

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number:
- 2. Temporary resource number:
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **Great Western Sugar Company Chimney**
- 6. Current building name:
- 7. Building address: **15 Walnut Street**
- 8. Owner name: **Universal Forest Products**
- Owner organization: **Southwest Co. Inc.**
- Owner address: **2801 E Beltline NE
Grand Rapids, MI 49505-9680**

Parcel number: 080721100006

- | | | | | |
|---|---|---------------------------------------|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs 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"/> Needs 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"/> Needs data | <input type="checkbox"/> Previously listed |

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **67W**
SW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **509042** Northing: **4480727**
11. USGS quad name: **Windsor** Scale: **7.5**
 Year: **1969**
12. Lot(s): **Lot 1 of lots 1-3**
 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 the property**
- Metes and bounds exist
- BEG AT PT ON E LN WHICH IS 110' SLY FROM WHEN MEASURED AT RIGHT ANGLES TO C/L MAIN TRACK OF C & S RR CO CONSIDERING C/L TO BEAR S70D56'E S0D8.5'W 242.25' N87D53'W 34.75' N87D23'W 100' N85D17'W 100' N81D15'W 100' N74D40'W 100' N71D01'W 100' N70D55'W 100' N70D56'W 100' N70D55'W 100' N70D26'W 100' N70D01'W 100' N69D52'W 100' N63D07'W 100' N55D43'W 100' N19D07'E 85.8' S70D53'E 100' N19D07'E 111.99' N70D53'W 198.2' N19D07'E 74.6' S70D56'E 44.1' N89D29'E 149.2' S70D56'E 962.2' S48D43'E 132.3' S70D56'E 70' TO BEG EXC THAT PT DEDICATED AS WALNUT ST**

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Circular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **150 feet high by 12 feet diameter (at the base)**
16. Number of stories: **n/a**
17. Primary external wall material(s): **Concrete**
Brick
 Other wall materials:
18. Roof configuration: **Other Roof**
 Other roof configuration: **No roof**
19. Primary external roof material: **Other Roof Material**
 Other roof materials: **No roof**
20. Special features: **Chimney**
21. General architectural description:
Architecturally, the Windsor chimney represents early twentieth century industrial archetypes that favored concrete over brick. Brick took more time to produce and assemble delaying the rapid process of industrialization. "Cement and reinforced concrete began to replace brick as the dominant material" signifying the coming "modernity" that gradually transformed northern Colorado's Front Range to one of natural and industrial, peaks and stacks. In keeping with the established industrial architectural trends, the chimney is a reinforced concrete structure with red brick lining the interior and smooth concrete forming the exterior. Standing inside the chimney, the brick tells of years of use with black soot

Architectural Inventory Form

coating the bottom half of the chimney. Of course, with the exposed opening at the top and decades of wind and rain, much of the soot has disappeared revealing rough red bricks impervious to the inclement weather. While the concrete exterior became the standard, some industrial architects sought to improve designs for efficiency and the seamless look of smoothed concrete. John V. Boland, who patented his chimney design on August 18, 1914 in St. Louis, provided the very chimney that served Windsor's factory for sixty-five years. Boland's design included a combination of firebrick lining the inside and outside of the chimney with a concrete finish that would ultimately strengthen the structure. The base of the chimney is concrete with reinforcing steel beams that extend through the inside of the chimney walls. Today those beams appear rusted and slightly exposed in part of the chimney wall where a large opening reveals the inside of the chimney about twelve feet from the base. It is unclear whether Boland shared his patent publicly so that factories could copy his design. Most likely, his chimney design came in pre-fabricated sections shipped across the country and assembled on site. One thing is certain, Boland's patented chimney represented a developing trend in industrial architecture still evident today: concrete stacks.

22. Architectural style: **No Style**

Other architectural style: **Industrial**

Building type:

23. Landscape or special setting features:

This chimney is located on a series of irregular shaped lots at the intersection of Walnut and Chimney Park Drive. It stands parallel to the train tracks that serviced the Windsor Factory. There is a large park adjacent to the Chimney that bears the same name.

24. Associated building, features or objects:

Silos and storage facility belonging formerly to Great Western. The storage facility is now the property Amalgamated Sugar Company but is leased by Universal Forest Products. While the silos remain the property of the Amalgamated Sugar Company.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **Between 1914-20** Actual Estimate
 Source of Information: **John V. Boland, "United States Patent: US2670192A – Insulating encasement," August 18, 1914, <https://patents.google.com/patent/US1107883A/en#citedBy>**
26. Architect: **John V. Boland**
 Source of Information: **John V. Boland, "United States Patent: US2670192A – Insulating encasement," August 18, 1914, <https://patents.google.com/patent/US1107883A/en#citedBy>**
27. Builder: **Unknown**
 Source of Information:
28. Original Owner: **Great Western**
 Source of Information: **CSU Natural Resources Archive, Great Western Collection**
29. Construction history:
Chimney design by J.V. Boland Construction Company - most likely assembled on site
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Industry/Processing/Extraction/Processing Site**

32. Intermediate uses(s): **Industry/Processing/Extraction/Processing Site**

33. Current uses(s): **Vacant/Not in Use**

34. Site type(s): **Industrial chimney for sugar beet factory**

35. Historical background:

Towering on the edge of Windsor's factory stands an approximately 150-foot smoke stack. In its heyday thick, black smoke poured from the top – a symbol of the industrial economy juxtaposed against the plains stretching away from Colorado's Front Range. Though now virtually abandoned, the chimney serves as a reminder of the great days of GWS, and more importantly, of Windsor's decades-long sugar beet campaign. Perhaps because of its sentinel presence, a permanent fixture of the landscape easily viewed from miles outside of Windsor, the chimney claims a certain cultural significance in Windsor. In fact, so foundational is the concrete structure that the Windsor Town Board elected to name a park and several other recreational facilities after the chimney. It may seem nothing more than a relic of bygone days, a marker of an almost forgotten industry, but the factory smoke stack continues to loom large in the presence of Windsor's daily life.

Before the chimney became culturally significant to Windsor it served the factory by releasing the smoke produced in the boilers down below. From dawn to dusk and often through the night rising smoke emptied from the top of the chimney coating the western sky in an industrial haze. While the factory would serve as a clear marker of the marriage between industry and agriculture, Windsor farmers were eager to obtain their own production facility. If successful, a factory would change Windsor's history forever. The billowing smoke on the horizon would also act as a signal of the economic success of the Windsor factory despite its small size in comparison with other GWS factories. Historian John Stilgoe writes in Metropolitan Corridor, "smoke pouring from the [...] stacks accented the appearance of permanence and prosperity." Certainly the chimney maintains a permanent position on the edge of town, but also in the surrounding recreational areas. In addition, the still standing chimney is a testament to the realized dreams of dozens of beet farmers who campaigned for a production facility early on.

Architecturally, the Windsor chimney represents early twentieth century industrial archetypes that favored concrete over brick. Brick took more time to produce and assemble delaying the rapid process of industrialization. "Cement and reinforced concrete began to replace brick as the dominant material" signifying the coming "modernity" that gradually transformed northern Colorado's Front Range to one of natural and industrial, peaks and stacks. In keeping with the established industrial architectural trends, the chimney is a reinforced concrete structure with red brick lining the interior and smooth concrete forming the exterior. Standing inside the chimney, the brick tells of years of use with black soot coating the bottom half of the chimney. Of course, with the exposed opening at the top and decades of wind and rain, much of the soot has disappeared revealing rough red bricks impervious to the inclement weather. While the concrete exterior became the standard, some industrial architects sought to improve designs for efficiency and the seamless look of smoothed concrete. John V. Boland, who patented his chimney design on August 18, 1914 in St. Louis, provided the very chimney that served Windsor's factory for sixty-five years. Boland's design included a combination of firebrick lining the inside and outside of the chimney with a concrete finish that would ultimately strengthen the structure. The base of the chimney is concrete with reinforcing steel beams that extend through the inside of the chimney walls. Today those beams appear rusted and slightly exposed in part of the chimney wall where a large opening reveals the inside of the chimney about twelve feet from the base. It is unclear whether Boland shared his patent publicly so that factories could copy his design. Most likely, his chimney design came in pre-fabricated sections shipped across the country and assembled on site. One thing is certain, Boland's patented chimney represented a developing trend in industrial architecture still evident today: concrete stacks.

When the Windsor Factory permanently halted operations in 1968 the chimney stood resolute, a marker between the past and future of Windsor. But only nine years later, in 1979, Town Administrator, Ken Henschke proposed that Windsor annex a tract of industrial land next to the factory and chimney and designate the land for recreational purposes. To honor the annexed land and the area from which it came, Henschke proposed naming the newly purposed land "Chimney Park." The impetus for naming the new park after the chimney is not entirely clear but as the chimney looms on the edge of the park it is possible that the name results from the repurposing of the industrial land to recreational with a nod to its former glory. Between 1986 and the early 1990s the Town Board also chose to rename the parallel street of the park from "East Street" or "Zero Street" to Chimney Park Drive further cementing the Chimney's cultural significance in the minds of Windsor citizens. Even along Main Street in Windsor resides a cozy restaurant locally owned and called "Chimney Park." Clearly the chimney, though a symbol of Windsor's industrial past,

Architectural Inventory Form

maintains a cultural significance par excellence. When boys and girls square up behind home plate for the pitch, when they cannonball into the pool, when couples picnic in the park or walk their dogs, they are part of a much larger history. Windsor citizens enjoying the benefits of Chimney Park and its recreational facilities are actively taking part of a history that began in the late 1800s with the genius of venture capitalists and culminated with the Great Western Sugar Company.

36. Sources of information:

"Chimney Park Annexation," Windsor Town Board Agenda, April 9, 1979.

Dennis Wagner, Director of Engineering for Windsor, email correspondence, October 13, 2016.

John V. Boland, "United States Patent: US2670192A – Insulating encasement," August 18, 1914, <https://patents.google.com/patent/US1107883A/en#citedBy>

John R. Stilgoe, *Metropolitan Corridor: Railroads and the American Scene* (New Haven: Yale University Press, 1983), 87, 125.

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

Architectural Inventory Form

- 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: **Industry**
Social History
Transportation/Rail-related
Invention
Agriculture

40. Period(s) of Significance: **1903-1968**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

According to the National Register Criteria, the Chimney stack meets at least two of the criterion including its association with "events that have made a significant contribution to the broad patterns of our history." This criteria is similar to the state requirement of "association with events that have made a significant contribution to history (Colorado history). Since the chimney is part of the factory owned by Great Western Sugar - one of the first global industries in the American West - it connects to a broad history in that respect. In addition, the immigration of Germans from Russia who all but made up Windsor's population are connected to much larger historical trends of European immigration to the United States. This is where the social aspect of the local level becomes important as one stipulation notes if "a group of people in an era of history" are connected with the structure, which the chimney is certainly such a structure as part of the factory that drew immigrants to the beet fields and Colorado's sugar beet industry.

Architecturally, the chimney meets criteria C for the National Register because it exemplifies "distinctive characteristics" of industrial design during the early twentieth century, smokestacks specifically. Again, the state requirement contains similar wording which supports the assertion that the chimney's design and significance to industrial architecture of the early twentieth century qualifies it for the register. Chimney architect, John V. Boland designed the chimney used by the Windsor factory and with his patented design filed in 1914 the chimney takes on new significance for its unique design. Even from the local level, the chimney's design fits within the bounds of "innovation in construction." Certainly, the style is associated with Northern Colorado in particular as most chimneys in the area, including the one in Eaton, contained a concrete reinforced chimney. For the local level, the chimney meets almost all of the criteria including a stipulation of the structure maintaining its integrity, which save for a missing opening on the east wall the chimney is still in tact and good condition, as well as maintaining its original location.

Another important criteria for the local level is the structures ability to "enhance the sense of community" which the chimney has certainly become culturally significant to Windsor. Naming a park, baseball field, pool, street, and restaurant after the chimney signifies its value to the community. In addition, the chimney can be seen from approximately five miles outside of the city on CO-257 S Highway. Its presence looms on the east side of town and serves as a marker for the industrial history of the town.

43. Assessment of historic physical integrity related to significance:

Assembled sometime between 1914 and 1920 the chimney remains a testament to its original integrity. However, the integrity of the structure is somewhat compromised due to a large opening in the east wall of the chimney.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

Architectural Inventory Form

Page 7

State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
 Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

45. Is there National Register district potential: Yes No Needs Data

Discuss: **The chimney is a potential listing for the national register because of its importance not only to the factory but to the cultural heritage of Windsor in which hundreds of Germans from Russia migrated to Windsor to work in the sugar beet industry. Moreover, the cultural significance of the chimney in Windsor warrants attention. See also, the statement of significance. Because the chimney meets criteria A and C on the national register list it is eligible for designation.**

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): **CO Windsor Factory Exterior 29.tif**
 Digital photographs filed at: **Town of Windsor**
301 Walnut Street
Windsor, CO 80550

48. Report title: **N/A**

49. Date(s): **11/27/2016**

50. Recorder(s): **Natalie Walker, Dustin Clark, Katie Oldberg**

51. Organization: **Department of History, Colorado State University**

52. Address: **Clark Building, B 356**
Campus Delivery 1776

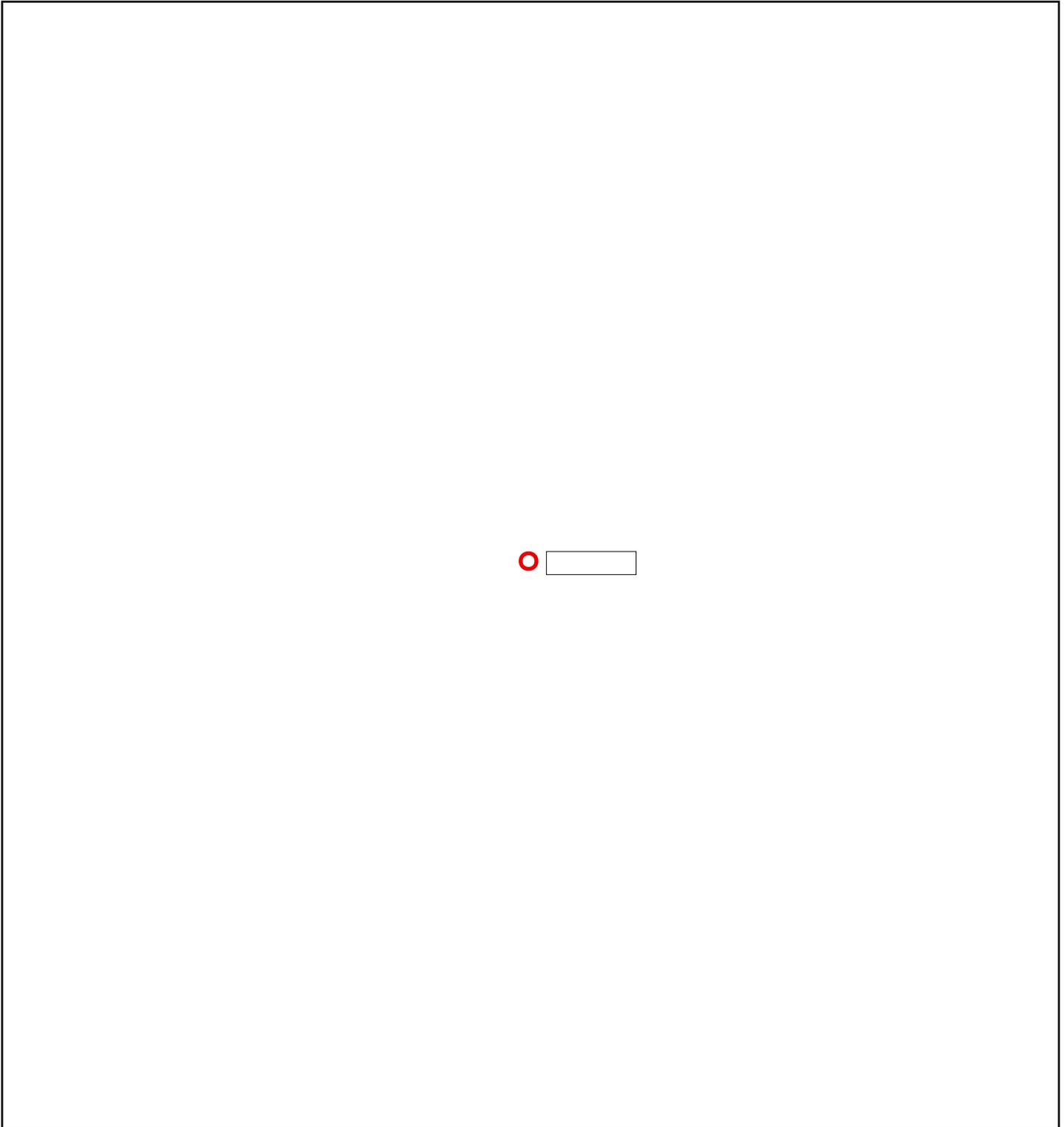
Fort Collins, CO 80523-1776

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SKETCH MAP

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LOCATION MAP



Source: U.S. Geological Survey 7.5' Windsor - 1969