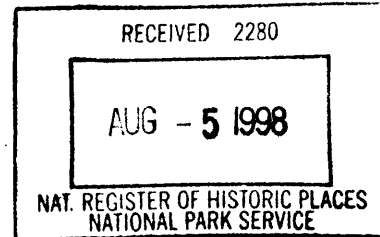


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate location or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Windsor Milling & Elevator Co. Building

other names / site number 5WL838

2. Location

street & number 301 Main St. N/A not for publication

city or town Windsor N/A vicinity

state Colorado code CO county Weld code 123 zip code 80550

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets statewide X locally. ( See continuation sheet for additional comments. )

Sharonna Cantuagustin 7/21/98  
Signature of certifying official Date  
Colorado State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property See continuation sheet for additional comments. meets See continuation sheet for additional comments. does not meet the National Register criteria. ( See continuation sheet for additional comments. )

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register  
See continuation sheet

See continuation sheet  
determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Date of Action

Edson H. Beall 8.3.98

Windsor Milling & Elevator Co. Building  
Name of Property

Weld County, Colorado  
County and State

**5. Classification****Ownership of Property**

(Check as many as apply)

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2		buildings
		sites
	1	structures
		objects
2	1	Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources  
previously listed in the National Register

N/A

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

AGRICULTURE / processing

AGRICULTURE / storage

**Current Functions**

(Enter categories from instructions)

WORK IN PROGRESS

COMMERCE / specialty store

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS / Commercial Style

**Materials**

(Enter categories from instructions)

foundation SANDSTONE

walls BRICK

roof METAL

other WOOD

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Windsor Milling & Elevator Co. Building  
Name of Property

Weld County, Colorado  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more locations for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "X" in all locations that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes
- ☐ B removed from its original location
- ☐ C a birthplace or a grave
- ☐ D a cemetery
- ☐ E a reconstructed building, object, or structure
- ☐ F a commemorative property
- ☐ G less than 50 years of age or achieved significance within the past 50 years

#### Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

#### Period of Significance

1899 - 1919

#### Significant Dates

1899

1919

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

UNKNOWN

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

#### Name of repository:

Denver Public Library, Western History  
Greeley/Weld County History Museum

Windsor Milling & Elevator Co. Building  
Name of Property

Weld County, Colorado  
County and State

### 10. Geographical Data

Acreage of Property .8 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

1 13 508450 4480800  
Zone Easting Northing  
2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing  
4 \_\_\_\_\_  
see continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Ron Sladek, President Jason Marmor, Historian Jane Blandford, Researcher  
organization Tatanka Historical Associates, Inc. date 6 March 1998  
street & number P.O. Box 1909 telephone 970/229-9705  
city or town Fort Collins state CO zip code 80522

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ronald Lauer  
street and number 6308 W. 10th St. telephone 970 / 353-2714  
city or town Greeley state CO zip code 80634

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

Property WINDSOR MILLING & ELEVATOR CO.

WELD COUNTY, COLORADO

### NARRATIVE DESCRIPTION

#### GENERAL DESCRIPTION OF THE PROPERTY

The 1899 Windsor Milling & Elevator Co. Building (Windsor Mill Building) occupies a .8-acre site in Windsor, an agricultural town located halfway between Fort Collins and Greeley in Weld County, Colorado. Located on the southwest corner of the intersection of Main St. and 3rd St. on the eastern edge of the downtown district, the property is occupied by the 14,400 square foot, four-story Windsor Mill Building and the adjacent 1400 square foot, one story Boiler Building. The Windsor Milling & Elevator Co. property is surrounded by Main St. and Windsor Lake to the north, a residence and downtown commercial properties to the west, 3rd St. and a vacant lot to the east, and a residential neighborhood to the south. In general, the Windsor Mill Building is in good condition and exhibits an excellent degree of historic integrity. Although the eastern end of the building is occupied by a small feed store, the overall structure is currently being rehabilitated for adaptive reuse as a pool table sales and manufacturing facility.

Composed of four adjoining but distinct building sections forming an irregular rectangular plan oriented lengthwise on an east-west axis, the Windsor Mill Building is a complex structure measuring 159' from east to west and 80' from north to south. The western 54' length of the structure consists of a four-story symmetrical brick flour mill building. The central 70' length of the structure consists of an asymmetrical wood frame and stacked plank four-story grain elevator containing twelve 12' x 12' x 55' grain cribs. The eastern 35' asymmetrical length of the building originally contained the mill office, and is currently used as a feed store. Finally, the southern projecting 42' x 116' area of the building is a one-story wood frame warehouse.

Constructed above a sandstone foundation that rises to a height of 2-1/2 feet above grade, the first through third floor walls of the western mill portion of the Windsor Mill Building are composed of red brick laid in a common bond pattern of seven rows of stretchers alternating with one row of headers. The fourth floor of the mill structure is of wood frame construction finished on the exterior with weatherboard. The central elevator portion of the building is constructed of wood and partially finished with weatherboard, although the bulk of this area of the structure consists of stacked 2" x 6" planks rising to a height of four stories and making up the twelve grain cribs. Much of this central crib area is finished on the exterior with corrugated metal sheets of unknown age. The eastern portion of the building, along with the southern warehouse, is of wood frame construction also finished on the exterior with corrugated metal sheets.

The complex roof on the building consists of a low-sloped monitor roof on the brick mill structure, normal sloped gabled roofs on the elevator, and a low-sloped gabled roof on the warehouse. All of the roof slopes on the building are finished with either corrugated or sheet metal, and perimeters are finished with boxed eaves on the brick mill and exposed rafter ends with fascia boards on the rest of the building. Short tapered metal lightning rods are found on the ridge of the elevator portion of the structure.

The interior of the Windsor Mill Building contains little of the original machinery, however many other original features of the mill and elevator operation are still present. Most notable are the massive yellow pine posts and beams found on each floor of the brick flour mill structure, obviously designed to handle a great deal of weight. These structural elements are all bolted with heavy iron hardware, and each floor's post and beam design is unique. Interior walls in the mill building consist of exposed brick, and the doors

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## NARRATIVE DESCRIPTION

from the mill into the elevator and warehouse portions of the structure are all clad with tin for fire protection. The elevator portion of the building still contains the original cast iron wheels for the belt system that ran the plant, along with some of the chutes, a hand-operated one-man wooden elevator with a unique foot-controlled fall protection device, and the original twelve stacked plank cribs. While the office area has been minimally remodeled into the present feed store, the south warehouse contains the original yellow pine flooring, roof posts with braces, and an old telephone booth reported to have contained the first telephone installed in the town of Windsor. Lighting throughout the building consists of very old hanging lamps with glass bulb-protection bowls, along with the original push-pull type light switches on the walls. In addition to the one-man elevator (referred to as a "manlift"), access to the upper floors of the building is gained via precarious wood stairways. Woodwork in the upper stairway area of the elevator portion of the building was noted to contain several penciled signatures from 1899 and 1900 of what appear to be carpenters who worked on the original construction crew.

The 1899 Boiler Building is a tall one-story structure composed of red brick laid in a common bond pattern, with brickwork features similar to those found on the adjacent flour mill. Measuring 38' x 36', this structure once held the boilers that operated the mill, but no longer contains any original equipment or features unique to the building's original use. The structure has a flat roof, with short brick parapet walls on the north and south elevations. The west side of the building contains the 18' exterior base of a former 78' high chimney that was removed sometime between 1911 and 1921. Also outside the west wall of the structure is what appears to be an underground concrete well vault that fed water to the boilers through pipes that are still intact.

The only other sizable secondary feature on the site is a 28' high, 31' diameter metal grain bin located just southwest of the warehouse structure. This bin, constructed of numerous bolted metal panels, rests on a large circular concrete pad. The exterior contains several faded painted signs, including "Fisher Dairy Farm," "Herd King," "TIHO," and "Clayton & Lambert." The exact age of this bin is unknown, however it is believed to date from the post-World War II period. Other notable historic site features include a rail spur along the south edge of the Windsor Mill Building (part of this spur has been removed), a large truck scale on the northeast corner of the property, and two grain unloading grates at grade in the north-central parking lot area.

**MILL/ELEVATOR/WAREHOUSE BUILDING - NORTH ELEVATION**

The north elevation of the Windsor Mill Building faces onto Main St. and contains the front entrance, which is located at the center of the building in the west area of the elevator structure. The brick mill structure is characterized by the stone foundation, which serves as a structural and visual base and is punctuated by the basement windows. Above the foundation are narrow brick corbel bands and brick pilasters rising three floors to meet more corbel bands just below the eaves. The tall pilasters separate the windows horizontally on floors one through three and emphasize the height of the building.

The basement windows in the brick mill structure include three 3/3 double hung sashes set in concrete wells, with wood frames and surrounds and brick segmental arch lintels. First floor windows include four

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WELD COUNTY, COLORADO

NARRATIVE DESCRIPTION

1/1 double hung sashes. Second floor windows include three 6/6 double hung sashes and one single light window. Third floor windows include two 6/6 double hung sashes and two single light windows. All of the windows on floors one through three are characterized by wood frames and surrounds, brick segmental arch lintels, and wood lug sills. Windows found on the fourth monitor roof floor include three 6/6 double hung sashes set in wood frames.

The elevator portion of the building is characterized by the central four-story structure, finished with weatherboard, and the eastern three-story crib structure, finished with stacked planks and corrugated metal sheeting. Unique to the crib structure is an old hand-operated grain loading chute still intact on the exterior of the building. The central structure includes one 1/1 double hung sash on the first floor, one 6/6 double hung sash on the second floor, one early weatherboard-filled window space on the third floor, and one 6/6 double hung sash on the fourth floor. All of these windows are set in wood frames with wood surrounds. While the stacked plank crib exterior above the ten foot level is covered with corrugated metal sheeting of unknown vintage, woodwork on the four-story main entry section at the center of the building is exposed, exhibiting the last five uncovered letters at the third floor level of the painted wall sign identifying the building as the "Windsor Milling & Elevator Co.." This painted sign can be seen in its entirety in early photos of the structure. Today, the remainder of this large sign is covered by the metal cladding on the crib portion of the building. The main entry is accessed via two flanking sets of concrete steps and a narrow concrete freight dock. The entry consists of a pair of wood diagonal plank doors with a carved ornamental lintel and five-light transom above.

The one-story office/feed store area on the east end of the building is accessed via two flanking sets of concrete steps and a narrow concrete dock with a metal pipe handrail. Projecting from the roof line is a narrow metal hood that extends over this dock. Windows on this part of the building include a three light bay (with caulking rather than a frame between the lights) set in wood surrounds with a small hipped and shingled hood above, and one single light window in a wood frame. Doors into this part of the building include a one light over three panel wood door, and a sliding wood panel freight door hanging from a metal track. The exterior walls of the office/feed store are finished with corrugated metal cladding.

Missing from this elevation of the building is an unloading shed that formerly projected toward the north from the center of the structure. The unloading shed extended over the two unloading grates that can be seen in the north parking area, allowing for two trucks to unload their grain at a time. As the grain was dumped into these grates, a below-grade auger pulled the grain into the basement of the elevator portion of the building, from where it was mechanically lifted four floors and dumped into the tops of the adjacent grain cribs. Some of the machinery that pulled the grain into the building is still located in the basement below the unloading shed area. It is not known exactly when this unloading shed was removed, however it is known to have occurred in recent decades.

The only other alteration to this elevation of the building was the replacement of three of the multi-light windows with single-light windows on floors two and three of the brick mill structure several years ago (they had been bricked in by a previous owner in recent decades), along with replacement of the first floor multi-light windows with 1/1 double hung sashes in the past few decades.

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## NARRATIVE DESCRIPTION

**MILL/ELEVATOR/WAREHOUSE BUILDING - SOUTH ELEVATION**

The south, rear elevation of the building faces onto the alley and contains rear loading docks adjacent to the former rail spur. The wood frame warehouse structure, which dominates the first floor level of this elevation, is entirely finished with corrugated metal cladding. Windows in this structure are limited to two 1/1 double hung sashes set in wood frames and surrounds. Doors into the warehouse include one boarded up freight door space with a wood frame and lintel, located in a position on the southeast-facing wall that indicates its previous use for rail car transfer. A second freight door composed of a pair of metal-clad doors set in a wood frame and lintel with a five-light transom is found near the southwest corner of the warehouse.

The first floor of the elevator structure is enveloped by the warehouse, while floors two through four are entirely clad in corrugated metal. These upper floors each contain one 6/6 double hung sash in a vertical band (illuminating the interior stairway) and set in wood frames and surrounds. The third and fourth floor levels of the elevator/crib portion of the building are also characterized by a large projecting metal hopper with piping and vents attached to the outer wall of the building.

The south elevation of the brick mill is identical to the north elevation in brickwork details. Basement windows on this elevation include one 1/3 and one 3/3 double hung sashes in concrete wells. First floor windows are limited to one 1/1 double hung sash, while the second and third floors each contain four 6/6 double hung sashes. All windows in the basement and first through third floors are characterized by wood frames and surrounds, wood lug sills, and brick segmental arch lintels. The fourth monitor roof floor contains four 6/6 double hung sashes set in wood frames and surrounds. One modern metal door is found on the first floor of the brick mill structure.

Missing from this elevation of the building is an underground concrete unloading structure that formerly projected toward the south from under the southwest area of the warehouse and was used for rail car grain dumping. As the grain was dumped into this underground structure, a below-grade auger pulled the grain into the basement of the elevator portion of the building, from where it was mechanically lifted four floors and dumped into the tops of the adjacent grain cribs. The machinery that pulled the grain into the building is no longer located in the basement of the structure.

Along with the single modern metal door into the mill (tucked away in a largely unnoticeable corner), the only other alteration to this elevation of the building was the replacement of the few first floor multi-light windows with 1/1 double hung sashes and the construction of a small concrete block utility addition in the past few decades.

**MILL/ELEVATOR/WAREHOUSE BUILDING - EAST ELEVATION**

The east, side elevation of the building faces onto 3rd St. and contains a loading dock into the warehouse structure, now used by the small feed store located there. The walls of this elevation of the building are entirely clad in corrugated metal sheeting. Windows in the warehouse are limited to one 6/6 double hung



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## NARRATIVE DESCRIPTION

sash in a wood frame and surrounds, along with three two-light metal sliding windows in tall spaces evidently formerly occupied by older double hung sashes. No windows are found on the second floor of the stacked plank crib structure, while the third floor contains a pair of six-light windows over corrugated metal sheets placed in the lower frames. These third floor windows are located at the peak of the gable end wall and are set in wood frames and surrounds, with a projecting wood tackle block centered above. The fourth floor of the elevator structure, projecting above the cribs, contains two small wood frame window spaces, one of which is filled with plastic sheeting and the other of which is boarded shut. These windows provide light into a small elevator head space at the very peak of the building, which still contains the original cast iron wheels and equipment used to draw grain up into the cribs. Doors into the east elevation are limited to one pair of swinging wood loading dock doors in the warehouse area.

**MILL/ELEVATOR/WAREHOUSE BUILDING - WEST ELEVATION**

The west, side elevation of the building faces onto an adjacent house (originally the mill manager's residence, but no longer part of the property) and is dominated by the four-story brick mill structure. The west elevation of the brick mill is identical to the north and south elevations in brickwork details. All windows on the brick mill structure are set in wood frames, with wood lug sills and brick segmental arch lintels. Basement windows on this elevation include one 3/3 double hung sash in a concrete well and one bricked-in space that was likely a machinery belt opening. First floor windows are limited to one 1/1 double hung sash, and one 3-light window pieced together from several smaller windows. The center of the first floor wall also contains one bricked-in former window space. Windows on the second and third floors include three 6/6 double hung sashes. The fourth monitor roof floor, essentially a wood frame structure resting on the roof of the brick mill structure, contains one 6/6 double hung sash window. The final windows on the west elevation are found at the gable peak of the fourth floor of the elevator, which contains one boarded window space and one deteriorated 3/3 double hung sash, both of which include wood surrounds. One old swinging wood panel door is found on the first floor, with old iron spring hinges, a metal lintel, and wood plank floor. Missing from the ground level of this elevation is a former beltway structure that ran from the boiler building into the brick mill. This small, one-story structure was removed from the property in previous decades.

**BOILER BUILDING - NORTH ELEVATION DESCRIPTION**

The north elevation of the brick Boiler Building faces onto the west elevation of the brick mill. Windows on this elevation are limited to two single-light windows with wood frames and surrounds, wood lug sills, and brick segmental arch lintels. A bricked-in space near the northeast corner of the structure formerly connected to the beltway that ran from the Boiler Building to the Mill Building. One wood hollow core door with a single light and wood lintel provides access into the building, although it is set into a taller former door space that has been partially bricked in and includes a brick segmental arch lintel above. A small new concrete pad is present outside of this door. The only other feature of note on this elevation is an old metal bulkhead door that covers what appears to be a water well valve.

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Property WINDSOR MILLING & ELEVATOR CO.

WELD COUNTY, COLORADO

NARRATIVE DESCRIPTION

**BOILER BUILDING - SOUTH ELEVATION DESCRIPTION**

The south elevation of the Boiler Building faces onto the alley, and is dominated by two large overhead modern metal garage doors set into enlarged old freight door spaces. One solid metal door is located near the southwest corner of the structure. Two bricked-in window spaces are also present high on the wall over the garage doors.

**BOILER BUILDING - EAST ELEVATION DESCRIPTION**

The east elevation of the Boiler Building faces onto the adjacent metal grain bin and former rail unloading area. With brickwork similar to that found on the adjacent brick mill building, this elevation is otherwise characterized only by the presence of two 1/1 double hung sash windows with wood frames and surrounds, wood lug sills, and brick segmental arch lintels.

**BOILER BUILDING - WEST ELEVATION DESCRIPTION**

The west elevation of the Boiler Building faces onto the rear yard of the adjacent house. It is characterized by one single-light window with wood frame and surrounds, a wood lug sill, and a brick segmental arch lintel. Another bricked-in window space is present, highlighted only by a brick segmental arch lintel. Projecting from the wall of the building is a massive chimney base, constructed of concrete to a height of about 4' above grade, above which is a large brick base rising to meet the roof line of the building at about 18' above the ground. The remainder of the chimney, which originally reached a height of 78', was removed during the early decades of the century. The only other feature of note on this elevation is a low concrete partially underground vault adjacent to the chimney base that contains a manhole and piping that runs from the vault into the building. This vault is believed to contain valves for the water that served the boilers.

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Section number 8 Page 7

Property WINDSOR MILLING & ELEVATOR CO.

WELD COUNTY, COLORADO

### NARRATIVE STATEMENT OF SIGNIFICANCE

#### STATEMENT OF SIGNIFICANCE

The Windsor Milling & Elevator Co. Building, constructed in 1899, is an excellent example of a landmark late-19th century Commercial Style building designed to operate as a flour mill and grain elevator. The mill portion of the building, exhibiting excellent architectural design work ornamented with pilasters, corbelling, and a regular pattern of fenestration, was constructed of brick following the destruction of the previous mill in a fire. Together with the stacked plank elevator and the wood frame warehouse (along with the adjacent brick Boiler Building), the overall building is utilitarian in design and serves as an excellent example of a turn-of-the-century agricultural processing and storage facility. Except for the removal of machinery in 1919 and the 1930s, the interior of the building is largely intact, with the most notable interior historic features being the massive yellow pine post and beam timbers, unique hand-operated one-man elevator, the town's earliest telephone booth, an early electric lighting system, original tin-clad fireproof doors, original hand-operated wood grain chute system, and the original cast iron belt wheels.

The Windsor Mill Building was constructed on the threshold of a major shift in mill and grain elevator architecture from earlier fire-prone wood structures (which continued to be erected in rural locations) to brick, tile and steel structures around the turn of the twentieth-century, to fireproof concrete structures beginning around 1915. Although a small number of flour mill and grain elevator structures dating from the time period have been documented on the eastern plains of Colorado, few have received National Register designation and fewer still exhibit the Windsor Mill Building's combination of brick, stacked plank, and wood frame architecture (most small town mills in Colorado from the period were constructed entirely of wood). Consequently, this building is an excellent example of turn-of-the-century agricultural industrial architecture. For these reasons, the Windsor Mill Building meets National Register Criterion C in the area of architecture for embodying the distinctive characteristics of a type and period of construction.

The Windsor Milling & Elevator Co. Building also meets National Register Criterion A for its association with events that have made a significant contribution to the broad patterns of our history, specifically related to the building's original use as a major agricultural processing center for the Windsor area. Within the context of post-1900 dryland farming, the facility's development can be seen to have taken place during the period of agricultural expansion in Colorado around the turn of the century. Following almost two decades of growth with an accompanying increase in agricultural debt, the booming wheat economy was dashed after the war by falling demand and prices.

Originally designed to operate as a mill, the building was used to produce high quality flour during these first two decades of the century. Following World War I, the economic changes associated with the demise of area wheat farming and the rise of more lucrative sugar beet crops led to closure of the mill operation and adaptation of the structure for use as a livestock feed storage facility. The Windsor Mill Building's period of significance therefore begins in 1899 when the structure was erected, and ends in 1919 when the flour mill went out of business and the building was converted to grain storage use. The Windsor Mill is an important historic asset to the community as a landmark building and one of the few prominent structures that speak of the area's small farm background and the town's heritage as an agricultural center. For these reasons, the Windsor Mill Building exhibits exceptional importance on the local level and is eligible for inclusion in the National Register of Historic Places.

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## NARRATIVE STATEMENT OF SIGNIFICANCE

HISTORICAL BACKGROUND

Completed in early 1900, the Windsor Mill Building has served as an important component of the community's agricultural economy for nearly a century. Originally constructed for the purpose of grinding locally grown wheat into flour, the Windsor Mill functioned in this capacity until 1919, when it was adapted to the milling and storage of feed grains. The mill's history reflects the evolution of the regional farming economy from the late-nineteenth through the late-twentieth centuries, and it stands as a prominent landmark evocative of Windsor's agricultural roots. The building continues to dominate Windsor's skyline even to this day, symbolic of the unequivocal importance of mills and elevators in rural communities throughout eastern Colorado.

The town of Windsor was platted in 1882 in the Cache la Poudre valley as the Greeley, Salt Lake and Pacific Railway was being constructed from Greeley westward toward Fort Collins. In addition to a depot, commercial buildings and homes were soon erected, and the community grew quickly into a supply and shipping center for a thriving agricultural region largely populated by German immigrants from Russia. Only eight years after being founded, Windsor's importance was well-established and the town was incorporated in April of 1890.

Wheat was one of the region's important crops prior to 1900, along with oats, barley, potatoes, and garden vegetables. After a period of declining soil quality in the 1880s, the introduction of alfalfa as a rotation crop in the last decade of the nineteenth century was a significant improvement in agricultural strategy that restored soil productivity and generated higher yields of wheat. The regional northeastern Colorado plains wheat industry was spurred tremendously by the establishment of flour mills, the first of which was erected in Golden in the early 1860s. Another mill was built in Boulder, and in 1866 additional mills sprang up south of the present site of Loveland on Big Thompson Creek. Fort Collins' first flour mill was built in 1868-69, and in 1873 the first flour mill in Weld County was erected in Greeley by S. S. Kennedy and Company. After Loveland was founded in 1875, a mill and grain elevator were put into operation in that location. Other mills were soon after established just west of Longmont, and in the young communities of Greeley, Eaton and Windsor.

Windsor's original flour mill was located in a different location than the extant mill, and was owned and operated by brothers L.T. Gillett of Sterling and E.M. Gillett of Windsor. The original mill complex, which included a mill structure, grain elevator, and warehouse, was described as "the making of Windsor" and the "pride of the community" that provided a ready market for grain produced by area farmers. When the Gillett Brothers' mill was suddenly and completely destroyed by fire of unknown origin during the night of July 4, 1899 along with 10,000 bushels of wheat, the loss was perceived as "the greatest calamity that ever befell the little town of Windsor" as well as to the farmers in the surrounding territory who relied upon the facility.

Within only a few days after the conflagration, plans were underway to replace the mill with a larger capacity, fireproof structure. By mid-August it was reported that J.K. Mullen, president of the Colorado Milling and Elevator Company, had commenced construction on a new mill and elevator at the present location. By this time, the precise location of the building had been surveyed, and grading for the foundation

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## NARRATIVE STATEMENT OF SIGNIFICANCE

was begun under the supervision of foreman W.E. Williams. By early September, progress was made laying the foundation for the 80,000 bushel wood frame elevator, although construction of the elevator's stacked plank walls was temporarily delayed in early October due to a shortage of lumber. The 75 foot high elevator structure was completed by late November, along with an adjacent warehouse extending along two of its sides. By the same date, brick was being hauled to the site for construction of the new multi-story mill building. The new brick flouring mill, which was twice the size of the earlier mill and boasted planned processing of 300 barrels of flour per day, was nearly finished by early February of 1900.

The use of stacked plank architecture for the elevator portion of the building complied with the common crib construction techniques of the time. Preferred because of its structural stability, this form of construction required an enormous amount of milled lumber, which increased the cost of the building over other construction methods yet was still affordable due to the low price of wood at the turn of the century. In the case of the Windsor Mill, this use of stacked plank architecture and the erection of the mill in a short period of time provides evidence of the investment in the new facility by its owners, reported to have cost a total of \$65,000. In order to protect wood elevators from fire, they were commonly sheathed in galvanized corrugated steel cladding, such as that found on the Windsor Mill Building. However, even with this protection the average wood elevator only survived for eleven years and many have been lost to fire. The other factor that led to a shift from wood to more fire-resistant building materials by 1915 was the high cost of insurance on elevators that were prone to burning down.

The new mill opened in early 1900 under the name "The Windsor Milling and Elevator Company." The facility was one of a number of mill and elevator complexes operated in the state by the Colorado Milling and Elevator Company (CM&E), a large Denver-based conglomerate which had its beginning in 1885 when J.K. Mullen consolidated several mills in Denver, Greeley, Golden, Fort Collins, Loveland, Longmont and Berthoud. Before long, CM&E operated a number of mills in northeastern Colorado, as well as in Nebraska, Kansas, Idaho, Utah and Oregon. The Windsor mill complex was served by a spur track connected to the nearby Colorado & Southern (C&S) Railway, which in 1899 had acquired the trackage originally laid by the Greeley, Salt Lake and Pacific railway.

The mill complex was an assemblage of structures designed specifically for processing raw wheat for shipment to markets by rail. Coal-fired steam boilers for a Corliss steam engine were located in the separate Boiler Building to the southwest of the mill, and power was transmitted to the buffalo hide-driven milling machinery via a narrow belt alley. The brick mill building contained a variety of modern machinery used in the milling and packaging processes, including double rollers, flour packers, bran packers, scourers, purifiers, separators, and dust collectors. A coal storage house was connected to the Boiler Building, which sat close to the railroad spur track to facilitate replenishment of the fuel supply. The large flour warehouse connected to the east and south sides of the grain elevator was equipped with a platform accessing the railroad spur track. A smaller platform was located on the north end of the flour warehouse along 3rd Street. The mill office was connected to the east end of the elevator, and was equipped with scales to weigh grain hauled to the site by farmers. The mill was originally illuminated by kerosene oil lamps and lanterns, a potential hazard given the explosive nature of grain dust.

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During the early years of its operation, the mill was managed by W.G. Amoss, with J.A. Foltz as miller and Jack Summerville as engineer of the plant. The mill produced a high quality flour sold under the trade name "Alpine," and was described as "the leading industrial plant of Windsor" for several years. By 1911, the plant was producing 350 barrels of flour a day and provided a market for 200,000 bushels of locally grown wheat per year, the same wheat that took first prize at the Colorado State Fair in 1910. In retrospect, it appears that the first two decades of the twentieth century were indeed the mill's heyday.

The Windsor mill operated under the name of the Windsor Milling & Elevator Company at least until 1911, however by 1918 it was apparently under new ownership and was known as the Windsor Flour Mills. In January of 1918, it was announced that the management of the Windsor Flour Mills was changing, as L.V. Amoss (possibly a relative of the earlier manager W.G. Amoss) had resigned to enter into military service and would be replaced by W.D. Young of Ault. However, the contraction of regional wheat farming coupled with unfavorable changes in rail transportation rates rendered the mill operation unprofitable and forced its closure by the spring of 1919. In May of that year, the large boiler was dismantled and hauled to Berthoud for installation in another flour mill there. Even as J.F. Fidler, Hobbs, and Lovelace of Ault performed the boiler removal work, it was reported that the Windsor flour mill might be re-opened in the near future to operate at a smaller capacity (150 barrels per day) and for a limited span of months after being re-equipped with a smaller motor or steam plant.

The withering of local wheat farming in the early twentieth century can be attributed in part to the introduction of large-scale sugar beet agriculture into the Cache la Poudre Valley and elsewhere along the Front Range around 1900. This was a major shift in the regional agricultural economy, the result of which was that the importance of the wheat crop diminished rapidly as farmland was converted to cultivate this lucrative crop. Large sugar beet processing factories were established north of Denver, the first of which was built at Loveland in 1900. By 1904, other sugar factories had been erected at Fort Collins, Greeley, Windsor, and Eaton. Wheat production was also overshadowed by the cultivation of potatoes after the turn of the century, and grains such as wheat were raised mainly as a rotation crop. After a brief closure and the termination of flour milling, the Windsor Mill was adapted for a new use as a grain storage facility. New Howe vehicle scales were installed in a concrete pit at the mill in the summer of 1919. These new scales, able to handle up to fifteen tons, were of much greater capacity than the previous ones and reportedly cost \$1400 to install.

From 1919 to 1941, the Windsor Mill Building served as a regional wheat and grain storage facility. During this period it stored locally-grown wheat as well as grain transported from other areas, including southeastern Wyoming. It is not known who succeeded W.D. Young as manager of the mill, however long time mill employee Peter Stoll (first employed there in 1918) took charge of the mill in 1934 during the Great Depression (during this time the mill's machinery was largely dismantled for use in other CM&E mills), and was succeeded by his son Harold Stoll in 1944. Beginning in 1941, the Windsor Mill began to store and supply cattle feed for the area's burgeoning livestock industry. In 1961, Ranch-Way Feeds acquired the mill, and Harry Claus assumed the duties of mill manager until 1968. From 1968 to 1972 the mill was owned by a group of local citizens, after which Ranch-Way resumed control. Then in 1979, it was taken over by Alfred and Virginia Thompson, who operated the facility as the Windsor Elevator Division of World Wide Sales Co.. By the early 1990s, the Windsor Mill's agricultural use finally came to an end.

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The nearly century-long career of the Windsor Mill is testimonial to its integral place in the agricultural economy of Windsor and the surrounding region, however its most notable period as a prominent agricultural processing facility was during the period from 1899-1919 when it operated according to its original purpose as a flour mill. Its changing uses, first as a flour manufacturing plant and later as a grain and livestock feed storage facility, reflect significant changes in regional farming practices in the twentieth century. The mill is representative of the former importance of wheat as a farm crop prior to the shift to sugar beets as the primary agricultural crop of the region. It contributed significantly to the economic well-being of the town of Windsor, and enhanced its importance as an agricultural supply and shipping center in rural Weld County. The substantial structure is a highly visible landmark that attests to the fundamental historical importance of agriculture to the community of Windsor and to the farmers of the region.

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VERBAL BOUNDARY DESCRIPTION

Even Numbered Lots 2 Through 16, Block 11, Original Plat of the Town of Windsor, Windsor, Weld County, Colorado.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the land and improvements within the boundaries described above, including the Windsor Milling & Elevator Co. Building, the adjacent Boiler Building, and surrounding grounds. These boundaries were selected due to the fact that they include all of the significant features on the property that were originally part of the Windsor Mill operation, with the buildings and surrounding grounds important to the setting and historic integrity of the property as a whole.

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## PHOTOGRAPH LOG

The following information applies to all photographs submitted with this registration form:

Name of property:	Windsor Milling & Elevator Co. Building
City, county and state:	Windsor, Weld County, Colorado
Photographer:	Ron Sladek
Date of photograph:	2 March 1998
Location of negative:	Tatanka Historical Associates Inc. P.O. Box 1909 Fort Collins, CO 80522

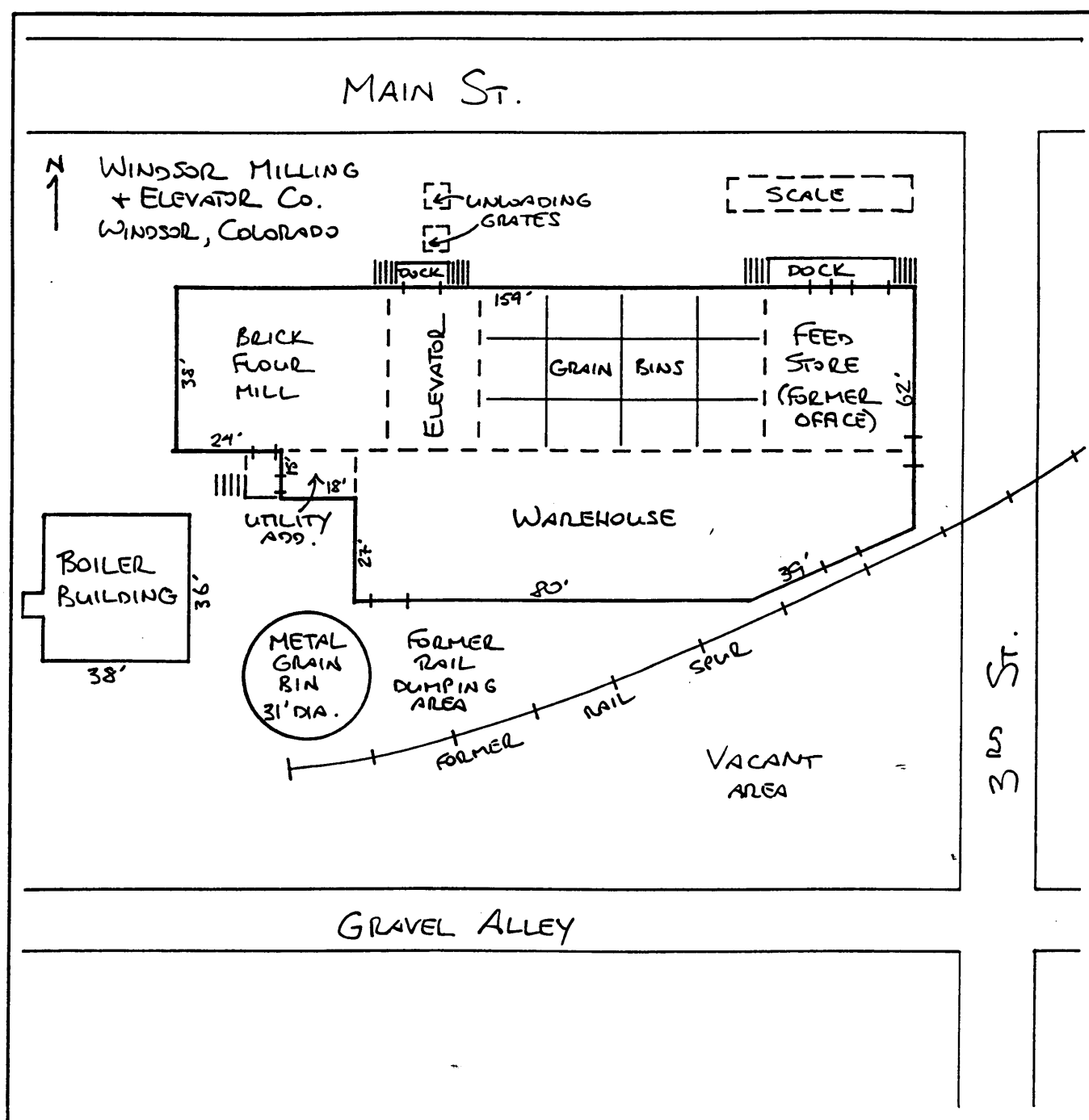
- Photograph #1: View of the east and south elevator and warehouse elevations of the Windsor Milling & Elevator Co. Building. View to the northwest.
- Photograph #2: View of the south elevation of the Windsor Milling & Elevator Co. Building, with the metal grain crib and Boiler Building on the left. View to the northwest.
- Photograph #3: View of the south elevation of the Boiler Building. View to the northwest.
- Photograph #4: Detailed view of the upper floors and equipment on the south elevation of the Windsor Milling & Elevator Co. Building. View to the northeast.
- Photograph #5: View of the first floor interior of the brick mill portion of the Windsor Milling & Elevator Co. Building.
- Photograph #6: View of the tin-clad fireproof door between the mill building and the warehouse building.
- Photograph #7: View of the still-operable manlift in the elevator building.
- Photograph #8: View of one of the two catwalks (with boxed auger and unloading chutes) at the base of the grain cribs in the basement level of the elevator building.
- Photograph #9: View of the early telephone booth in the warehouse building.
- Photograph #10: View of the Boiler Building (central foreground), metal grain crib (on the right), and the west and south elevations of the Windsor Mill Building beyond. View to the northeast.
- Photograph #11: View of the north (primary) and west (side) elevations of the Windsor Mill Building. View to the southeast.
- Photograph #12: View of the former office / current feed store on the northeast corner of the Windsor Mill Building. View to the southeast.

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WINDSOR MILLING &amp; ELEVATOR CO. PROPERTY (not to scale)



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USGS TOPOGRAPHIC MAP

Windsor, Colo.

7.5 Minute Quad

1950, Photorevised 1969

