



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

September 9, 2020 // 5:45 p.m. // See Virtual Meeting Information
Below

NOTE: This meeting will be held virtually

If you wish to provide public comments on public hearing items, please email written comments to: planning@windsorgov.com by 5:00 PM, September 9, 2020, or join virtually:

Register in advance for this meeting:

<https://windsorgov.zoom.us/meeting/register/tJAvfuuqzIuE9MzmmPEqvhJi4SEoAoNCSft>

After registering, you will receive a confirmation email containing information about joining the webinar.

AGENDA

A. CALL TO ORDER

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

B. CONSENT CALENDAR

1. Approval of the January 8, 2020 Minutes
2. Approval of the August 12, 2020 Minutes

C. BOARD ACTION

1. Public Hearing – Designation of the Dickey Farmhouse – 33327 WCR 15 – as a Historic Landmark
2. Recommendation to Town Board - Designation of the Dickey Farmhouse – 33327 WCR 15 – as a Historic Landmark
3. Public Hearing – Designation of the Halfway Homestead – 33327 WCR 15 – as a Historic Landmark
4. Recommendation to Town Board - Designation of the Halfway House – 33327 WCR 15 – as a Historic Landmark

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the day prior to the meeting to make arrangements.

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
2. Communications from Town Board liaison
3. Communications from staff –
 - i. Additional meeting date(s)
 - ii. Outreach to eligible properties regarding designation

E. ADJOURN

Applicants may discuss the requests and the recommendations with staff during normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. For the convenience of the applicants, appointments are recommended.

Upcoming Meeting Dates*

<u>Wednesday, September 9, 2020</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday, October 14, 2020</u>	5:45 P.M.	Regular HPC Meeting

* May not include any Historic Preservation Commission (HPC) work sessions which may be requested and may also be scheduled for these dates. Regular meeting dates may be changed to a work session at the discretion of the Chair when no action items are present.

Note: Special meeting dates or events may be scheduled at regular HPC meetings.



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

January 8, 2020, 5:45 P.M.
1st Floor Conference Room

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
Richard Wood

Absent:

Also in attendance:

Paul Hornbeck, Senior Planner

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

1. Approval of the October 9, 2020 Minutes

C. BOARD ACTION

None.

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
2. Communications from Town Board liaison
3. Communications from staff

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:00 p.m.

A handwritten signature in cursive script that reads "Paul Hornbeck".

Paul Hornbeck, Senior Planner



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

August 12, 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:

Paul Hornbeck, Senior Planner
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

No items

C. BOARD ACTION

1. Public Hearing – Designation of the Halfway House – 33327 WCR 15 – as a Historic Landmark

Ms. Ready moved to open the public hearing. Ms. Brunner seconded the motion. The motion passed unanimously.

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 House as a historic landmark. Located at 33327 Weld County Road 15 on what's now known as the Jacoby Farm, the Halfway House was originally built in 1873 by Leonard John Hilton. It's believed to be Windsor's oldest building, built nine years before the town was established. Called the Halfway House due to its location approximately halfway on the between Greeley and Laporte on the Overland Trail, the Halfway House served as an inn, saloon, and post office in its early years.

For additional background information and history please refer to enclosed materials.

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

Staff Comment:

The Halfway House exemplifies the cultural, economic, and social heritage of the community. As the first permanent structure built in what is now Windsor, the building is significant in demonstrating the history of westward expansion and the founding of Windsor. It survived the advent of agriculture in Windsor and housed farmers and their families for years and now serves as a reminder of Windsor's early days.

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

Staff Comment:

The Halfway House is associated with notable families that were critical to the early development of Windsor as an agricultural community. John Hilton was a Civil War veteran who appears to have first arrived in Colorado in 1869 and raised livestock. He was elected Justice of Peace for Weld County in 1871 and built the Halfway House in 1873, seeing the economic potential of serving travelers between Fort Collins and Greeley. He successfully petitioned to open the first post office in the Windsor area at the Halfway House, serving around 30 families in the surrounding area from 1873-1875. Hilton later sold the Halfway House and became a prominent attorney in Fort Collins.

Julius Weller was the first legal owner of the Halfway House, having been granted homesteading rights to the surrounding 160 acres of farmland in 1875. He continued to operate the Halfway House as an inn. His son, 16 year old Fred Weller, opened a mercantile business in 1884 that soon merged with a general store. Early customers included key historic figures Edward Hollister and Governor Benjamin Eaton. After Julius Weller's death in 1889, the Halfway House and farm was left to Fred Weller, who soon traded the farm to his business partner Robert S. Dickey. Fred went on to become a prominent business man in Windsor and Eaton, Colorado. Fred was one of the petitioners in 1890 to incorporate Windsor as a town, served as a trustee on the first Windsor Town Board, and was the Town Clerk from 1890 to May 1896.

Robert S. Dickey, in addition to being partners with Fred Weller in operating one of the early stores in Windsor, the Weller-Cobbs Merchandise Company, was a farmer, 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.

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 Halfway House is directly associated with development and heritage of the Windsor community and northern Colorado 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 Halfway House may have been moved a few hundred feet at some point in its history but it retains its historic context as halfway between Fort Collins and Greeley along the Overland Trail route.*

- 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. Ready made a motion that Historic Preservation Commission forward to Town Board a recommendation of approval of the Designation of the Halfway House as a Local Landmark based on the finding of fact that the Halfway House meets the following criteria for designation:

1. Exemplifies the cultural, economic and social heritage of the community.
2. Is associated with various notable people.

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

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission.

Ms. Zuckweiler mentioned revisiting the plaque designation for buildings. History Colorado's website includes links to information about plaques.

Ms. Brunner mentioned examples of plaques.

Ms. Browarny said PRC would be interested in being part of the design of signs to ensure consistency with other projects. PRC does not currently have funding but could include in future budgets.

Ms. Zuckweiler suggested using previous historic surveys and sending letters to perhaps 10 property owners explaining designation process to gauge interest.

There was discussion if plaques should be customized to each property or generic. Ms. Browamy was in favor of including custom information about each building.

There was discussion about starting with homes or businesses.

It was asked if the DDA could partner with the Town on the project.

Different plaques could be used for homes and businesses, with plaques at homes being more simple.

Fort Collins uses sidewalk medallions to recognize properties.

Discussion about appropriate location for plaque on residences – on the building or sidewalk

2. **Communications from Town Board liaison** - Ms. Cline updated the HPC on Town Board activities, include the strategic plan.
3. **Communications from staff** – Future meetings will be held September 9, 2020 and October 14, 2020.

E. ADJOURN

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



Paul Hornbeck, Senior Planner



MEMORANDUM

Date: September 9, 2020
To: Historic Preservation Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Designation of the Dickey Farmhouse – 33327 WCR 15– as a Historic Landmark
Items #: C.1 - C.2

Background / Discussion

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.

For additional background information and history please refer to enclosed materials.

Criteria for Designation:

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. Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally.

Staff Comment: N/A

- c. 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.

- d. Represents an innovation in construction, materials or design.

Staff Comment: N/A

- e. Pattern or grouping of elements representing at least one (1) of the above criteria.

Staff Comment: N/A

- f. Significant historic remodel.

Staff Comment: N/A

Social

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

Staff Comment: N/A

- b. 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.

- c. 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.*

- b. An established and familiar natural setting or visual feature of the community.

Staff Comment: N/A

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.*

Notifications

Notifications for this public hearing were as follows:

- August 28, 2020 – public notice published on Town website
- June 30, 2020 – sign posted on site
- August 28, 2020 – display ad published in the newspaper

Recommendation

Staff recommends that the 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.

Attachments

Application

copy: Laura Browarny, Culture Supervisor

July, 2020

To: Town of Windsor Historic Preservation Commission

From: Laura Browarny, Culture Supervisor

Re: Application for Local Historic Landmark Status –Historic Halfway Homestead Site

This application is for the entire 1.9-acre site known as the Historic Halfway Homestead (formerly referred to as the Jacoby Farm). Please see the applications for individual buildings.

Section I

Historic Property

Name: Historic Halfway Homestead

Address: 33327 CR 15 Windsor, CO 80550

Historic Use: Overland Trail stage stop, residence, farm, gathering space

Current or Proposed Use: Historic interpretive site and future National Historic Site

Legal Description: Lot 2,4,6,8 Block 6 TOW Subdivision (a 1.9 acre lot)

Property Owner

Town of Windsor

301 Walnut Street Windsor, CO 80550

I certify that I am the owner of the above described property and I hereby give my written consent and approval for the nomination for designation to be a Windsor Historic Landmark.



Signature of Property Owner

7-24-2020

Date

Preparer of Nomination

Name: Laura Browarny

Address: 116 5th Street Windsor, CO 80550

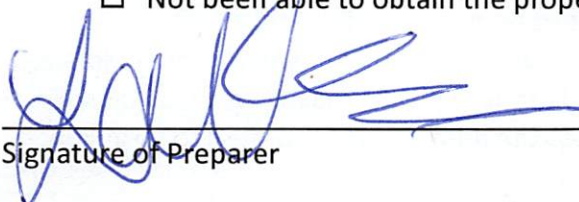
Telephone: 970-674-3521

Email: lbrowarny@windsorgov.com

I nominate the above-named property for recognition as a Windsor Historic Landmark. I have:

☒ Obtained the property owner's approval as verified above

☐ Not been able to obtain the property owner's approval



Signature of Preparer

7/24/20

Date

Section II

Has the property received other historic designation?

- ☒ No
☐ Yes

Location of the Historic Property

- ☒ In original location
☐ Not in original location

Information on the Historic Property

Name of original owner: First settled by J.L. Hilton, later homesteaded by Julius Weller

*Source: Homestead Application No. 3248 at the Colorado Land Office in
Denver, CO. 1875*

Name of original architect:

Source:

Name of original builder/contractor:

Source:

Year of construction: First settled in 1873

Source: Poudre Valley Newspaper

Year(s) of remodeling:

Source:

Section III

Historical Narrative

This site has been occupied by European-Americans since the late 1800s, and its proximity to the Cache la Poudre River makes it likely that Native Americans utilized the area for hunting throughout the past.

J.L. Hilton was the first to build a permanent structure on the site in 1873 when he constructed the Halfway House, which stands today. He chose the site because of its proximity to the Overland Trail.

The property has since passed hands through multiple prominent Windsorites. Please see the historic landmark applications for individual buildings for more information.

Statement of Significance

The Historic Halfway Homestead site contains more than historic buildings. The area itself has seen its fair share of historic events and community gatherings. There is evidence to suggest that the Overland Trail passed very near to the site, if not right directly through it. Future exploration will determine the location of the trail, but even without it, the site has been the location of countless stories, many that have yet to be discovered.

At its earliest, the site was used by countless pioneers as they traveled across Colorado and beyond. Stage coaches carrying US mail stopped at the Halfway house, which, at the time, was an oasis of comfort in a wide open plain. Later, as the area was transformed to farmland, it

was the residence of the Wellers. Julius was the owner of Windsor's first mercantile, and his wife Margaretha was the first person ever buried in the Windsor Cemetery.

When the Dickey's took over the land, their prominent status in Windsor let to their farm becoming a popular gathering place for the community. Many parties were held on the site, and it was even the site of the Windsor Wranglers Riding Club, the building having since been moved to the Windsor History Museum and restored to a chapel.

Studies of the site have already been done and it has received a Smithsonian Historic Site number and has been deemed eligible for National Historic Site status. Gaining local landmark status is the first step in becoming a National Landmark.

Architectural Description

This site is approximately 1.9 acres of land bordered by County Road 15 on the east and the Greeley #2 Ditch on the south. The north and west sides of the property are bordered by the Jacoby Farm housing development. There are multiple buildings on the property, two of which are being considered for local historic landmark status. The Dickey Farmhouse is located in the northwest quadrant of the site with the Halfway House located to the south and east of it.

The other buildings that currently stand on the property include a wooden frame barn on the south side of the property. The barn is 55 feet by 30 feet and is a relatively new construction. There is also a cinder block garage building that is in poor condition. It is about 24 feet by 18 feet. Both of these buildings will most likely be demolished during development of the site. There is also a small metal silo building standing in the southeast corner of the site. This silo will be preserved and possibly recycled into a play structure.

Multiple historic buildings on the site have already been demolished. These include a granary that was constructed by Julius Weller in 1885. The granary was in poor condition and would have been very difficult to restore. Some of the wood and architectural features have been preserved for future use. There were also two chicken coops built by R.S. Dickey in the 1930s that were demolished because of the conditions of the insides of the buildings.

Current Photographs

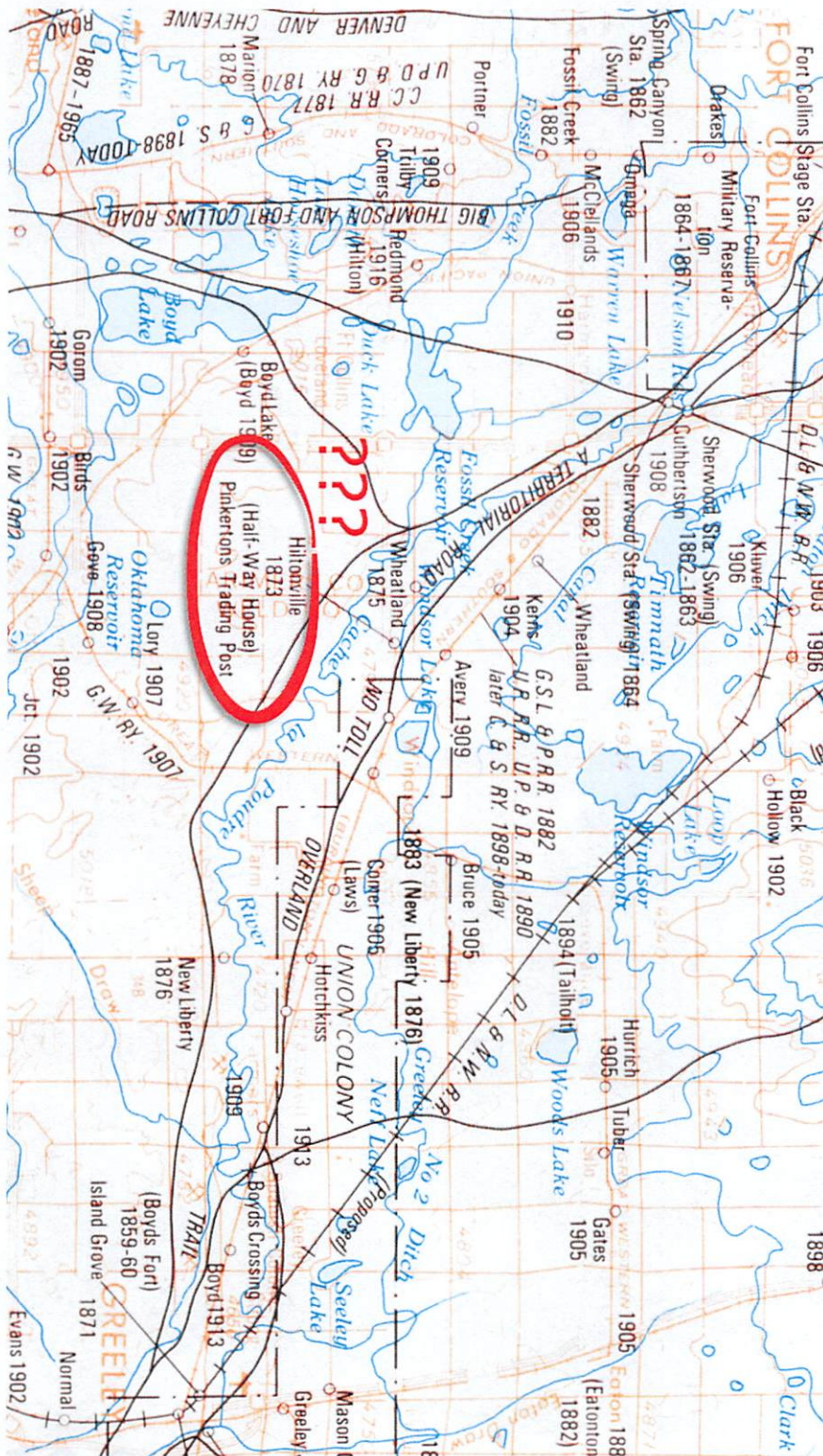


Aerial view of the Historic Homestead site.



North side of the property, which is the most probable site for the Overland Trail crossing.

Historic Photographs



Map of the Overland Trail showing it possibly passing through the Halfway Homestead.



Aerial view of the site taken around 1945



Aerial view of the site taken around 1988

Significance of Property

Architectural

- ☐ Exemplifies specific elements of an architectural style or period
- ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally
- ☐ Demonstrates superior craftsmanship or high artistic value
- ☐ Represents innovation in construction, materials or design
- ☒ Represents a built environment of a group of people in an era of history
- ☐ Exhibits a pattern or grouping of elements representing at least one of the above criteria
- ☐ Is a significant historical model

Social/Cultural

- ☒ Is a site of an historic event that has an effect upon society
- ☒ Exemplifies the cultural, political, economic or social heritage of the community
- ☒ Is associated with a notable person(s) or the work of a notable person(s)

Geographical/Environmental

- ☒ Enhances a sense of identity in the community
- ☒ Is an established and familiar natural setting or visual feature in the community

Bibliography

For resource information used in the preparation of this application, please see page 14 of the Historical Narrative Document: *Windsor's Oldest Building: The 1873 Halfway House* by Steven G. Fancy.

Room	Size	Sq. Ft	Banquet	Theatre	Max Occupancy	25%
Babysitting Room		328	N/A	N/A		
Oak	18'x24'	430	18	24	Sq. Ft/11=39	9
Maple Conference	18'x24'	400	16	N/A	Sq. Ft/11=36	9
Gallery Hallway		1575	N/A	N/A		
Gymnasium A	51.5'x90'	4635	225	300	421	105
Gymnasium AB	103'x90'	9270	500	623	Sq. Ft/11=842	210
Gymnasium B	51.5'x90'	4635	225	300	421	105
Aux Gymnasium A	51.5'x68'	3502			318	79
Aux Gymnasium AB	103'x68'	7004			Sq. Ft/11=636	159
Aux Gymnasium B	51.5'x68'	3502			318	79
Lobby		1775	N/A	N/A		
Lounge	16'x16'	365	N/A	N/A	33	8
Multi-purpose A (Pine)	25'x50'	1250	50	86	Sq. Ft/11=113	28
Multi-purpose A+	25'x25'	625	25	44	56	14
Multi-purpose A-	25'x25'	625	25	44	56	14
Multi-purpose AB	51'x50'	2550	120	172	231	57
Multi-purpose ABC	76'x50'	3800	200	260	345	86
Multi-purpose B(Cedar)	26'x50'	1300	50	86	Sq. Ft/11=118	29
Multi-purpose BC	51'x50'	2550	120	172	231	57
Multi-purpose C (Spruce)	25'x50'	1250	50	86	Sq. Ft/11=113	28
Patio		500	30	40	45	11
Aspen Room		949	40	65	Sq. Ft/11=86	21
Fitness/Willow		500	18	24	Sq. Ft/11=45	11
Cypress					47	11
Buckeye/Redwood					50	12
Art & Heritage-Upper	17'x29'	493				
Art & Heritage-Lower A	11'x21'	231				
Art & Heritage-Lower B	11'x19'	209				



MEMORANDUM

Date: September 9, 2020
To: Historic Preservation Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Designation of the Halfway Homestead Site – 33327 WCR 15– as a Historic Landmark
Items #: C.3 - C.4

Background / Discussion

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.

For additional background information and history please refer to enclosed materials.

Criteria for Designation:

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: N/A

- b. Example of the work of an architect or builder who is recognized for expertise nationally statewide, regionally or locally.

Staff Comment: N/A

- c. Demonstrates superior craftsmanship or high artistic value.

Staff Comment: N/A

- d. Represents an innovation in construction, materials or design.

Staff Comment: N/A

- e. Pattern or grouping of elements representing at least one (1) of the above criteria.

Staff Comment: N/A

- f. Significant historic remodel.

Staff Comment: N/A

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.

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

Staff Comment:

n/a

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.*

- b. An established and familiar natural setting or visual feature of the community.

Staff Comment: N/A

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

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

Staff Comment: n/a

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

Staff Comment: n/a

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

Staff Comment: n/a

Notifications

Notifications for this public hearing were as follows:

- August 28, 2020 – public notice published on Town website
- June 30, 2020 – sign posted on site
- August 28, 2020 – display ad published in the newspaper

Recommendation

Staff recommends that the 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.

Attachments

Application

copy: Laura Browarny, Culture Supervisor

July, 2020

To: Town of Windsor Historic Preservation Commission

From: Laura Browarny, Culture Supervisor

Re: Application for Local Historic Landmark Status - Dickey Farmhouse at Historic Halfway Homestead

Section I

Historic Property

Name: Dickey Farmhouse

Address: 33327 CR 15 Windsor, CO 80550

Historic Use: Residence of R.S. Dickey and family, followed by Jacob Jacoby family

Current or Proposed Use: Will rehabilitate for use as a classroom, public space

Legal Description: Lot 2,4,6,8 Block 6 TOW Subdivision

Property Owner

Town of Windsor

301 Walnut Street Windsor, CO 80550

I certify that I am the owner of the above described property and I hereby give my written consent and approval for the nomination for designation to be a Windsor Historic Landmark.



Signature of Property Owner

7-24-2020

Date

Preparer of Nomination

Name: Laura Browarny

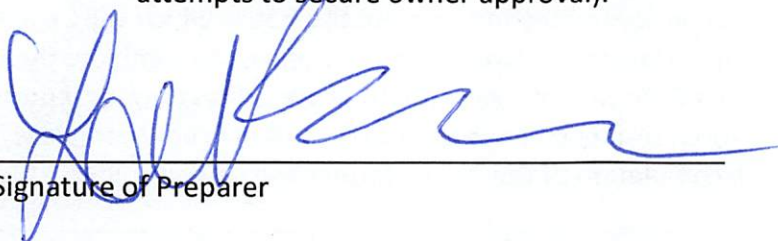
Address: 116 5th Street Windsor, CO 80550

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I nominate the above-named property for recognition as a Windsor Historic Landmark. I have:

- ☒ Obtained the property owner's approval as verified above
☐ Not been able to obtain the property owner's approval (include documented attempts to secure owner approval).



Signature of Preparer

7/24/20

Date

Section II

Has the property received other historic designation?

- ☒ No
☐ Yes

Location of the Historic Property

- ☒ In original location
☐ Not in original location

Information on the Historic Property

Name of original owner: Robert S. Dickey

Source: Poudre Valley Newspaper

Name of original architect: Jack Lewis (likely)

Source: Poudre Valley Newspaper

Name of original builder/contractor: Jack Lewis

Source: Poudre Valley Newspaper

Year of construction: 1907-1908

Source: Fort Collins Courier

Year(s) of remodeling: 1910-1911

Source: Poudre Valley Newspaper

Section III

Historical Narrative

Robert S. Dickey first came to Windsor in 1882 where he started off as a teacher for the first Windsor school house. In 1886 he went into business with Fred Weller, the son of the late Julius Well, second owner of the Halfway House. They opened a general store on Main Street. In 1889 when Julius Weller died and left his farm to Fred, R.S. Dickey traded his share in the general store for ownership of the Weller farm. Dickey continued to teach at various schools as needed, but he preferred farming as he "couldn't afford" to be a teacher. The homestead flourished under the ownership of Dickey, and his success there helped him to become a prominent figure in the Town of Windsor.

When Dickey and his wife Nancy moved onto the homestead, they lived in the Halfway House for many years. Both of their children, Gladys and Donald, were born in the dormitory space of the former stage stop and pub. On September 22nd of 1906, the Poudre Valley newspaper reports that Dickey, "contemplates the erection of a neat frame house on his ranch west of town." The fact that his even thinking of building a house is considered to be newsworthy speaks to the significance of the house and of R.S. Dickey himself. By November 10th, 1906, the building Jack Lewis has been contracted to complete the house which will be a, "6-room frame dwelling with bath, pantry, closets and two porches." The cost to complete the house was \$1800. The house is finished in February of 1907, and the Fort Collins Courier reports on February 13th that, "the modern 6-room residence on the R.S. Dickey farm is now complete and ready for occupancy." News of the completion of the Dickey farmhouse was a topic of

conversation even Fort Collins, where Dickey and his family traveled frequently. The news surrounding the Dickey Farmhouse continues in 1910 when the Poudre Valley reports that, "R.S. Dickey is having an addition built on his pretty ranch house west of town and is also having the building repainted."

Robert Dickey would live in his farmhouse for the rest of his life. During that time, he served as president of the Farmers State Bank, director of the church choir, investing in multiple farming enterprises, and owning and operating four farms covering over 400 acres of land. When he died in 1953 at the age of 93, his daughter Gladys briefly took over the farm, as she had been living with her father in the farmhouse for some time. In 1970, Gladys moved off of the farm and into a nursing home, and in 1972 the family agreed to give the farm to Jake Jacoby and his family.

The Jacoby's had lived and worked on the Dickey farm for many years. They tended what was called the "north farm" Dickey's four farms for decades, beginning in the 1910s. After R.S. Dickey could no longer actively farm due to health issues, the Jacoby family helped with the running of the farm complex and provided personal and friendly support to the Dickey family. When Gladys could no longer stay on the farm, she gave a large portion of the property to Jacob "Young Jake" Jacoby, Jr. In all, three generations of Jacobys would live and work on the Dickey/Jacoby farm. Norman Jacoby took over the property from his father, and continued to grow sugar beets and live in the farmhouse until it was sold to the Windsor Land Company. His widow, Margret Babcock, held the land in trust until she decided to relinquish the remaining 1.9 acres of the farm to the Town of Windsor.

The 1.9-acre site including both the Dickey Farmhouse and the Halfway House are currently being developed by the Department of Parks, Recreation & Culture under the guidance of the Culture Supervisor. Plans are being made to work with the State Historic Fund to rehabilitate the Dickey Farmhouse and transform it into a classroom and public gathering space. Work is slated to begin in 2021, and local designation is required in order to receive state funds.

Statement of Significance

The Dickey Farmhouse at first appears to be just another old house in Windsor, but if one looks past the multiple additions, enclosed porches, dated asbestos siding, and rickety stairs and ramps leading into the house, there is evidence of the luxury and modernity of the house from the time it was built.

It is not difficult to find references to the Dickey farmhouse in newspapers of the time. The Fort Collins Courier, Poudre Valley, and Greeley Tribune all make references to R.S. Dickey's plans and progress on the house. At the time that it was built, the Dickey Farmhouse was referred to as "fine," "pretty," "modern," and all sorts of other exciting terms. Its architectural style seems to be uniquely Windsor in that it combines elements from many of the popular styles of the time. In basic form, the Dickey Farmhouse appears to be a typical German-Russian four-square house with a four-way sloping roof. This basic form is embellished with Victorian motifs of a "gingerbread" dormer and ornate front porch. Although the house is described as both a bungalow and a ranch house, it does have a half story above the main living quarters

that adds height and grandness to the house, if not a lot of usable space. Windsor is home to many four-square homes; there are a few examples of Victorian multi-story houses; and there are countless ranch houses and bungalows. The Dickey Farmhouse seems to be one of the only buildings in Windsor that combines these different styles into a building that perfectly represents the cultural differences in Windsor at the turn of the century.

Robert S. Dickey is one of the more prominent names in the area. You can find countless references to him and his businesses in newspapers from Windsor, Greeley, Fort Collins, Loveland, and beyond. The Dickey Farmhouse was not only a home to the Dickey family, it was a gathering place for other prominent businessmen in Windsor, it was a meeting place for Chautauqua while it was still a new event, it was a place for community gatherings, and it was the epicenter of one of Windsor's largest farm complexes: the "Home Farm" as Dickey called it. Even once the Jacoby's moved into the farmhouse, it continued to be a place for gathering and a well-known site for those coming into town from the north. Margret Babcock, Norman Jacoby's widow, had a craft shop in the enclosed front porch that many Windsorite's remember visiting. The farm was also known for its huge auctions and yard sales, beginning with R.S. Dickey in 1913 and throughout the next 100 years when Norman Jacoby's grandson Jake held "barn sales" at the site.

The Dickey farmhouse has seen its fair share of both intimate gatherings and raucous parties. Under the layers of additions, repairs, neglect, and a little dirt, this beautiful house that holds so many memories for so many community members is eager to shine again.

Architectural Description

The building is a wood-frame house with a rectangular floor plan. It stands one and a half stories high and has a low-ceilinged cellar. The original house comprised six rooms: three bedrooms, a parlor, dining room, and kitchen. Records also indicate that the house was built with a pantry, storage closets, and a bathroom. The front of the house faces east towards CR 15. The first addition was added to the west face of the house in 1910-11 and is believed to have been intended as storage, such as pantry. Since then, a series of other additions have been added to the west and south sides of the house, and the original front porch has been enclosed. The dates of these later additions are unknown.

The original floorplan of the house is a rectangle measuring roughly 28 feet by 38 feet with a smaller area extending from the west side of the house that originally housed the bathroom and storage closet. The house had wooden shiplap siding, which may still exist under the current asbestos siding, and the walls are lathe and plaster. The hip roof was originally covered in wood shingle, which still exist under multiple layers of asphalt shingle. There is a dormer window on the east side of the house looking out over the front porch. The porch originally had carved wooden posts that held up the roof along with an ornate wooden front door with frosted glass. The door has been removed and preserved.

There are two chimneys on the house; one that would have been for a fireplace shared by the dining room and parlor, another for the kitchen. None of the fireplaces are currently in place. The interior of the house has only been marginally updated. There are multiple layers of paint and wallpaper on the plaster walls as well as carpet and linoleum covering the oak floors.

Wooden trim is present throughout the interior. The rooms that have been altered the most are the kitchen and the bathrooms, of which there are now two.

The door to the cellar would have originally been access from the outside on the south side of the building. That area has since been enclosed as part of one of the additions, however the original shiplap exterior of the house is still visible inside this addition. The two later additions are poorly constructed and will be removed. The 1910 addition is well-constructed and was created to match the exterior of the rest of the house.

The cellar has about a five-foot ceiling and is unfinished. The floor is concrete and some of the walls have been dug out with a concrete retaining wall added. There is a small root cellar storage area in the basement. The stone foundation is in relatively good shape, but there are some holes in the mortar where daylight is visible from inside the basement.

In general, the house is well preserved. Much of the original construction is still present underneath the current finishes.

Current Photographs



Front (east) of house with original porch that has been enclosed and stairs added. The dormer window of the second half-story is visible with original “gingerbread” work.



North side of the house with hip roof visible.



First addition built on to the north end of the west side of the house. The builder attempted to match the roof and window styles.



West side of the house showing first addition along with subsequent later additions. These were done with lower quality materials and are not as structurally sound.



Enclosed porch addition on southwest corner of the house with shed roof. The ramp was added in the 90s while Norman Jacoby was still living in the house at the end of his life.



South side of the house obstructed by trees. The bay window in the dining room is visible to the right of the enclosed porch addition.



View from the southeast corner showing outline of roof and dormer.



Interior of later additions showing the door leading to the cellar (right) and the door to the first addition.



Original shiplap siding and door trim still visible inside the later additions. This was originally the exterior of the house.



View from the kitchen looking through the dining room into the parlor.



Original hardware is present throughout the house.



Original front door is preserved inside the house.

Historical Photographs



The Dickey Farmhouse shortly after its completion in 1907.



The Dickey and Reid families sitting on the front porch steps of the Dickey Farmhouse around 1911. The original door is visible behind them.

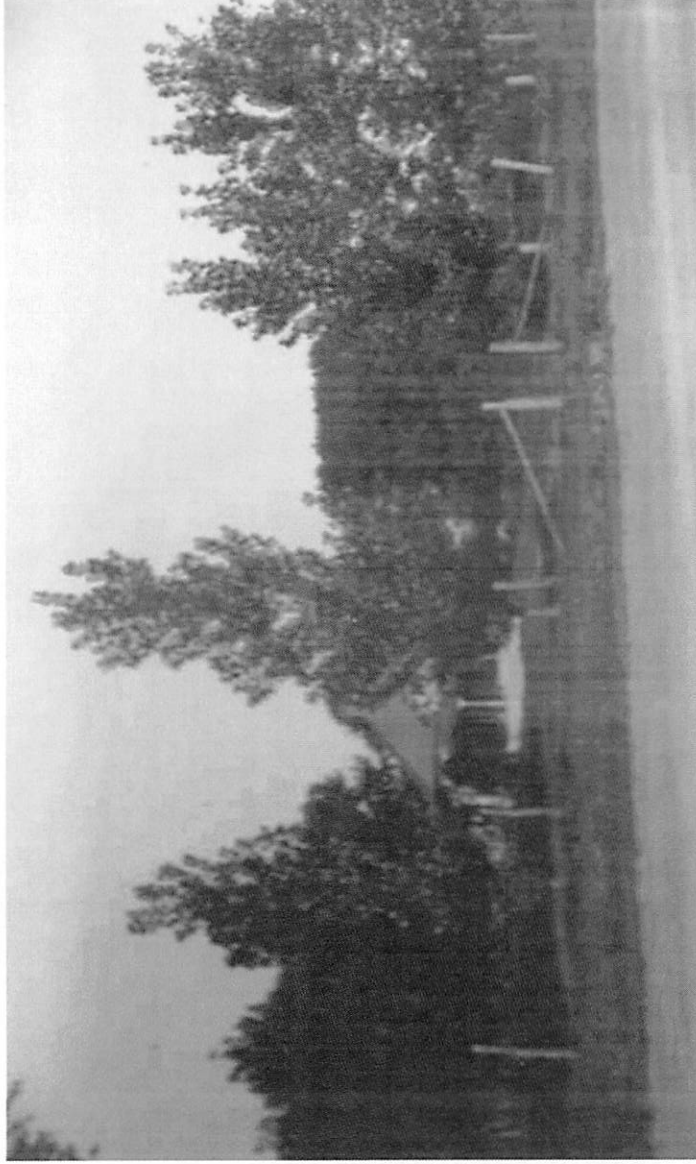


Photo of the Dickey Farmhouse taken from Country Road 15 around 1915



South side of the farmhouse as it was in the 1960s. One of the later additions is visible, but the south enclosed porch has not been added yet.

Bibliography

Fancy, Steven G. Self-Published, 2007, pp. 1–55, *Windsor's Oldest Building: The 1873 Halfway House and the Four Families Who Lived There*.

Fort Collins Courier. Various articles. See appendix for clippings.

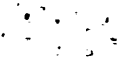
The Poudre Valley. Various articles. See appendix for clippings.

Section IV

Significance of Property (check all that apply)

Architectural

- ☒ Exemplifies specific elements of an architectural style or period
- ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally
- ☒ Demonstrates superior craftsmanship or high artistic value
- ☐ Represents innovation in construction, materials or design
- ☐ Represents a built environment of a group of people in an era of history



- ☐ Exhibits a pattern or grouping of elements representing at least one of the above criteria
- ☐ Is a significant historical model

Social/Cultural

- ☐ Is a site of an historic event that has an effect upon society
- ☒ Exemplifies the cultural, political, economic or social heritage of the community
- ☒ Is associated with a notable person(s) or the work of a notable person(s)

Geographical/Environmental

- ☒ Enhances a sense of identity in the community
- ☒ Is an established and familiar natural setting or visual feature in the community