



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

September 9, 2020, 5:45 P.M.

Meeting Held Virtually

MINUTES

A. CALL TO ORDER

Ms. Zuckweiler called the meeting to order at 5:50 pm

1. Roll Call

Board members in attendance:

Jean Zuckweiler
Ruth Brunner
Alicia Ready

Absent:

Also in attendance:
Planner

Paul Hornbeck, Senior

Julie Cline, Town Board liaison
Laura Browarny, Culture Supervisor

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board.

There were no changes to the agenda.

B. CONSENT CALENDAR

Ms. Brunner moved to approve of the January 8, 2020. Ms. Ready seconded the motion. The motion passed 3-0.

Ms. Ready moved to approve the August 12, 2020 Meetings. Ms. Brunner Seconded. The motion passed 3-0.

C. BOARD ACTION

- 1. Public Hearing – Designation of the Dickey Farmhouse – 33327 WCR 15 – as a Historic Landmark**

Mr. Hornbeck presented the following information:

Ms. Laura Browarny, Culture Supervisor with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Dickey Farmhouse as a historic landmark. Located at 33327 Weld County Road 15, the farmhouse was originally built in 1907 by Robert S. Dickey.

Proposed Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social, or geographical/environmental significance hereinafter described. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

Architectural

- a. Exemplifies specific elements of an architectural style or period.

Staff Comment: The Farmhouse is unique to Windsor in that it combines elements from many of the popular styles of the time. The house incorporates elements from the common German-Russian four-square house seen in Windsor's early days, Victorian design motifs, and elements of ranch/bungalow styles. The house itself is a one and a half stories, given more prominence to the building but adding little usable space.

- b. Demonstrates superior craftsmanship or high artistic value.

Staff Comment: The farmhouse demonstrates superior craftsmanship in its combination of styles outlined above. Newspaper articles from the time describe the building as "fine", "pretty", and "modern", indicating superior craftsmanship. The house includes embellished forms of Victorian motifs, with a gingerbread dormer and ornate front porch.

Social

- a. Exemplifies cultural, political, economic or social heritage of the community.

Staff Comment: The Farmhouse exemplifies Windsor's cultural, economic and social heritage as an agricultural community. The Farmhouse was part of one of the earliest and largest farms in Windsor, known as the Home Farm and was an important gathering place in the community. The farmhouse hosted Chautauqua meetings, held meetings of prominent area businessman, and served as a place for community gatherings and parties.

- b. An association with a notable person or the work of a notable person.

Staff Comment:

Robert S. Dickey was a prominent member of the Windsor Community. He operated one of the early stores in Windsor, the Weller-Cobbs Merchandise Company, served as president of the Farmers State Bank, director of a church choir, was a farmer operating over 400 acres of land, one of the first teachers in Windsor and later became the Superintendent of Schools.

Jacob Henry Jacoby, Sr. immigrated to Windsor in 1910 with his family. He worked for a time at the Great Western Sugar Company mill in Windsor, as did many other Volga Germans, and the Jacoby family was one of the immigrant families that the Dickey family hired to help them farm their land. Germans from Russia, or Volga Germans, originally came from Germany. During the eighteenth century, Catherine the Great and her grandson, Alexander I, invited Germans to settle rich farm lands along Russia's Volga River. Political turmoil in Russia at the end of the nineteenth century motivated thousands of Volga Germans to immigrate to the United States, where they settled on the plains of Kansas, Colorado, and the Dakotas.

Geographic/Environmental

- a. Enhances sense of identity of the community.

Staff Comment: *The Farmhouse enhances sense of identity in the community due to its ties to the early agricultural development of Windsor and the prominent families who resided there.*

The physical integrity of the proposed landmarks will also be evaluated using the following criteria (a property need not meet all of the following criteria):

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.

Staff Comment:

The Farmhouse is directly associated with development and heritage of the Windsor community, as outlined in sections above.

- b. Retains original design features, materials and/or character.

Staff Comment: *The structure has retained many original design features and materials. Some original materials have been covered; however, removal of non-contributing materials will reveal the original character of the building.*

- c. Original location or same historic context after having being moved.

Staff Comment: *The Farmhouse is in its original location.*

d. *Has been accurately reconstructed or restored based on documentation.*

Staff Comment: This section is not applicable at present. Work may be needed to restore the structure and will need to be done following the Secretary of Interiors Standards.

2. Recommendation to Town Board - Designation of the Halfway House – 33327 WCR 15 – as a Historic Landmark Communications from Town Board liaison

Ms. Brunner made a motion that Historic Preservation Commission forward to Town Board a recommendation of approval of the Designation of the Dickey Farmhouse as a Local Landmark, based on the finding of fact that the Dickey Farmhouse meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Demonstrates superior craftsmanship or high artistic value.
3. Exemplifies the cultural, economic and social heritage of the community.
4. Is associated with various notable people.

Ms. Ready seconded the motion. The motion passed unanimously.

3. Public Hearing - Designation of the Halfway Homestead Site – 33327 WCR 15– as a Historic Landmark

Mr. Hornbeck presented the following information:

Ms. Laura Browarny, Culture Supervisor with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Halfway Homestead Site as a historic landmark. Located at 33327 Weld County Road 15, the site contains the Halfway House (built 1873) and Dickey Farmhouse (built 1907) farmhouse and has significance for its connection to the Overland Trail. The trail passed very near or may have run directly through the site and the site was used by pioneers traveling across the country, stage coaches carrying US mail stopped at the site, and the area later become part of one of the most prominent farms in the Windsor area.

Proposed Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social, or geographical/environmental significance hereinafter described. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

Social

- a. Site of historical event that had an effect upon society.

Staff Comment: The site is linked to the Overland Trail and settlement of the west by European-Americans.

- b. Exemplifies cultural, political, economic or social heritage of the community.

*Staff Comment:
The site exemplifies Windsor's cultural, economic and social heritage for its role serving travelers on the Overland Trail and westward expansion and its role as one of the earliest and largest area farms, reflecting Windsor's and agricultural heritage.*

Geographic/Environmental

- a. Enhances sense of identity of the community.

Staff Comment: The homestead enhances sense of identity in the community due to its ties to early pioneers, early agricultural development of Windsor, and the prominent families who resided there.

The physical integrity of the proposed landmarks will also be evaluated using the following criteria (a property need not meet all of the following criteria):

3. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.

*Staff Comment:
The site is associated with development and heritage of the Windsor community and western United States as outlined in sections above.*

4. Recommendation to Town Board - Designation of the Halfway House – 33327 WCR 15 – as a Historic Landmark Communications from Town Board liaison

Ms. Ready moved that Historic Preservation Commission forward to Town Board a recommendation of approval of the Designation of the Halfway Homestead as a Local Landmark, based on the finding of fact that the Halfway Homestead meets the following criteria for designation:

1. Site of historical event that had an effect upon society.
2. Enhances sense of identity of the community.
3. Exemplifies the cultural, economic and social heritage of the community.

Ms. Brunner seconded the motion. Motion passed unanimously.

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission.

None.

2. Communications from Town Board liaison –

Public Services will be having a ribbon cutting for the new facility.

Christmas in Windsor has been cancelled.

Flags installed for Labor Day

3. Communications from staff – Mr. Hornbeck indicated he'd create a sample letter that informs property owners about eligibility for historic landmark designation and the availability of plaques. There was discussion about costs and where to order plaques.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:32p.m.



Paul Hornbeck, Senior Planner