. 4, eds. James H. Baker and LeRoy R. Hafen. Denver: Linderman Co., 1927, pp. 413-414.

1930; Census Place: Windsor, Weld, Colorado; Roll 251; Page: 1A; Enumeration District: 6; Image: 684.0.

1920; Census Place: Windsor, Weld, Colorado; Roll T625_172; Page: 12A; Enumeration District: 231; Image: 353.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, p. 141.

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

"New Windsor, the Thriving Little Town of the Rich Poudre Valley." *Denver Sunday Times*, 20 May 1900, p. 21.

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**
Social History

40. Period(s) of Significance: **Architecture, 1898**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

The house is architecturally significant under National Register Criterion C (State Register Criterion C, Windsor Landmark Criterion 1a and 1c) as perhaps the best example of the Queen Anne style in Windsor. Character-defining features include the corner tower, dormers, decorative shingles, turned spindles, wraparound porch, multiple gables, and vergeboards. The levels of architectural and historical significance, combined with physical integrity, are 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:

Completed in 1898, this dwelling 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 addition is entirely isolated to the rear elevation. As well, window replacements only involved one-over-one-light windows, not including those that had decorative leaded or stained glass. Thus, the house retains almost all of its character-defining features, including varied surface textures, towers, bays, balustrades, friezes, supports, and vergeboards. 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

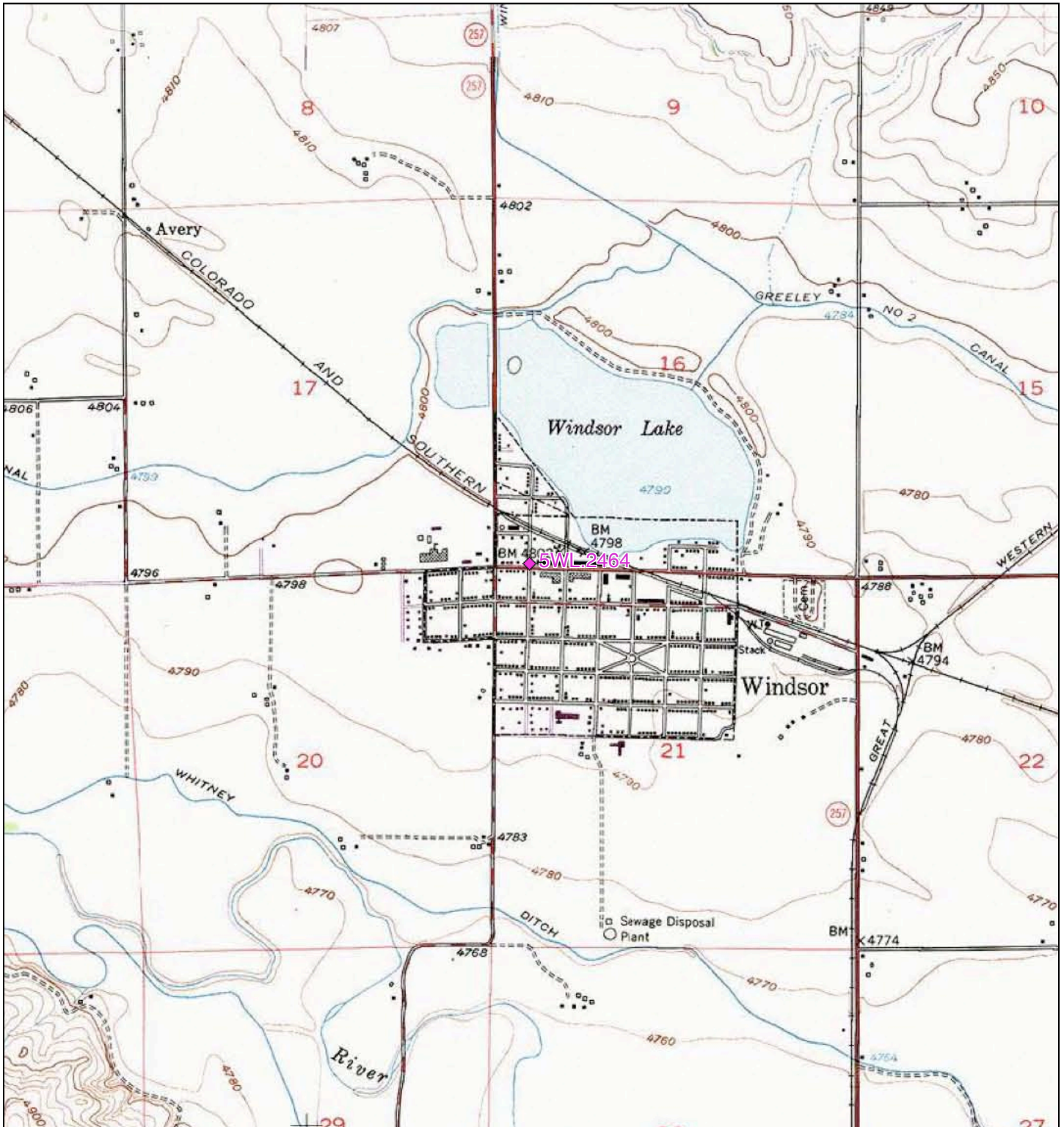
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst530 - 1 to mainst530 - 7**
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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