

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received APR 23 1986

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name** 5KC40

historic Winegar Building

and/or common Courtney Building

**2. Location**

street & number 494=498 14th Street n/a not for publication

city, town Burlington n/a vicinity of

state Colorado code 08 county Kit Carson code 017

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

**4. Owner of Property**

name Forsum Rehabilitation & Development Corporation c/o Robert Wagner

street & number P.O. Box 328

city, town Burlington n/a vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Kit Carson County Courthouse

street & number Sixteenth Street

city, town Burlington state Colorado

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date March, 1982  federal  state  county  local

depository for survey records Colorado Historical Society, OAHF, 1300 Broadway

city, town Denver state Colorado 80203

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The Winegar Building is located in the small farming community of Burlington on the eastern plains of Colorado in Kit Carson County. The two-story brick commercial building is a visual landmark in Burlington as one of the town's largest buildings and because of its prominent location in the center of the commercial district, on the southeast corner of 14th and Martin streets. The classical detailing, together with the size and location, make the Winegar Building the most architecturally significant commercial structure in Burlington. The community's business district is composed of primarily small, modest one and two story buildings.

The building is constructed of locally fired brick, and is the only light colored brick structure in the commercial district. It features a classical cornice with pilasters extending from the ground floor to the cornice, and capped with the Ionic Order. A parapet extends above the cornice with a centrally placed pediment on the front facade. The date and building name occupy the space in the pediment but are barely visible. Brick corbelling form decorative details along the stone belt course and between the pedestals of the parapet at the cornice.

Windows are flat headed, double hung and slightly recessed. They are trimmed with stone lintels and keystones with radiating voussoirs. Some of the windows have been filled in with glass block, probably in the 1930s or 1940s. The large storefront windows have also been filled in with glass blocks to create smaller windows. However, the original size and shape of these windows is still apparent.

In 1917, a two-story addition was constructed on the rear of the building for a creamery and apartments. A one-story portico with balustrade and a centrally located second floor enclosed porch were added to the facade in 1920. The windows in the enclosed porch are wood frame, twelve over one sash. There are also doors on either side, opening onto flanking balconies.

An iron post supports the corner of the building where the original corner entrance was located and samples of the original floor tiles are visible at the corners. There are also fine examples of marbled carrara glass and leaded glass window panes in some of the transoms on the north side of the building.

The interior of the Winegar Building has remained basically unchanged since construction in 1907. The floor plan on both floors has not been altered since the 1917 rear addition. Original details remaining include pressed metal ceiling tiles throughout the first floor and in areas of the basement, bank vaults which date to the original occupant and located on the first and basement levels, radiators, window and door moldings, baseboards, wood doors and hardware, transom windows over interior doors on the second floor and some wood floors. The large second floor apartment features pine wood paneling, parquet flooring, tile bathroom, arched room dividers, fireplace, and built-in cabinets. The remaining apartments on the second floor are simple one and two room arrangements off a central hallway.

The rear addition is stucco with a frame porch added to the second floor. The interior details such as door and window moldings were constructed to imitate in less elaborate detail those found in the original part of the building. The garage door and loading dock for the creamery are still in existence, although the garage door space has been slightly altered.

# 8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	___ architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
___ 1800-1899	<u>XX</u> commerce	___ exploration/settlement	___ philosophy	___ theater
<u>XX</u> 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

**Specific dates** 1907 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Winegar Building is significant for its association with A.W. Winegar, one of the original settlers in Burlington, and a prominent local developer and businessman. With its classical detailing, size and location, the Winegar Building is also the most visually prominent commercial structure in Burlington.

Burlington, located on the outermost eastern edge of the state, was incorporated in 1888 and is the largest town (1985 population: 3116) in Kit Carson County. It is a trade center as well as a center for agriculture, cattle, medical services, education, and recreation for the eastern plains.

The Winegar Building occupies a corner location at the center of town, and is the largest and one of the oldest structures in the commercial district. Built in 1907 by A.W. Winegar at a cost of \$30,000, the building is unique in Burlington with its degree and type of detailing and light colored brick. The Winegar Building dominates the main commercial street which consists primarily of small, modest one and two story brick structures.

Within the community, A.W. Winegar is important for his role in the establishment of Burlington. Along with W.D. Selder and others, he started the Kit Carson Land Company with the intention of acquiring land cheaply and selling to emigrants from Kansas, Nebraska, and Iowa. The first of its kind in the county, the company was influential in the settlement of not only the town of Burlington, but also the county. Winegar would personally meet prospective settlers at the train depot, show them the land and the town, give them a meal, and encourage them to buy property. Many emigrants accepted his offer and settled in the Burlington area.

After Selder sold out, Winegar continued under the name of A.W. Winegar Real Estate Company. The company was one of the first business firms in town and operated out of the Winegar Building until 1928. Also located in the building when it first opened in 1907 was the First National Bank, managed by Winegar's son-in-law Edwin S. Combs, and the Penfold Grocery Store, one of the first grocery stores in town.

The real estate business declined during the late 1920s, and in 1928, the Capitol Life Insurance Company was forced to foreclose on A.W. Winegar. The building was sold to C.D. Reed and Warren Shamburg, two local businessmen. Shamburg was the manager of the Stock Growers State Bank, which moved into the space vacated by the First National Bank. The Stock Growers State Bank was the first business in Burlington, founded by H.G. Weare, W.D. Selder, and A. W. Winegar in 1901.

The period of the Dust Bowl and the Depression years deeply affected Burlington and its residents. As was often the case, businesses closed and banks failed. The Stock Growers State Bank failed in 1931 and Warren Shamburg was forced to convey his share of the Winegar Building to the State Bank Commission, in charge of the liquidation of the bank. The Deputy Banking Commissioner subsequently sold the half interest to C.D. Reed for \$500 in 1932.

# 9. Major Bibliographical References

Burlington Call 1917-1946

Burlington Record 1888

Kit Carson County Abstract Company, H.Y. Hoskin, 1451 Senter Street  
Rocky Mountain News, August 17, 1985

# 10. Geographical Data

Acreeage of nominated property under 1

Quadrangle name Burlington

Quadrangle scale 1:24000

### UTM References

A 

1	3	7	3	5	6	2	0	4	3	5	4	0	6	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

E 

Zone				Easting				Northing						

F 

Zone				Easting				Northing						

G 

Zone				Easting				Northing						

H 

Zone				Easting				Northing						

### Verbal boundary description and justification

Lot 27-28 of Block 21, New Burlington Addition  
Township 8 South, Range 44 West, Section 36, NW $\frac{1}{4}$  SE $\frac{1}{4}$

### List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Sarah J. Pearce, Consultant

organization date September 30, 1985

street & number 888 South Dexter Street, #710 telephone (303) 691-0187

city or town Denver state Colorado

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Sarah J. Pearce*

title State Historic Preservation Officer date April 16, 1986

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 5-22-86

*for Alloria Byers*  
Keeper of the National Register

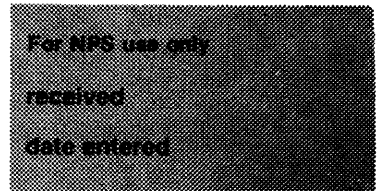
Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

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Continuation sheet    Winegar Building    Item number    8    Page    2

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During Reed's ownership, Doctor Robinson maintained a hospital on the second floor of the building. Reed sold the building in 1943 to Dr. Roy F. Courtney who had moved to Burlington at the start of World War II. At the time, occupants of the building included J.A.Ragan, who ran a cream station, the Fundingsland Real Estate Office, and Dr. Courtney's office. Later during the 1940s, the VFW held its meetings and activities in the basement of the building. During the 1950s, the National Farm Loan Office was housed in the building.

Dr. Courtney continued to own the building and operate his doctor's office on the second floor until the 1970s when he sold to Daniel McCracken who in turn sold the building to Gray Hooper in 1978. In recent years, the building has served as apartments.

The building has remained basically unchanged since the 1917 addition and 1920 portico were added. Although in poor condition at present, the building is still a landmark structure in Burlington. It is scheduled for renovation by the current owners for offices and apartments.