

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 Storage Building and Silos**
- 6. Current building name: **Amalgamated Sugar Company Storage Building and Silos**
- 7. Building address: **25 Walnut Street**
- 8. Owner name: **Amalgamated Sugar Company**
- Owner organization:
- Owner address: **1951 S Saturn Way**
- Suite 100**
- Boise, ID 83709-2924**

Parcel number: **080721100021**

- | | | | | |
|---|---|---------------------------------------|-------------------------------------|--|
| 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 NE 1/4 NE 1/4 of section 21 Grid aligned on **northeast** corner of section.
- 10. UTM Reference Zone: **13**
 Easting: **509029** Northing: **4480754**
- 11. USGS quad name: **Windsor** Scale: **7.5**
 Year: **1969**
- 12. Lot(s): **Lots 2 and 3**
 Addition: Year of addition:
- 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
 COM NE COR SEC 50D09'W 961.02' TO C/L MAIN TRACK COLO & SOUTHERN RR CO N70D56'W 1787.60' TO E LN TOWN OF WINDSOR 2ND FILING S01D37'W 115.3' TO TRUE POB S70D56'E 451.44' S19D07'W 74.6' S70D53'E 198.2' S19D07'W 97.16' N71D03'W 282.88' N57D59'W 135' N18D50'E 23.4' N79D09'W 44.73' N18D50'E 4' TH ALG CURVE (CHORD N59D52'W 98.53') N48D36'W 78.53' NO1D37'E 69.57' TO POB (1.77A M/L) (PARCEL 1) ALSO COMM NE COR SEC 50D09'W 961.02' TO C/L MAIN TRACK COLO & SOUTHERN RR N70D56'W 1787.6' TO E LN WINDSOR 2ND FILING S01D37'W 31.45' TO TRUE POB S70D56'E 633.71' S89D29'W 59.67' N70D56'W 571.21' N01D37'E 20.96' TO POB (0.277A M/L) (PARCEL 2)

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
- 15. Dimensions in feet: **12,870 sq ft**
- 16. Number of stories: **2**
- 17. Primary external wall material(s): **Brick**
 Other wall materials:
- 18. Roof configuration: **Flat Roof**
 Other roof configuration:
- 19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
- 20. Special features: **None Applicable**
- 21. General architectural description:
The Kilby Construction Company built the main factory, sugar warehouse, and ancillary buildings in the slow-burning construction style, consisting of long, low freestanding buildings with flat roofs and masonry construction, using steel and concrete with red brick exteriors. Pilasters between each window bay made thick enough to carry the girders of the framework of the buildings are another characteristic of the slow-burning construction style.

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The sugar warehouse now has only one entrance, facing east. This entrance has the exterior steel remains of where the warehouse and the four-story main factory were connected. The only ornamentation on the two-story building is the brick corballing at the cornice and the evidence of five pointed stars between the window bays on the north side of the building. The large segmental arched window openings on the north and south sides of the building, fourteen bays on each side, one window per story, are boarded shut. The windows not boarded up are four over four lite. On the bottom story, a rectangular doorway exists at every third bay. Each fenestration has a rectangular rough-stone sill.

22. Architectural style: Late 19th And Early 20th Century American Movements/Commercial Style

Other architectural style:

Building type:

23. Landscape or special setting features:

The building and silos are located on a series of irregular shaped lots at the intersection of Walnut Street and Chimney Park Drive. There is a large grass park adjacent to the lot. Neither are publicly accessible. Both run parallel on the north side of the railroad track.

24. Associated building, features or objects:

Silos

There are four silos built in 1940 in a four leaf clover arrangement with dimensions of 110 feet high and 35 feet in diameter. All four are cylindrical shaped, polished white. There are windows running between the silos, facing the south side, incorporated into the side of the silo. The silos are made of concrete and held in place with corrugated metal. The silos reside on a concrete foundation. The silos are still connected to the sugar warehouse and an Amalgamated Sugar Company building to the west of the silos. Electrical equipment round the top of each silo. The silos sit approximately 30 feet North of the railroad track.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1903 Actual Estimate

Source of Information: The Great Western Sugar Company

26. Architect: Unknown

Source of Information:

27. Builder: Kilby Construction Company of Ohio

Source of Information: C.A. Hurich and R.E. Marsh, "History of the Windsor Factory District of the Great Western Sugar Company" (internal report, Colorado State University Agricultural and Natural Resources Archives, AGWS Box 34 Folder 3, 1954)

28. Original Owner: The Windsor Sugar Company

Source of Information: C.A. Hurich and R.E. Marsh, "History of the Windsor Factory District of the Great Western Sugar Company" (internal report, Colorado State University Agricultural and Natural Resources Archives, AGWS Box 34 Folder 3, 1954)

29. Construction history:

The Kilby Construction Company built the main factory, sugar warehouse, and ancillary buildings in the slow-burn construction style, consisting of long, low freestanding buildings with flat roofs and masonry construction, using steel and concrete with red brick exteriors. The factory compound consisted of the main factory (four stories), the sugar warehouse (two stories), a boiler house containing sugar boilers imported from Germany, administration offices, a smokestack, and a limekiln. Pilasters between each window bay made thick enough to carry the girders of the framework of the buildings are another characteristic of the slow-burn construction style. This style of architecture is in response to previous factory fires and devised by insurance companies in the 1880s. Sugar storage bins, built in 1940 were the last big construction on this site before the factory closed after its 1966 campaign. At the time of completion in 1903, the facility proved an intimidating site, dominating Windsor's eastern horizon. Today, only part of the sugar warehouse, the silos, and the smokestack remain, but they are still a distinct piece of Windsor's skyline.

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The Kilby Construction Company finished the factory by the agreed-upon deadline and the first beet campaign began on November 5, 1903, the first sugar production made the following day. The factory hired 250 men for the campaign and completed its first campaign, lasting seventy-two days, without any delays or mishaps.

The Great Western Sugar Company razed most of the Windsor structures associated with the sugar production at the factory site in 1977, leaving only the sugar warehouse, the chimney, and the silos.

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Industry/Processing/Extraction/Manufacturing Facility
Industry/Processing/Extraction/Industrial Storage

32. Intermediate uses(s): Industry/Processing/Extraction/Manufacturing Facility
Industry/Processing/Extraction/Industrial Storage

33. Current uses(s): Commerce and Trade/Warehouse
Industry/Processing/Extraction/Industrial Storage

34. Site type(s): Industrial

35. Historical background:

At the turn of the twentieth century, Colorado's mining boom was already declining. Surface mining in the mountains proved exhausted and the next capital venture presented itself in the sugar beet industry. Ready for the next boom and proving an ideal location and growing season for the vegetable, Northern Colorado embraced the sugar beet.

Loveland opened its sugar beet factory in 1901 under the name of the Great Western Sugar Company of Loveland. Windsor's proximity to the Loveland factory and Windsor's ideal climate and soil conditions allowed for growing sugar beets on a small scale. Farmers knew they could transport and sell their harvests to the nearby factory. Knowing too that having a closer factory would be more profitable, local businessmen considered Windsor a potential site for its own sugar beet factory. In 1901, Dr. E.I. Raymond and H.C. Branch planted the seed in the community and successfully secured signatures from farmers in Severance (a community about six miles north of Windsor) and Windsor for about 5,000 acres of beets. To help obtain the acreage from Severance farmers, Raymond and Branch negotiated building a rail line from the Windsor factory to Severance for easier transportation of the beets.

After gaining support for their factory, Raymond and Branch appointed a committee to help secure the necessary capital. In January 1902, Raymond and Branch held a mass meeting and Harrison Teller, a farmer from Windsor, presided over the meeting. Those who attended the meeting chose members from the community for the committee and named former Colorado governor Benjamin H. Eaton chairman. Tasked to secure funds for the construction of a sugar beet factory in Windsor, the committee set to work.

The committee entertained the idea of investments from three different financial groups, all of whom already had investments in Colorado sugar beet factories. Charles Boettcher and John F. Campion built Grand Junction (1899) and Loveland (February 1901) factories, C.A. Granger and his Michigan investors built Greeley (May 1901) and Eaton (September 1901) factories, and Henry O. Havemeyer and his American Sugar Refining Company built the Fort Collins (August 1902) factory. The Michigan group won the bid in the end and announced the Windsor factory would be built in time for the fall 1903 harvest. Contracted to Kilby Construction from Ohio, the construction of 600-ton capacity factory and the installation of the machinery were underway. The investors behind the Windsor factory purchased the land for the site of the factory for \$800 from the Hollister estate east of Windsor. The Windsor Sugar Company became incorporated and broke ground for its factory.

The Kilby Construction Company built the main factory, sugar warehouse, and ancillary buildings in the slow-burning construction style, consisting of long, low freestanding buildings with flat roofs and masonry construction, using steel and concrete with red brick exteriors. The factory compound consisted of the main factory (four stories), the sugar warehouse (two stories), a boiler house containing sugar boilers imported from Germany, administration offices, a smokestack, and a limekiln. Pilasters between each window bay made thick enough to carry the girders of the framework of the buildings are another characteristic of the slow-burning construction style. This style of architecture is in response to previous factory fires and devised by insurance companies in the 1880s. Sugar storage bins, built in 1940 were the last big

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construction on this site before the factory closed after its 1966 campaign. At the time of completion in 1903, the facility proved an intimidating site, dominating Windsor's eastern horizon. Today, only part of the sugar warehouse, the silos, and the smokestack remain, but they are still a distinct piece of Windsor's skyline.

The Kilby Construction Company finished the factory by the agreed-upon deadline and the first beet campaign began on November 5, 1903, the first sugar production made the following day. The factory hired 250 men for the campaign and completed its first campaign, lasting seventy-two days, without any delays or mishaps.

Branch and Raymond's original plan for the factory was to sell the Windsor Sugar Company to a larger sugar company. Holly Sugar, the Great Western Sugar Company, and the American Sugar Refining Company did not like competition from independent companies. Branch and Raymond hoped one of the large companies would purchase the Windsor Sugar Company factory. During construction of the factory, it became clear none of the larger beet companies wanted the Windsor factory because of its relatively small production capacity and its high selling price. Branch and Raymond had to "shoulder the debt load and see the project through to completion." Unfortunately, even the successful beet campaign in 1903 did little to alleviate the debt accrued from the construction of the factory, making the factory undesirable even with a profitable first campaign. The Windsor Sugar Company held on until 1905 when it was bought and merged into one of the six factories in Northern Colorado (Eaton, Greeley, Ft. Collins, Loveland, Longmont, and Windsor) that made up one company, the Great Western Sugar Company.

Throughout the Great Western Sugar Company's Windsor factory's life from 1903 - 1968, the company built many buildings, made several important modifications, and improved their sugar production and quality. The most notable and relevant for this scope of research are the silos. In the summer of 1940, the factory's four iconic sugar bins were installed, along with facilities to load bulk sugar into railroad cars. It was the second plant in Colorado to have storage bins for refined sugar.

Today, only part of the sugar warehouse, the silos, and the smokestack remain, but they are still a distinct piece of Windsor's skyline and an important part of Windsor's identity.

36. Sources of information:

- Bradley, Betsy Hunter. *The Works: The Industrial Architecture of the United States*. New York: Oxford University Press, 1999.
- Hamilton, Candy. *Footprints in the Sugar: A History of the Great Western Sugar Company*. Ontario, Oregon: Hamilton Bates Publishers, 2009.
- Hurich, C.A., and Marsh, R.E. "History of the Windsor Factory District of the Great Western Sugar Company". Internal report, Colorado State University Agricultural and Natural Resources Archives, AGWS Box 34 Folder 3, 1954.
- Morgan, Gary. *Sugar Tramp: Colorado's Great Western Railway*. Fort Collins, CO: Centennial Publications, 1975.
- Stilgoe, John R. *Metropolitan Corridor: Railroads and the American Scene*. New Haven: Yale University Press, 1983.

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.

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

40. Period(s) of Significance: **1903 - 1967**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

The sugar warehouse and the silos are significant based on their National Register and Colorado State Register criteria.

Under National Register Section A and Colorado State Register Section A, the sugar warehouse and silos fit into broad patterns of history because of the growth of the sugar beet industry in the state of Colorado and the United States. The warehouse building represents a good example of the slow-burning construction of factories at the turn of the 20th century, with its long, low, construction with a flat roof and brick masonry, fitting the

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significance outlined in National Register Section C, Colorado Register Section C, and Applicable Town of Windsor landmark criteria Section 1a) and 1d). The sugar warehouse and silos represent a particular architectural style associated with Windsor/Northern Colorado area based on the success of the sugar beet industry in Windsor and the Northern Colorado area fitting Applicable Town of Windsor landmark criteria Section 1e). Because Germans from Russia moved to the area to work at the Windsor sugar factory, the sugar warehouse and silos represent a built environment of a group of people in an era of history appropriate criteria under Applicable Town of Windsor landmark criteria Sections 1f), 1g), 2b), 3a), 3b).

43. Assessment of historic physical integrity related to significance:

The sugar warehouse and silos are significant under the Applicable Town of Windsor landmark criteria Physical Integrity Sections 1, 2, and 3. The sugar warehouse and silos show character, interest and value of the development, heritage, and cultural characteristics of the community with its connection to the Germans from Russia (Section 1). The buildings also retain original features and materials of their original construction, like the brick facade of the warehouse and the white concrete of the silos (Section 2). Both structures are at their original location and have not been moved (Section 3).

Both structures are still in use: the warehouse by Universal Forest Product; the silos by Amalgamated Sugar Company.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
- 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: **This district can be considered historic because of its location and connection to the Great Western Sugar Company. In particular, the chimney near this parcel of land denotes significance based on the Windsor city park designation and street name "Chimney Park Drive."**

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):
Digital photographs filed at: **Town of Windsor
301 Walnut Street
Windsor, CO 80550**

48. Report title: **A Town Steeped in Industry and Agriculture: The History of the Windsor Sugar Beet Factory**

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

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

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

52. Address: **Clark Building, B 356
Campus Delivery 1776
Fort Collins, CO 80523-1776**

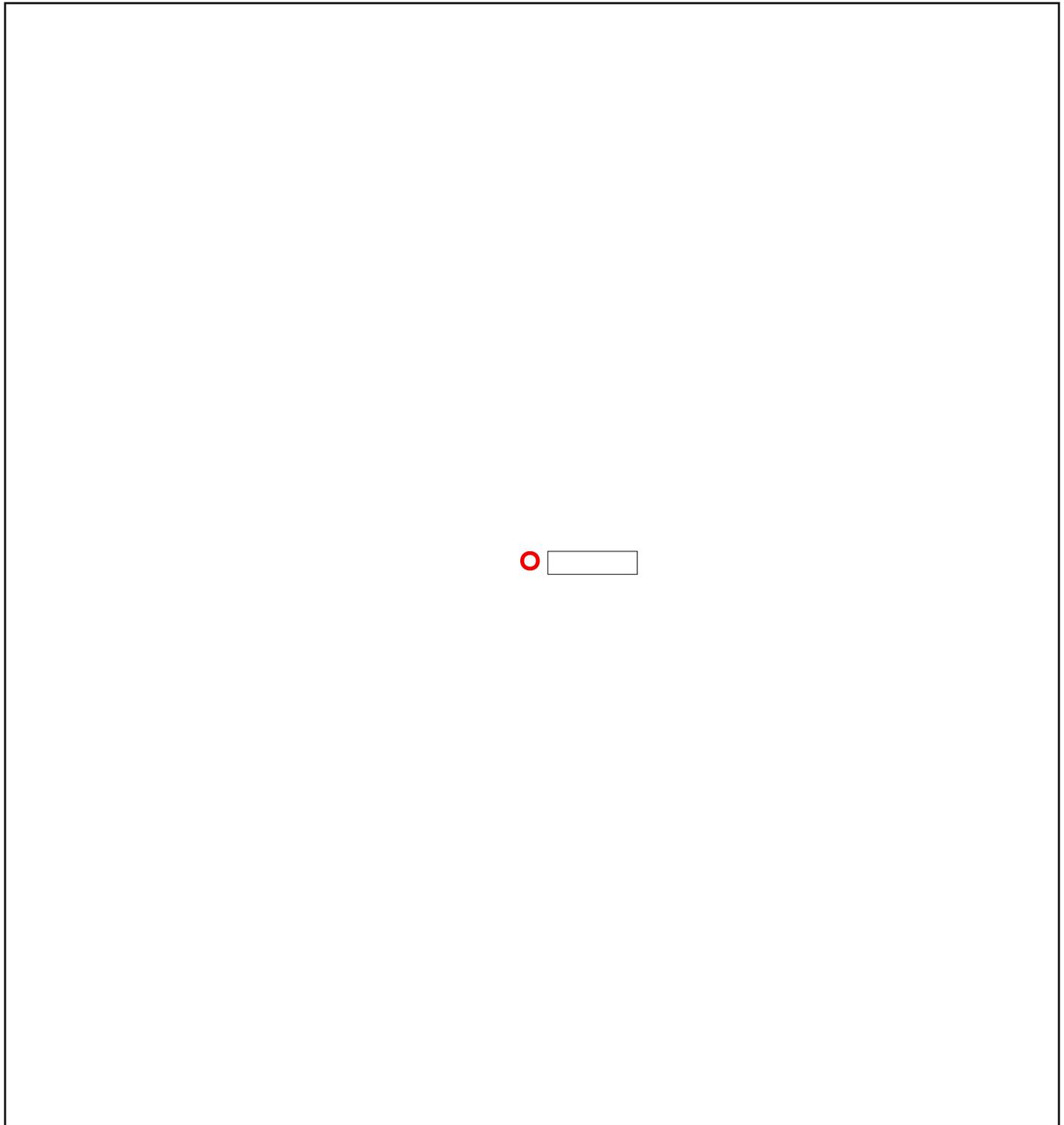


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SKETCH MAP

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LOCATION MAP



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