



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

October 9, 2024 - 5:45 PM

1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

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
3. Public Invited to be Heard

B. CONSENT CALENDAR

1. Review and approval of the September 11, 2024 Regular Meeting Minutes

C. BOARD ACTION

1. Public Hearing - Designation of 411 Main Street as a Local Historic Landmark - Chris and Annie Lloyd, Owners; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
2. Recommendation to Town Board - Designation of 411 Main Street as a Local Historic Landmark - Chris and Annie Lloyd, Owners; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
3. Public Hearing - Designation of 513 Main Street (Yancy Block) as a Local Historic Landmark - Four Eyes Holding LLC (Dr. Brent Phinney), Owner; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
4. Recommendation to Town Board - Designation of 513 Main Street (Yancy Block) as a Local Historic Landmark - Four Eyes Holding LLC (Dr. Brent Phinney), Owner; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner

D. DISCUSSION ITEMS

1. Continue discussion regarding development of a Historic Preservation Toolkit
2. Review Future Meetings Calendar

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
 - a. WSHS Update - R. Brunner

b. Meg Dunn (Urban Fort Collins) Resource - R. Brunner

2. Communications from Town Board Liaison

3. Communications from Staff

F. ADJOURN

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 Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Review and approval of the September 11, 2024 Regular Meeting Minutes
Item #: B.1.

Background / Discussion:

Please see the attached September 11, 2024 Regular Meeting Minutes, for review and approval.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. 09.11.24 Historic Preservation Commission Regular Meeting Minutes - DRAFT



Historic Preservation Commission Regular Meeting

September 11, 2024 - 5:45 PM
1st Floor Conference Room,
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

CHAIRPERSON MELANIE STARCK CALLED THE MEETING TO ORDER AT 05:47 PM.

1. Roll Call

Present: Melanie Starck, Chairperson
ToniRae Andres, Vice Chairperson
Ruth Brunner
Jean Zuckweiler, Alternate
Dave Herzer, Alternate

Absent: Kris Jabs
Rachel Kline

Also Present: Brian Jones, Town Board Liaison
Kimberly Lambrecht, Staff Liaison
Katrina Haley, Administrative Analyst

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

At this time, staff Liaison K. Lambrecht made a note to introduce Town Board Liaison B. Jones. No modifications to the Agenda were requested by the Commission.

Historic Preservation Commissioner Andres moved to Approve the Review and Approval of the Agenda by the Commission and Addition of Items of New Business to the Agenda for Consideration, Historic Preservation Commissioner Brunner seconded the motion. Roll call on the vote resulted as follows; Yeas - ToniRae Andres, Ruth Brunner, Melanie Starck; Nays - None; Motion Passed.

3. Public Invited to be Heard

No public in attendance.

B. CONSENT CALENDAR

1. Review and approval of the August 14, 2024 Regular Meeting Minutes

Commission members took a moment to review the August 14, 2024 Historic Preservation Commission Regular Meeting Minutes. No modifications were requested by the Commission.

Historic Preservation Commissioner Brunner moved to Approve the Review and Approval of the August 14, 2024 Historic Preservation Commission Regular Meeting Minutes, Historic Preservation Commissioner Andres seconded the motion. Roll call on the vote resulted as follows; Yeas - ToniRae Andres, Ruth Brunner, Melanie Starck; Nays - None; Motion Passed.

C. BOARD ACTION

No applicable Agenda items.

D. DISCUSSION ITEMS

1. Continue Discussion regarding development of a Historic Preservation Toolkit

Chairperson Starck shared a brief recap of the HPC's efforts to create a drafted Tool Kit(s) and what was accomplished at the September 5, 2024 Historic Preservation Commission Work Session. Commission members took time to review the drafted toolkit materials, and discussed feedback on the drafted Tool Kit(s). Commission members noted the importance of ensuring all HPC materials are user-friendly, concise, and uniform across all HPC resources. The Commission also noted the potential need to update various aspects of the Town's website.

2. Discuss the Certificate of Alteration process for locally designated properties - D. Herzer

Commission member D. Herzer shared his various research regarding local, state, and national designations, and the similarities and differences between each. The Commission also discussed reviewing the Municipal Code for potential discrepancies and/or updates to be made in efforts to clarify language regarding historical designations. Staff Liaison K. Lambrecht to follow up with L. Browarny, Recreation Supervisor, regarding various aspects of the Commission's discussion. Due to time constraints, this topic was continued to the Future Meetings Agenda to allow for further discussion.

3. Gateway sign(s) pointing out 'Old Town Windsor' - D. Herzer

Commission members discussed existing signage in the Town of Windsor, examples of varying types of signage in other municipalities, and potential opportunities for additional signage to draw attention to various points of interest throughout Town, including the Downtown area, and areas of significant historical value to the Town. Commission members and staff also discussed potential items to consider when proposing signage updates, including coordination with the Colorado Department of Transportation (CDOT) and the Windsor Downtown Alliance (WDA).

4. Review Future Meetings Calendar

Chairperson M. Starck and the Commission continued the Review of the Future Meetings Calendar to the Commission's next Regular Meeting in the interest of time.

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission

No applicable Communications items.

2. Communications from Town Board Liaison

Town Board Liaison B. Jones shared brief updates regarding recent Town Board activities, including, but not limited to the following;

- An Ad Hoc Committee is being formed to review, and potentially update the Town Charter. Town Board Liaison B. Jones also shared that he will be a part of this Committee, and stated that if possible, Town Board member R. Steinbach will attend HPC Meetings in B. Jones' absence if any scheduling conflicts arise.
- Brief updates from the September 9, 2024 Town Board Regular Meeting were shared, with note of the public turnout for the cell tower proposed at this Meeting.
- B. Jones reminded the Commission that both Coffee with the Mayor, and the Ribbon Cutting Ceremony for the new Windsor Police Station are Friday, September, 13, 2024, at 10:00am and 1:00pm respectively.

3. Communications from Staff

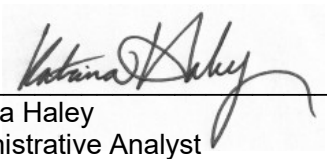
Staff Liaison K. Lambrecht shared brief updates including, but not limited to the following;

- Planning staff has received two applications for local historical designations. Staff to perform an initial review of the applications for completeness, and then send to the HPC. These applications will likely be added to the HPC's October Regular Meeting Agenda for the Commission to review at that time.
- The Urban Land Institute (ULI) is working with Town Planning staff and the WDA to showcase Downtown Windsor. A guided walking tour, and panel discussion event will be held September 10, 2024.

F. ADJOURN

HISTORIC PRESERVATION COMMISSIONER ANDRES MOVED TO ADJOURN, HISTORIC PRESERVATION COMMISSIONER BRUNNER SECONDED THE MOTION. ROLL CALL ON THE VOTE RESULTED AS FOLLOWS; YEAS - TONIRAE ANDRES, RUTH BRUNNER, MELANIE STARCK; NAYS - NONE; MOTION PASSED.

UPON A MOTION DULY MADE, CHAIRPERSON M. STARCK ADJOURNED THE MEETING AT 07:30PM.


Katrina Haley
Administrative Analyst



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing - Designation of 411 Main Street as a Local Historic Landmark - Chris and Annie Lloyd, Owners; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
Item #: C.1.

Background / Discussion:

Ms. Maya Barboa-Ojinaga and Mr. Sam Sedoryk (Town of Windsor Museum Education Specialists), on behalf of Chris and Annie Lloyd, owners of 411 Main Street, have submitted a nomination to designate the above referenced property as a local historic landmark.

The building was built in 1911 by Mr. George E. Osterhout and originally operated as F.A. Foster's barber shop, after having been the location of Mr. Osterhout's lumber yard, hardware and farm machinery sales operation. The building has been home to a number of other different businesses over the years, including an insurance agency, a record shop, a shoe repair shop, a coffee shop, a hair salon and now a tattoo parlor.

Please refer to the attached Memorandum prepared by the Applicants, and the Local Historic Landmark Designation Application for additional supporting information.

Notifications for this public hearing were as follows:

- October 2, 2024 – public notice published on the Town website
- October 4, 2024 – display ad published in the newspaper

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of the 411 Main Street as a Local Historic Landmark based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Represents a built environment of a group of people in an era of history.
3. Significant historical remodel
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).
6. Enhances a sense of identity in the community

CC:

Scott Ballstadt, Director of Planning
Chris and Annie Lloyd, Building Owners
Laura Browarny, Culture Supervisor
Caitlin Heusser, Museum Curator
Maya Barboa-Ojinaga, Museum Education Specialist – Co-Applicant
Sam Sedoryk, Museum Education Specialist – Co-Applicant

Attachments:

1. 411 Main Street - Local Designation - Staff Memo
2. 411 Main Street - Local Designation - Application
3. HPC - Staff Presentation - 411 Main Street_10.9.2024



MEMORANDUM

Date: September 27, 2024
To: Historic Preservation Commission
From: Maya Barboa-Ojinaga & Sam Sedoryk, Museum Education Specialists
Re: Public Hearing and Recommendation to Town Board – Lakeview
Tattoo Parlor – 411 Main Street – as a Historic Landmark
Items #:

Background / Discussion

Maya Barboa-Ojinaga and Sam Sedoryk, Museum Education Specialists with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Lakeview Tattoo Parlor as a historic landmark. Located at 411 Main Street, the building was originally built in 1911 by George E. Osterhout.

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.

The building is built on a concrete foundation with red-pressed brick walls in an irregular bond. The architectural style is a simple brick-and-mortar style, with a flat roof. The building is a single story and is one room. The simple style of construction reflects the period, the materials, and the resources available to George E. Osterhout as he designed and constructed the building himself. The front façade consists of a large class window with a transom above it along with a black-painted cornice with small rosettes evenly spaced along the bottom of the cornice. There is a recessed sign banded and corbelled parapets above the cornice.

- b. Significant historic remodel.

The south end is an addition, identifiable by the thin vertical line of mortar running down the east wall. According to the Windsor Beacon, the building was originally built to be 12x30ft. however, when reviewing the Weld County accessor report, they quoted that the building was 13x41.5ft implying that an additional 11ft was added to the back of the building. This also implies that the addition was built anytime between 1911 - 1967.

Social

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

The building exemplifies Windsor's cultural, economic, and social heritage through the promotion of local businesses. The building was one of the first buildings and businesses in Windsor and was the location of the town's first barbershop. The building was also the location of multiple businesses throughout its history and showcases the importance of local businesses in a small-town economy.

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

George E. Osterhout was an early pioneer of Windsor. He established the first lumber yard – present-day 411 Main Street and sold hardware and farm machinery. In January of 1890, Osterhout, Adam Hahn, and Robert Harris composed a petition for the official incorporation of Windsor as a town. The petition was approved, and Windsor was formally incorporated in March of that year. Osterhout served as a trustee in the new town government and served as "secretary pro tem" at the first town board meetings. He also served as chairman for the formation of the Windsor Library Association in 1906.

Osterhout was a renowned botanist and classified over 20,000 plants. He was recognized "as one of the best authorities of botany in the West." Osterhout's "botanical collections were considered one of the very finest privately owned collections in the West." Because of his achievements and contributions to science and botany, Osterhout was made a lifetime member of the American Association for the Achievement of Science.

Geographic/Environmental

- a. Enhances sense of identity of the community.

The building enhances a sense of identity in the community due to its ties to the early and local businesses in Windsor.

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.

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

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

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

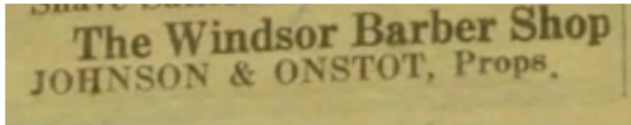
- c. Original location or same historic context after having being moved.

The building is in its original location.

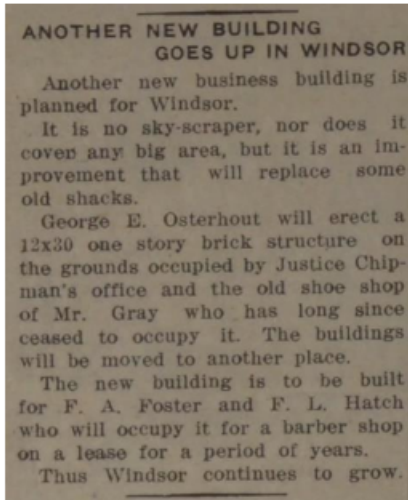
Attachments

Application [Lakeview Tattoo Parlor Application](#)

Clippings from the Windsor Beacon Newspaper



"The Windsor Barber Shop, Johnson and Onstot" In the Windsor Beacon July 1st 1920



"Another New Building Goes up in Windsor" In the Windsor Beacon December 12th 1911

September 2024

To: Town of Windsor Historic Preservation Commission

From: Maya Barboa-Ojinaga and Sam Sedoryk, Museum Education Specialists

Re: Application for Local Historic Landmark Status – Lakeview Tattoo Parlor, originally the Windsor Barber Shop

Section I

Historic Property

Name: Historic Barber Shop

Address: 411 Main St. Windsor, CO 80550

Historic Use: The first use was the Windsor Barber Shop, followed by multiple other uses, built by George E. Osterhout.

Legal Description: Lot 12, Block 10, Town of Windsor Subdivision

Property Owner

Chris & Annie Lloyd

411 Main Street Windsor, CO 80550

annmlloyd@hotmail.com

801-367-2216

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.



Ann M Lloyd (Oct 1, 2024 06:39 MDT)

Signature of Property Owner

10/01/2024

Date

Preparer of Nomination

Name: Maya Barboa-Ojinaga, Sam Sedoryk

Address: 116 5th Street Windsor, CO 80550

Telephone: 970-674-3502

Email: mojinaga@windsorgov.com, ssedoryk@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 (include documented attempts to secure owner approval).



Samuel Sedoryk (Oct 1, 2024 11:07 MDT)

10/01/2024

Maya Barboa-Ojinaga
Maya Barboa-Ojinaga (Oct 1, 2024 11:09 MDT)

Signature of Preparer(s)

10/01/2024

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: George E. Osterhout

Source: Windsor Beacon

Name of original architect: George E. Osterhout (likely)

Source: Windsor Beacon

Name of original builder/contractor: George E. Osterhout

Source: Windsor Beacon

Year of construction: 1911

Source: Windsor Beacon Article 09/12/1911 pg 16, A History of Windsor by Roy Ray, pg 86.

Year(s) of remodeling: The front entry has changed over time and the door and display window have changed position.

Source: See historic pictures below.

Section III

Historical Narrative

The building at 411 Main Street was built by Windsor pioneer, George E. Osterhout in 1911. Osterhout moved to Windsor before it was officially incorporated as a town, around 1885 for his health. He remained in Windsor for 52 years, until he died in 1937. Considered one of Windsor's early pioneers, Osterhout established the first lumber yard, also selling hardware and farm machinery, at what is now 411 Main Street. Before the building that is there now, Osterhout operated his lumber yard out of two small wooden buildings. As the lumber business became busier as the town grew, it can be assumed that many of the first homes and buildings built in town utilized lumber from Osterhout's lumber yard. The original two wooden buildings were demolished and Osterhout constructed the existing building at 411 Main Street, with a concrete foundation and brick and mortar. Osterhout constructed the building in 1911, and it was then used by F.A. Foster as the Windsor Barber Shop, the first one in town.

Osterhout was very active within the community and made great efforts, along with other Windsor pioneers, to make greater improvements to the budding town. In January 1890, Osterhout, Adam Hahn, and Robert Harris composed a petition for the official incorporation of

Windsor as a town. This petition was approved, and Windsor was formally incorporated in March of 1890. Osterhout served as a trustee in the new town government and served as “secretary pro tem” at the first town board meetings. Later, in 1906, Osterhout served as chairman for the formation of the Windsor Library Association. In town, especially among those he was close to, Osterhout was endearingly called, “Uncle George.” Osterhout was also recognized for assisting many young men with continuing their college education by quietly loaning them funds.

Aside from being a pioneer of Windsor, Osterhout was a renowned botanist, and classified over 20,000 plants, especially in the Western region of the United States. He was also recognized “as one of the best authorities of botany in the West.” He had a great love and interest in botany, as well as identifying and collecting new species. Osterhout’s “botanical collections were considered one of the very finest privately owned collections in the West.” Because of his achievements and contributions to science and botany, Osterhout was made a lifetime member of the American Association for the Achievement of Science. Many of the specimens Osterhout collected are at the University of Wyoming, within a special collection.

Statement of Significance

Though the building at 411 Main Street is small in stature, it holds a bountiful story and is an integral part of the Windsor community, past and present. The building itself was built by Windsor pioneer, George E. Osterhout. George Osterhout, as detailed above, played a major role in the incorporation of Windsor as a town, but also provided a growing Windsor with building materials to construct the community from the ground up. In addition to being a pioneer of the town, Osterhout also played key roles in helping start the Library Association and helped fund young men’s college educations. Osterhout was also significant to the field of science, leaving behind many contributions to the field of botany.

Aside from Osterhout’s achievements and contributions, the building itself holds great significance. It was home to the first barbershop in Windsor, a place where many gathered for a quick haircut, exchanged pleasantries, and ultimately built a community. As it changed ownership over the decades, it became an insurance agency, a record shop, a shoe repair shop, a coffee shop, a hair salon, and now a tattoo parlor, the building continues to be a place where people gather and build community within Windsor. Many residents, both past and present, recall the building as a place where people can stop to get a haircut, a cup of coffee, or a view of a meaningful piece of art. As an early building on Main Street, it has stood the test of time and witnessed the town of Windsor change and grow around it for over a century.

Architectural Description

The Lakeview Tattoo Parlor is situated on the east end of Main Street in Windsor, on the south side of the street. The front of the building faces north. It is built on a concrete foundation with red-pressed brick walls in an irregular bond. The front façade consists of red brick with thin white mortar. A large glass window is centered on the façade, with a transom above it. The glass window features decals and a commercial logo that reads “LAKEVIEW TATTOO.” The main doorway, painted black, is on the east side of the front façade. Above it are

two small transoms displaying the building's address, "411." The trim of the windows and door is painted black, and above them is a cornice with small rosettes evenly spaced along the bottom. Above the cornice is a recessed sign band and a corbelled parapet. The east side of the building is red-pressed brick, painted white across the exposed wall. A brick chimney with a black chute is visible on the south end of the building. The south end of the building is an addition, it's identifiable by the thin vertical line of mortar running down the east wall. This addition was not recorded however we know it was added as the original building plan was described as 12ft x 30ft in an article from the Windsor Beacon in 1911. Currently, the Weld Accessor report lists the building as being 12 x 41.5ft implying that an additional 11.5ft was added to the back of the building. On the east side of the addition is a black single door with a wrought iron tie rod with S-shaped ends situated above it. The south façade wall features a single 1-over-1 aluminum frame window.

Current Photographs



The Front (North) façade of the building consists of red-pressed brick with a large plate glass window and transom with black wooden trim. Black cornice above the windows along with a recessed sign band and corbelled parapet.



East side of the building with red pressed brick painted white. Descending style roof with a chimney exposed on the south of the wall. Metal plate situated on the lower center.



The addition was added to the building sometime between 1911 and 1967. An aerial photo (in historic photos) that was taken in 1967 shows this building with the additional added-on. The Weld Accessor report does not have a record of the addition. Addition added on with red brick painted white. The black single door on the east elevation. Metal wiring components and boxes run along the south and east sides of the addition. A small 1-over-1 window on the south façade of the building.

Historical Photographs



Ariel view of 411 Main St.,1967



Photography of Main Street Windsor from the 1940s. 411 Main St can be seen on the left side painted white with a barber pole on the exterior.



Inside of Dwanye's Barbershop, 1994.



Photograph of Main St from 1972. 411 Main St can be seen on the left-hand side.



Boys Scout Parade from 1937 on Main St. The Barbershop and barber pole can be seen on the left-hand side of the photograph.

Bibliography

"Another New Building Goes Up in Windsor." *Windsor Beacon*, 09 December 1911, 16.

"Friends and Neighbors." *Windsor Beacon*, 27 October 1977, 16.

"George E. Osterhout, Pioneer Windsor Man, Died Friday." *Windsor Beacon*, 08 April 1937, 1-8.

Lindblad, Mary Alice. "A Walk into The Past." *Windsor Beacon*, 22 February 1990, 8.

"Robinetts Open Shaklee Store." *Windsor Beacon*, 01 February 1979, 5.

"Sunshine Records." *Windsor Beacon*, 18 September 1975, 3.

Ray, Roy. Highlights in the History of Windsor, Colorado: Golden Jubilee Edition. Windsor: Press of The Poudre Valley, 1940, p. 86

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



411 Main Street

Local Historic Landmark Designation

Kimberly Lambrecht, Senior Planner

Historic Preservation Commission – October 9, 2024



Historic Preservation

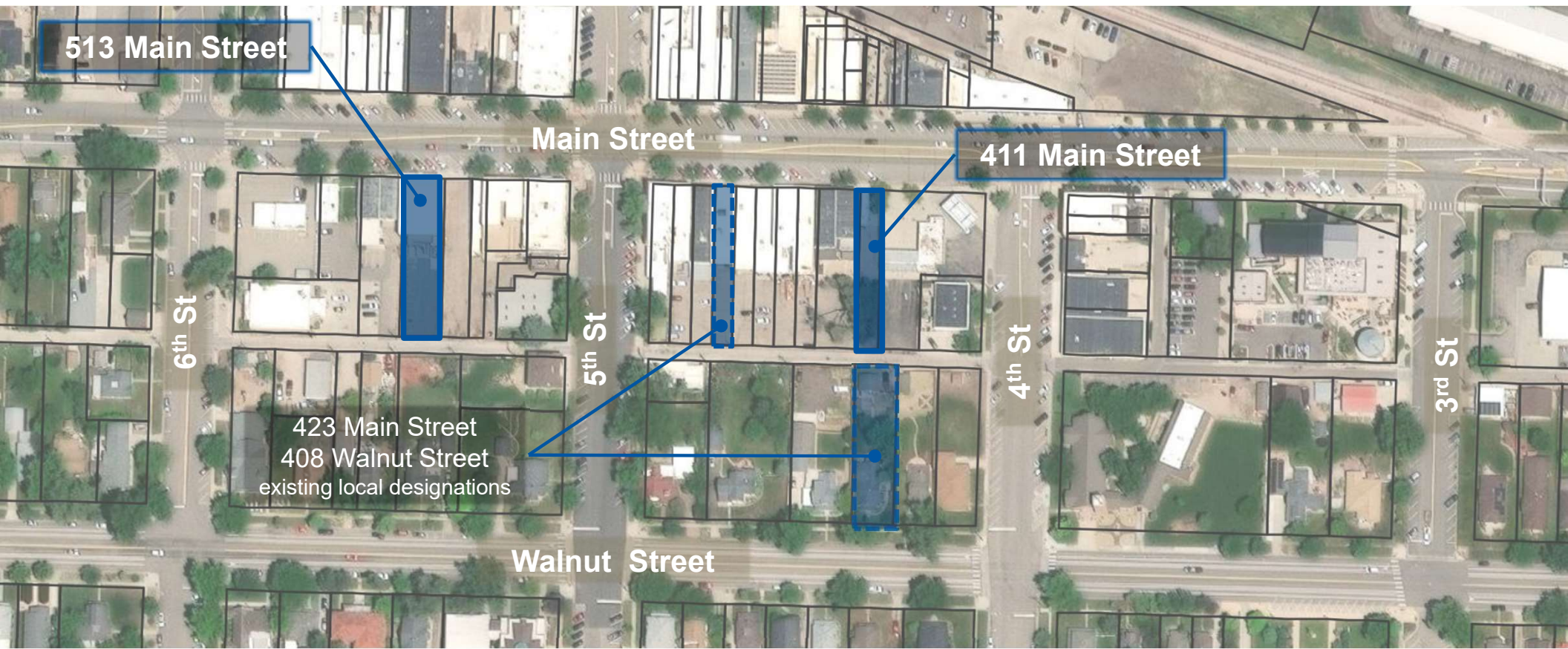
Article XVI, Chapter 16 of the Municipal Code outlines the regulations surrounding Historic Preservation in the Town:

Sec. 15-16-10. Purpose and Intent.

It is the purpose and intent of this Article to provide for the protection and preservation of the Town's historic and cultural heritage through the designation of historic landmarks and districts. Such protection and preservation will enhance property values through the stabilization of historic neighborhoods and commercial areas and will create economic and financial benefits to the Town by making it attractive to tourists, visitors, homebuyers, businesses and developers. This Article is designed to ***create a method to draw a reasonable balance between private property rights and the public interest in preserving the Town's historic character*** by ensuring that the demolition of, moving of or alterations to properties of historic value shall be carefully considered for the impact to the property's contribution to the Town's heritage.



Site Vicinity Map





Background



"Another New Building Goes up in Windsor"
In the Windsor Beacon
December 12, 1911



1937 Boy Scout Parade
Barber Shop center/left of image



Background



*Aerial
1967*



Main Street - 1972
411 Main Street on the left



2015



Designation Criteria

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.



Designation Criteria

Architectural

1. *Exemplifies specific elements of an architectural style or period.*
2. *Represents a built environment of a group of people in an era of history.*
3. *Significant historical remodel*

Social / Cultural

1. *Exemplifies the cultural, political, economic or social heritage of the community.*
2. *Is associated with a notable person(s) or the work of a notable person(s).*





Designation Criteria

Geographical / Environmental

1. Enhances a sense of identity in the community





Recommendation

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of the 411 Main Street as a ***Local Historic Landmark*** based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Represents a built environment of a group of people in an era of history.
3. Significant historical remodel
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).
6. Enhances a sense of identity in the community



411 Main St - Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



411 Main Street

Local Historic Landmark Designation

Thank you!



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board - Designation of 411 Main Street as a Local Historic Landmark - Chris and Annie Lloyd, Owners; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
Item #: C.2.

Background / Discussion:

Please refer to the information and attachments found in the previous Public Hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of the 411 Main Street as a Local Historic Landmark based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Represents a built environment of a group of people in an era of history.
3. Significant historical remodel
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).
6. Enhances a sense of identity in the community

CC:

Scott Ballstadt, Director of Planning
Chris and Annie Lloyd, Building Owners
Laura Browarny, Culture Supervisor
Caitlin Heusser, Museum Curator
Maya Barboa-Ojinaga, Museum Education Specialist – Co-Applicant
Sam Sedoryk, Museum Education Specialist – Co-Applicant

Attachments:



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing - Designation of 513 Main Street (Yancy Block) as a Local Historic Landmark - Four Eyes Holding LLC (Dr. Brent Phinney), Owner; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
Item #: C.3.

Background / Discussion:

Ms. Maya Barboa-Ojinaga and Mr. Sam Sedoryk (Town of Windsor Museum Education Specialists), on behalf of Dr. Brent Phinney (Four Eyes Holding LLC), owner of 513 Main Street (Yancy Block), have submitted a nomination to designate the above referenced property as a local historic landmark.

The building was constructed in 1905 by architect Alice M. Felmlee, for Mr. Charles A. Yancy an influential community member of the time. While the building itself provides historical significance, Mr. Yancy's legacy also contributes to its fundamental foundation as a historic landmark. While Mr. Yancy did not operate any businesses from Yancy Block, the building was home to many businesses and activities such as: an armory for the Colorado National Guard, a tire shop, laundry/cleaners, a furniture store, billiards room and confectionary. The second floor initially operated as a hotel, until its conversion to apartments in the mid 19th century.

Please refer to the attached Memorandum prepared by the Applicants, and the Local Historic Landmark Designation Application for additional supporting information.

Notifications for this public hearing were as follows:

- October 2, 2024 – public notice published on the Town website
- October 4, 2024 – display ad published in the newspaper

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of 513 Main Street (Yancy Block) as a Local Historic Landmark based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally.
3. Demonstrates superior craftsmanship or high artistic value.
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).

6. Enhances sense of identity of the community
7. An established and familiar natural setting or visual feature of the community

CC:

Scott Ballstadt, Director of Planning

Dr. Brent Phinney, Building Owner

Laura Browarny, Culture Supervisor

Caitlin Heusser, Museum Curator

Maya Barboa-Ojinaga, Museum Education Specialist – Co-Applicant

Sam Sedoryk, Museum Education Specialist – Co-Applicant

Attachments:

1. 513 Main Street (Yancy Block) - Local Landmark Designation - Staff Memo
2. 513 Main Street (Yancy Block) - Local Landmark Designation - Application
3. HPC - Staff Presentation - 513 Main Street (Yancy Block)_10.9.2024



MEMORANDUM

Date: September 27, 2024
To: Historic Preservation Commission
From: Maya Barboa-Ojinaga & Sam Sedoryk, Museum Education Specialists
Re: Public Hearing and Recommendation to Town Board – Designation of the Yancey Block – 513-515 Main Street – as a Historic Landmark
Items #:

Background / Discussion

Maya Barboa-Ojinaga and Sam Sedoryk, Museum Education Specialists with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Yancey Block building as a historic landmark. Located at 513-515 Main Street, the building was originally built in 1905 by Alice M. Felmlee.

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.

The building is a 19th-century storefront style of architecture

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

Alice M. Felmlee was a well-known architect within the Town of Windsor. Notably, she was the architect for the original town hall, present-day Art & Heritage Center 116 N 5th Street, in 1909.

- c. Demonstrates superior craftsmanship or high artistic value.

The demonstration of architectural design is primarily focused on the front façade of the building. The front façade includes a double wide door that is centered around the large glass storefront windows. Above the windows is a transom and metal steel beam with an iron rosette and two fleurs-de-lis that are evenly spaced on the beam. Above is an egg and dart pattern running across the top of the beam. The building has a frieze that runs along the cornice with white-colored scroll brackets. Centered in the cornice is a rounded pediment

Social

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

The building exemplifies Windsor's cultural, economic, and social heritage as an agricultural community. The building was used as a temporary National Guard armory. The building held several commercial and public gathering businesses.

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

Charles A. Yancey was an influential community member of early Windsor. Yancey moved to Windsor in 1888 and opened the first livery stable on Main Street. Along with the livery stable, he also constructed the buildings at 415, 417, 419, 508-510, 512, and 513-515. Yancey served as the town mayor from 1908-1911. It was during this time that he supported the construction of the original town hall, present-day Art & Heritage Center, at 116 N 5th Street. Yancey's influence and contributions to the development of the Windsor community led to some of its most impressive buildings.

Alice M. Felmler was the architect of several other buildings in Windsor, notably the Park School Building, present-day Town Hall, at 301 Walnut Street, and the original town hall, present-day Art & Heritage Center, at 116 N 5th Street.

Geographic/Environmental

- a. Enhances sense of identity of the community.

The building enhances a sense of identity in the community due to its ties to the town's commercial progress and prosperity, as well as being a site for local businesses and safety.

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

The building is an established presence in the community spanning over a century of placement in the town's main street commercial district. It is primarily a larger building compared to its neighboring/adjacent buildings making it more notable, especially with its unique architecture features.

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.

The building has contributed to the commercial and economic development of Windsor in the 20th century along with partnership with the national guard of Colorado.

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

The building retains its original design features and materials. The building went through some external renovations in 2010 where the front façade removed two doors and replaced them with glass plates, along with adding a door on the west side of the front.

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

The building is in its original location.

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

The building has been in standing shape and no reconstruction needs to be done.

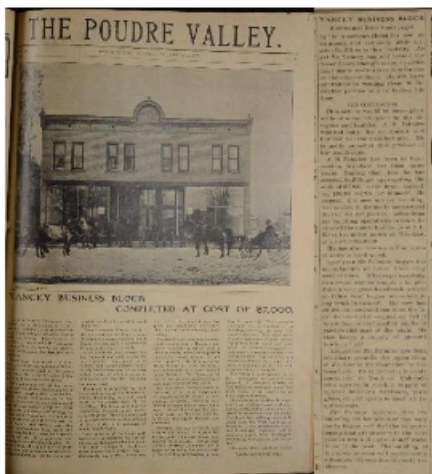
Attachments

Application [Landmark Application - Yancey Block](#)

Clippings from the Windsor Beacon Newspaper



"Windsor Needs Larger Hotel Rooms" in The Windsor Beacon, October 28th, 1905, pg. 1



"Yancey Business Block Completed at cost of \$7000" In The Windsor Beacon, November 11th, 1905



"Opens New Pool Hall in the Yancy Block" In The Windsor Beacon, May 28th, 1910



"Dr. Brent Phinney Eye Doctor Transform Historic Building into state-of-the-art Facility" In The Windsor Beacon, March 3rd, 2011, pg. 5.

October 2024

To: Town of Windsor Historic Preservation Commission

From: Sam Sedoryk, and Maya Barboa-Ojinaga, Museum Education Specialists

Re: Application for Local Historic Landmark Status – Yancey Block Storefront Building

Section I

Historic Property

Name: Yancey Block

Address: 513-515 Main Street Windsor Colorado 80550

Historic Use: The storefront building was used as a temporary National Guard armory followed by several commercial and public gathering businesses.

Legal Description: Lots 14 and 16, Block 9, Town of Windsor

Property Owner

Four Eyes Holding LLC

920 Palomino Way Windsor CO 80550

bphinney@windsoreyecare.com

970-640-0154

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.

Brent Phinney
Brent Phinney (Sep 30, 2024 08:34 MDT)

Signature of Property Owner

Date

Preparer of Nomination

Name: Sam Sedoryk and Maya Barboa-Ojinaga

Address: 116 5th Street Windsor, CO 80550

Telephone:

Email: ssedoryk@windsorgov.com and mojinaga@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 (include documented attempts to secure owner approval).

Samuel Sedoryk
Samuel Sedoryk (Oct 1, 2024 11:06 MDT)

10/01/2024

Maya Barboa-Ojinaga
Maya Barboa-Ojinaga (Oct 1, 2024 12:03 MDT)

10/01/2024

Signature of Preparer(s)

Date

Section II

Has the property received other historic designation?

- ☒ No
☐ Yes

Location of the Historic Property

- ☒ In original location
☐ Not in the original location

Information on the Historic Property

Name of original owner: Charles A. Yancey

Source: Poudre Valley Newspaper

Name of original architect: Alice "Allie" M. Felmlee

Source: Poudre Valley Newspaper

Name of original builder/contractor: Alice "Allie" M. Felmlee

Source: Poudre Valley Newspaper

Year of construction: 1905

Source: Pediment on Cornice

Year(s) of remodeling: 2010

Source: Dr. Brent Phinney

Section III

Historical Narrative

The Yancey Block was constructed in November 1905 by the architect Alice M. Felmlee. The building was for Charles A. Yancey, (1863-1925) an influential community member of early Windsor. While the building itself has held historical significance, Charles Yancey's legacy helped create a fundamental foundation for the Yancey Block. Yancey was born in Virginia on March 13, 1863. During his time in Virginia, Yancey worked on the railroad, farming, and at a printing press in Harrisonburg, VA. In 1883, Yancey moved to Colorado with his brother Joseph and became a rancher in the Greeley area. Yancey met and married Flora M. Davis in 1884 and had seven children together. In 1888, Yancey moved to Windsor and opened the first livery stable, a place where people could stable their horses. This stable was open on the south side of the 400 block of Main Street. Along with the livery, Yancey was responsible for the construction of several other buildings on Main Street, including 415, 417, 419, 508-510, 512, 513-515. Yancey also served as the town mayor from 1908-1911. During this time, he helped support the construction of town hall located at 116 5th Street.

Yancey's influences and contributions to the development of the Windsor community in its early days led to its most impressive building for its time, the Yancey Block. Located at 513-515 Main Street in Windsor, this building was first mentioned in the

Windsor Beacon on July 01, 1905, when Yancey traveled to Denver to transact business and find potential designs for the Yancey Block. Alice M. Felmlee was the architect behind the building design along with several other buildings in Windsor, notably the Park School Building, built in 1904. After several months of construction, the Yancey Block building was finished on November 11th, 1905, at the cost of \$7,000, which would be around \$225,000 today. The opening of this building earned a full-page article in the Windsor Beacon, the first building in Windsor to receive such an award. The article includes a description of the interior and exterior of the building noting its large glass panels, oiled pressed brick, and the cornice that was primarily designed by A. M. Felmlee. The building was originally intended to be a one-story building (25 x 70) noted in the Poudre Valley Newspaper on May 13th, 1905, but was then designed so that a second story could be added at any future time. Yancey later added a second story to the building plans during construction before the building was finished. The American Hotel, located next to the Yancey Block building to the south, was owned by the Sawyers who took an opportunity to lease the top floor of the Yancey Block as an annex to host additional rooms for their hotel. The second floor of the building held 17 rooms that included bathrooms, washrooms, linen closets, and a central parlor. The American Hotel was demolished in 1952, but the annexed rooms on the second floor of the Yancey building were converted into two apartments.

The Yancey Block personifies the legacy and entrepreneurship Charles A. Yancey had within the town. Yancey later served as the town mayor from 1908-1911. Roy Ray, newspaper editor for the Windsor Beacon made a statement on Yancey's contribution in his newspaper post from November 11 1905, "For 18 years [Yancey] has been connected with the development of Windsor.... He is one of the most successful liverymen in this valley, and anyone with the least acquaintanceship with the man may readily guess the keynote of his success. It is progress and thorough attention to detail. He would have the same success with any other line of business which he might undertake. He believes that what is worth doing at all is worth doing well. That is why the Yancey Block is the most substantial improvement Windsor can boast of, and the building is not surpassed in appearance by any in Northern Colorado."

Statement of Significance

The Yancey Block building is one of the many historic buildings located on Windsor's Main Street. The building has many unique architectural features and a unique historical narrative that encapsulates the prosperity and growth of Windsor in the early 20th century. The building, once a symbol of the town's commercial progress, also personifies the legacy of Charles A. Yancey. The building built by Yancey reflects the architectural features

of the time and the style of architect, Alice M. Felmlee, who also contributed to other building designs in Windsor.

The first mention of the Yancey Block was in the summer of 1905. The Windsor Beacon followed Yancey's every move and plan for the construction of the Yancey Block. The architectural style of this building was something to boast about. While the style of this building is considered a 19th-century commercial storefront; the most noticeable and impressive features of its façade are the large glass window plates, the ornate cornice that runs along the roof, and the rounded pediment that reads "Yancey Block." Charles Yancey's name printed on the pediment stands the test of time as it reminds Windsorites of one of Windsor's biggest contributors.

Charles A. Yancey was one of the more prominent names in the Windsor Area. Many of Windsor's downtown buildings were constructed by him at the turn of the 20th century. Yancey knew Windsor had potential when he arrived in 1888 and set up his livery stable off Main St. Yancey first started with the livery and slowly developed another 8 buildings along Windsor's Main Street during the early 1900s. Yancey was more than just a builder and businessman; he also was the town mayor from 1908 – 1911 being an active civic leader.

The Yancey Block may have not held any business that Yancey operated himself, he did however lease his building to several town folks looking to contribute to Windsor's economic and cultural growth. When the building was completed in 1905, it was separated into two sides, with an eastern and western storefront. The first floor was leased to the Colorado National Guard as a temporary armory, later the armory was relocated. Many businesses took occupation of the Yancey Block as it was leased to automotive tire shops, grocery stores, laundry cleaners, and furniture stores. However, it was not all just business, during the early years of the block a confectionary and billiards parlor ran its games on the western part of the storefront giving Windsor a little bit of time to meet up and enjoy the finer things of the modern century. The second floor of the Yancey Block was initially an annex for the American Hotel just west of the property. The second floor hosted rooms for the hotel until the mid-19th century then later changed to residential apartment living.

Today, the Yancey block is operated by Windsor Eyecare & Vision Center. The variety of businesses residing in this building signifies how Windsor has grown and progressed over the last century. The building hosts a significant architectural integrity of commercial design that has helped local businesses contribute to economic growth. Charles A. Yancey and Alice M. Felmlee's contribution to this building leaves a lasting impression on Windsor's History as it personifies their legacy over the 20th and 21st centuries.

Architectural Description

This 19th-century storefront building is oriented north-facing to Windsor's downtown Main Street situated on the south side of the street. It's a double-story commercial building built on a sandstone foundation concealed underneath the surrounding asphalt. Most of the building consists of red brick with thin white mortar while the front-facing façade of the building is tan brick with white mortar. The front façade carries the most architectural features of the building. The front façade includes a double wide door that is centered on the façade and is made of a light-colored pine that matches the wooden support beams that span the ground level. The entryway is elevated with a canted recess and a sandstone landing. A single-frame door with a glass window on the front's west side that was added in 2010 allows access to the property's second level. There are nine large glass kickplate windows on the ground level with transoms above them. Centered horizontally is a large steel beam that separates the ground level and the second level. The steel beam is painted white and consists of evenly spaced, teal-colored iron rosettes and two fleurs-de-lis concealing the joints. Above the beam is an egg and dart pattern running across the top. The second level of the front façade contains four pairs of 1-over-1 windows with buff sandstone rock-faced sills and lentils. Between the windows are evenly spaced metal tie plates. The building has a frieze molding that runs along the cornice on the frontward façade. The frieze is painted white with a teal-colored trim. White-colored scroll brackets support the overhanging cornice. There are brackets on the east and west sides of the building that have a fleur-de-lis molding in it. Centered in the cornice is a rounded pediment that reads "YANCEY BLOCK 1905."

The east and west walls of the building are consistent with red brick and white mortar in a common bond formation with four evenly spaced 1-over-1 windows on the second floor with natural unfinished limestone sills. The east side of the building is exposed compared to the west side which is covered by the adjacent building attached to this property. The south wall of the building is covered with red brick and white mortar with modified changes. The ground level has three single doors and the far west with light colored pine trim and glass plate. Two other doors are painted a light teal color. To the far west is a red brick extension that was added in 2010 but used original brick from the interior. Attached to the shed is a grey concrete wall with finished and unfinished brick attached to a black and tan metal-colored gate. The south wall has one operating square glass window while two other windows to the west of it have been patched and sealed. A large wooden staircase with a balcony is attached to the ground and second floor which allows access to the two white doors on the second-floor balcony. One 1-over-1 window is

adjacent to each door. There has been some patchwork done to fill where some windows were.

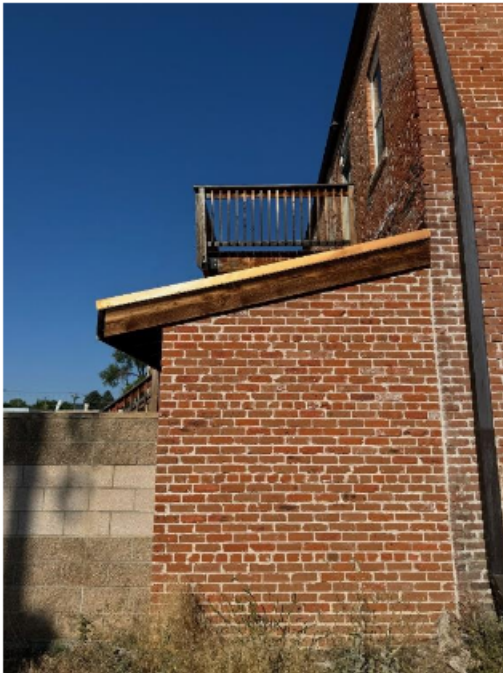
Current Photographs



Front (north) of the building. 19th-century storefront façade. Double-wide door in the center. Large glass panels supported by wood beams. The wrought iron beam across the center. Eight 1 over-1 windows on the second floor with a rounded pediment cornice that says, "Yancey block 1905."



East side of the building. Red brick with thin white mortar. Four 1over1 windows on the second floor. Quoin on the north corner of the building.



The southern side of the building. A red brick add-on that was added in 2010 by current owners. Brick was used from the original interior structure. Slanted shed roof.



The south-facing side of the building. Flat red brick wall with wooden staircase accessing to the second floor. The ground level has single doors for access. Two windows cutouts have been boarded up and sealed. The second floor has two single doors. Two 1 over 1 window and two window cutouts that have been sealed and bricked.



West side of the building. Most of the building is covered/concealed by the adjacent property. Red brick with white mortar wall. The second floor of the building has four of the 1 over-1 white framed windows that are consistently seen on the rest of the building.

Historical Photographs



The Yancey Block Storefront. Taken from the Windsor Beacon February 26th, 1910



Main St Windsor with the Yancey Block Building to the Left, 1940



Photo of Charles A. Yancey, builder of the Yancey Block, in his stable in 1907. Yancey is in the middle between the two men.



The North façade of the Yancey Block building from the 1970s.



Full-page article from the Poudre Valley Newspaper on November 11th, 1905, covering the opening of the Yancey Block Building.

Bibliography

“Dr. Brent Phinney Eye Doctor Transform Historic Building into state-of-the-art Facility” In The Windsor Beacon, March 3rd, 2011, pg. 5.

“Opens New Pool Hall in the Yancy Block” In The Windsor Beacon, May 28th, 1910

Ray, Roy. *Highlights in the History of Windsor*, Colorado Golden Jubilee Edition. Windsor: Press of the Poudre Valley 1940.

Sanborn Fire Insurance Maps, New York: Sanborn Map and Publishing Co. December 1900, January 1906, May 1911, and November 1921.

Stone, Wilbur Fisk, *History of Colorado, Vol III*, ed. Chicago, S.J Clarke Publishing Co. 1918. Pg 165-68

Weld County Assessor Property Profile

“Windsor Needs Larger Hotel Rooms” in The Windsor Beacon, October 28th, 1905, pg. 1

“Yancey Business Block Completed at cost of \$7000” In The Windsor Beacon, November 11th, 1905

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



513 Main Street (Yancy Block) Local Historic Landmark Designation

Kimberly Lambrecht, Senior Planner

Historic Preservation Commission – October 9, 2024



Historic Preservation

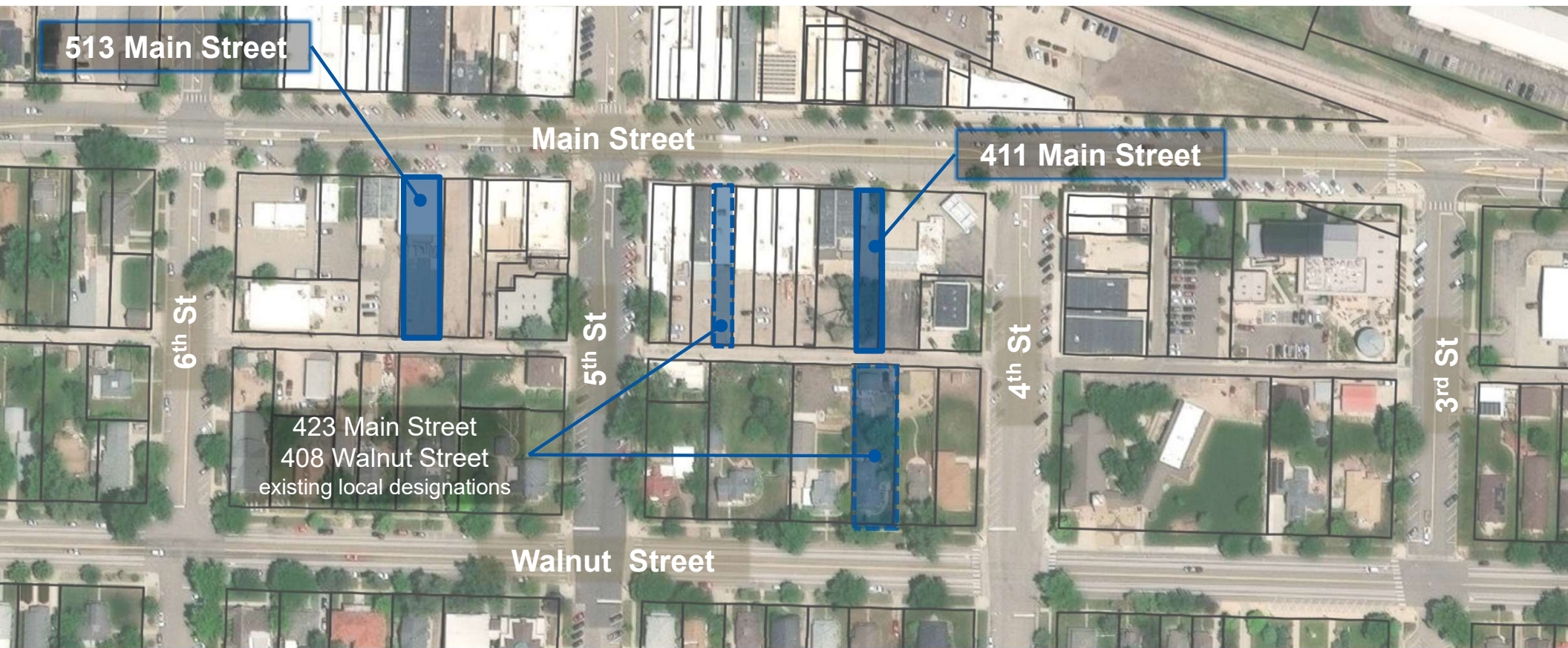
Article XVI, Chapter 16 of the Municipal Code outlines the regulations surrounding Historic Preservation in the Town:

Sec. 15-16-10. Purpose and Intent.

It is the purpose and intent of this Article to provide for the protection and preservation of the Town's historic and cultural heritage through the designation of historic landmarks and districts. Such protection and preservation will enhance property values through the stabilization of historic neighborhoods and commercial areas and will create economic and financial benefits to the Town by making it attractive to tourists, visitors, homebuyers, businesses and developers. This Article is designed to ***create a method to draw a reasonable balance between private property rights and the public interest in preserving the Town's historic character*** by ensuring that the demolition of, moving of or alterations to properties of historic value shall be carefully considered for the impact to the property's contribution to the Town's heritage.



Site Vicinity Map





Background

“Yancey Business Block
Completed at cost of \$7000”

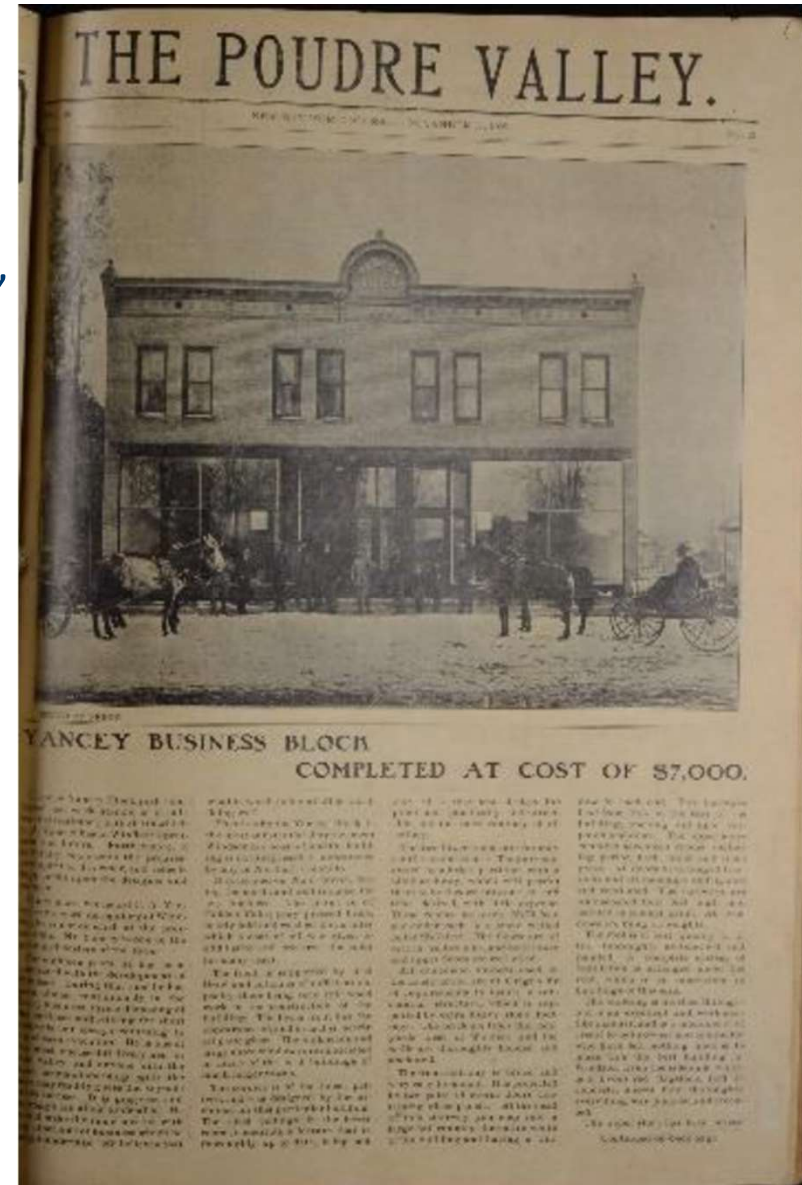
In the Windsor Beacon,
November 11, 1905

That Windsor has needed a larger hotel for some time has been obvious to both the local and the travelling public. The present management of the American Hotel has realized this need too, but lacking the large capital required to erect and equip the sort of a hotel required by this thriving burg, they had to be content with the facilities at hand. But the building of the Yancey block presented an opportunity which Mr. and Mrs. Sawyer were not slow in grasping. They leased the upper floor, which is divided into handsome rooms, and will use it as an annex to the hotel. As the building practically adjoins the hotel, it is convenient and could not be put to more appropriate use. When furnished for use it will give the American hotel facilities for accommodating the travelling public in a very good way. Local business men will no doubt urge travelling salesmen to stop over night here in the future instead of doubling back to Fort Collins and Greeley as they have been doing.

**OPENS NEW POOL
HALL IN YANCEY BLOCK**

T. F. Russell of Ohio has rented the west room of the two-story section of the Yancey block and today opens a new pool and billiard hall.

Mr. Russell says he will endeavor to make his a clean, attractive and popular amusement place and hopes to merit a portion of the patronage. He will carry a complete line of the best cigars and candy, ice cream and soft drinks.



YANCEY BUSINESS BLOCK
COMPLETED AT COST OF \$7,000.

YANCEY
(Continued)
by the American
an annex, and
great facilities
yet Mr. Yancey
lower floors, I
have made of
or the other
no trouble in
sirable part
time.
The
This article
without some
signer and he
was not only
builder, but
is pretty pro
his landown
A. M. Felm
more in Win
years. Durin
erected build
sum of \$75,00
ing \$10,000 w
erected. The
but wishes t
that he did
his building
erected the r
West, too, a
at a cost of
He has als
of work in b
Last year h
manufacture
west of town
in a small w
duce a very
and this, Y
ing brick in
\$10,000 on b
cal demand
brick than a
yard in this
also helps
brick on ha
Although
his share of
of Windsor
been here
contractor
who carries
spectral hot
glazes, etc., a
requirements.
Mr. Felm
building are
fairly huge
ments that
year or two
cause of the
the sewer a
stimulate d
idences.



Background



2008



current



Designation Criteria

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.



Designation Criteria

Architectural

1. Exemplifies specific elements of an architectural style or period.
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally.
3. Demonstrates superior craftsmanship or high artistic value.



Social / Cultural

1. Exemplifies the cultural, political, economic or social heritage of the community.
2. Is associated with a notable person(s) or the work of a notable person(s).



Designation Criteria

Geographical / Environmental

1. Enhances a sense of identity in the community





Recommendation

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of 513 Main Street (Yancy Block) as a ***Local Historic Landmark*** based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally.
3. Demonstrates superior craftsmanship or high artistic value.
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).
6. Enhances sense of identity of the community
7. An established and familiar natural setting or visual feature of the community



513 Main St - Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



513 Main Street (Yancy Block)

Local Historic Landmark Designation

Thank you!



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board - Designation of 513 Main Street (Yancy Block) as a Local Historic Landmark - Four Eyes Holding LLC (Dr. Brent Phinney), Owner; Maya Barboa-Ojinaga and Sam Sedoryk, Applicants
Item #: C.4.

Background / Discussion:

Please refer to the information and attachments found in the previous Public Hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Historic Preservation Commission forward to the Town Board a recommendation of approval of the designation of 513 Main Street (Yancy Block) as a Local Historic Landmark based on the finding of fact that it meets the following criteria for designation:

1. Exemplifies specific elements of an architectural style or period.
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally.
3. Demonstrates superior craftsmanship or high artistic value.
4. Exemplifies the cultural, political, economic or social heritage of the community.
5. Is associated with a notable person(s) or the work of a notable person(s).
6. Enhances sense of identity of the community
7. An established and familiar natural setting or visual feature of the community

CC:

Scott Ballstadt, Director of Planning
Dr. Brent Phinney, Building Owner
Laura Browarny, Culture Supervisor
Caitlin Heusser, Museum Curator
Maya Barboa-Ojinaga, Museum Education Specialist – Co-Applicant
Sam Sedoryk, Museum Education Specialist – Co-Applicant

Attachments:



MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Continue discussion regarding development of a Historic Preservation Toolkit
Item #: D.1.

Background / Discussion:

On September 5, 2024, the HPC held a work session to discuss the organization and content of a Historic Preservation 'Toolkit' to assist interested parties in learning about historic preservation and what may be involved in the local designation of a historic property. On September 11, 2024, the Commission continued that discussion by reviewing the content for several different categories and topics, developed by several Commissioners. Staff has compiled those comments into one comprehensive document - see attached.

The Commission should review the DRAFT and be prepared to continue the discussion in an effort to further refine the content and organization of the information. Note, once the Commission feels that the content has been sufficiently developed, Staff will work with the Communications Department on format and graphics to prepare a final document for review. The Commission need only focus on content and organization at this time.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. HPC Historic Preservation Toolkit - DRAFT_9.30.2024
2. Local Landmark Designation Process Chart

HPC Historic Preservation Toolkit

Definition:

Historical Designation – formal recognition of a property or landscape that is generally over 50-years old, for historical, architectural, and/or geographical significance to provide for protection and cultural preservation of the resource.

Note: there may be circumstances where a property younger than 50-years old might warrant designation.

Historic Preservation IS:

- A celebration of historical significance
- An honoring of distinctive construction/architecture and/or landscapes
- A method to retain character of an area's architecture and culture
- A tool to increase public awareness and education
- A tangible connection to the stories of our past

Historic Preservation IS NOT

- A limit to growth
- A mandate to memorialize property
- A mandate to improve the property
- Intended to be a restriction on property owner rights

Benefits of Local Historic Designation

<u>Community:</u>	Formal recognition of a property's importance to the history of Windsor
	A sense of place – community history and local pride
	A living piece of history to see and promote education and the character of the community
<u>Environmental:</u>	Reuse of existing buildings – an existing building is the greenest building, which promotes sustainability
	May preserve landscapes and open spaces – which promotes healthy living
	Supports the livability of our spaces and places
<u>Economic:</u>	eligible to apply for grants and potential tax credits through State and Federal Resources

Process for applying for Windsor Historical Landmark Designation

- Review Historic Preservation Ordinance in the Municipal Code: [Chapter 15, Article XVI - Historic Preservation](#)
- Research the history of the property being designated. Suggestions for resources include:
 - Books written on local history – check the local library
 - Windsor Art & Heritage Center – archives of the Town of Windsor (Culture Division)
 - Windsor Historic Preservation Committee
 - Windsor/Severance Historical Society
 - Newspaper archives of surrounding newspapers
 - History Colorado [Homepage | History Colorado](#)
- You can complete an application for your own property, or you may nominate a property for someone else
 - you will indicate whether you have obtained owner approval if not your property
- Complete the Historical Landmark Designation Application: [Designation of a Historic Landmark](#)
 - There is a how-to guide to completing the application here: [Instructions for Completing Landmark Designation Application](#)
 - You will need the following general information:
 - Property details (address, legal description, use (current and historical))
 - Property owner details
 - Other historic designation (if any) the property has received (state, national)
 - Historical property details (original owner, architect, year built/remodeled)
 - Historical narrative based on available factual information
 - Statement of Significance (architectural, social/cultural, or geographical/environmental)
 - Architectural description
 - Current photographs
 - Historical photographs (if available)
 - Bibliography of sources used to complete application
 - Include link to an application as an example OR include in a section on resources
 - Submit application to planning@windsorgov.com

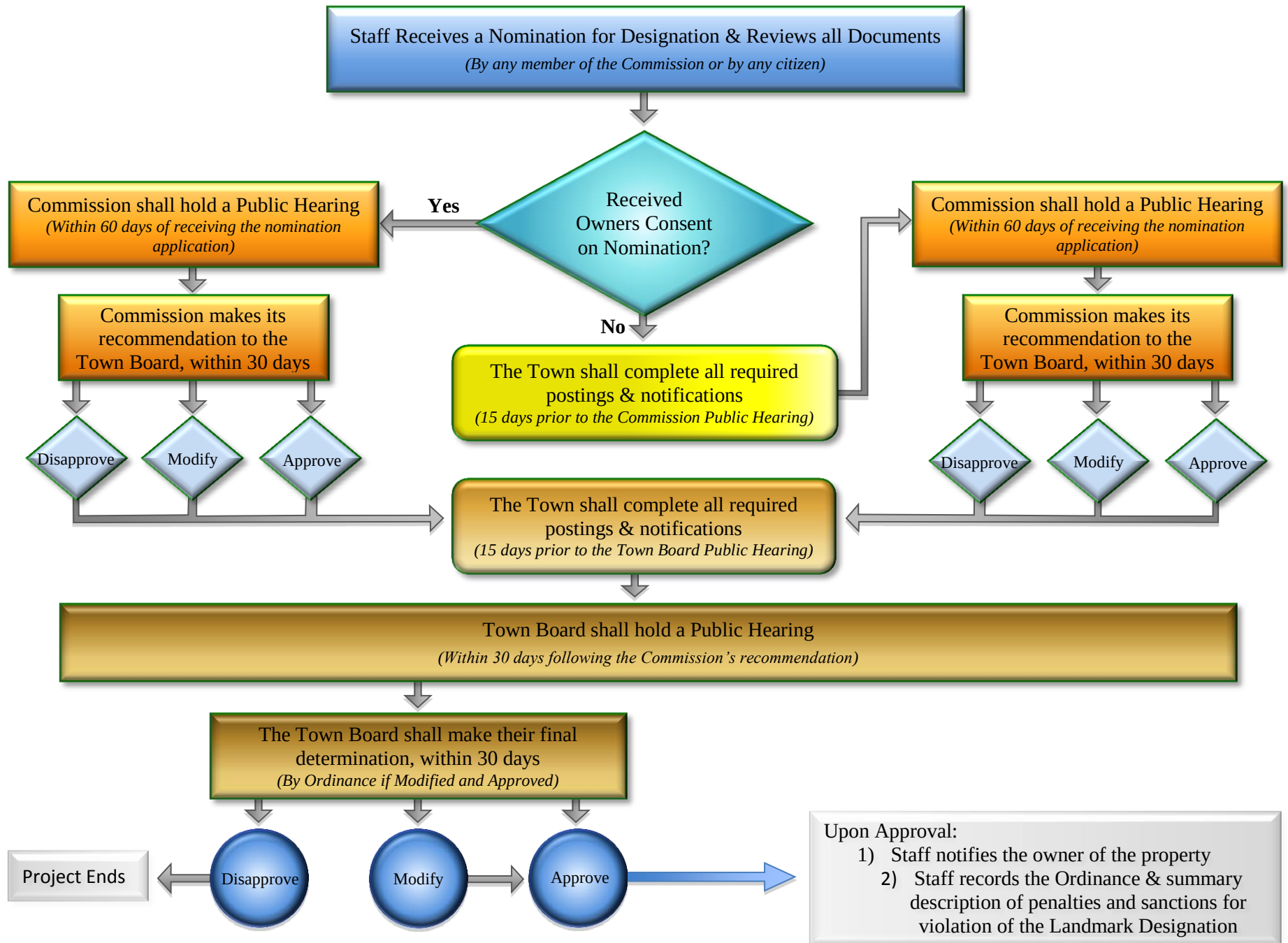
Process and Timeline for local designation:

1. Pre-application process – The Planning Department may meet with the owner/applicant to review the proposed property, answer questions, and discuss the effect of designation.
2. Submit the Application to the Planning Department
3. Planning Department Staff reviews the application and provides comments
4. Applicant addresses comments
5. Staff forwards the application to the HPC for review (at a public hearing) and recommendation to the Town Board, to approve, conditionally approve or deny the application – within 60-days of receiving a complete application.

6. Town Board holds a Public Hearing on the proposed designation – within 30-days of receiving a recommendation from the HPC.
7. Town Board approves, conditionally approves or denies the application by Ordinance (two readings).
8. Staff notifies the owner/applicant, and records the Ordinance

**** NOTE: if you have a property that does not appear to fit into these categories and criteria, please contact the Planning Department to discuss.***

LOCAL LANDMARK DESIGNATION PROCESS CHART





MEMORANDUM

Date: October 9, 2024
To: Historic Preservation Commission
From: Kimberly Lambrecht, Senior Planner
Re: Review Future Meetings Calendar
Item #: D.2.

Background / Discussion:

Please see the attached Future Meetings Calendar, for review and comment. Also, please review the list of Future Topics so those items can begin to be assigned a timeline for possible action.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. HPC Future Meetings Calendar - October 2024



HISTORIC PRESERVATION COMMISSION FUTURE MEETINGS DISCUSSION ITEMS

DATE	TOPIC
October 9, 2024 5:45 pm	Ongoing Development of Toolkit
November 13, 2024 5:45 pm	Election of Officers Discussion on Historic Districts
December 11, 2024 5:45 pm	Annual Dinner Meeting
January 8, 2025 5:45 pm	
February 12, 2025 5:45 pm	
March 12, 2025 5:45 pm	

Future Topics:

2025 Saving Places Conference – Cheyenne Mountain Resort, Colorado Springs (1/29 – 2/1/2025)

Tour of the Town's Museum / Historic Artifacts Storage Facility
Educational materials for outreach
Letters to property owners eligible for Local Historic Designation
Outreach to the Poudre Valley Cemetery
Introductory meeting with Windsor Severance Historical Society
Website updates
Windsor Lake – Historical Research – ongoing discussion
Local designations for the First United Methodist Church and the Kaplan-Hoover Site

<u>Upcoming Meeting Dates*</u>		
<u>Wednesday October 9, 2024</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday November 13, 2024</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday December 11, 2024</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday January 8, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday February 12, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday March 12, 2025</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.



JOIN US
for

Legends and Lessons

and our 2024 History Legends Induction Ceremony

INTERESTED IN LOCAL HISTORY? **PLEASE JOIN US!**

WSHS 4th Annual Legends & Lessons inducting these History Legends:

Vic and Leona Bernhardt • Linda Cumpsten • Karla Lind

Hear their stories and learn more about our oral history series.

REFRESHMENTS &
ADULT BEVERAGES
SERVED

SUNDAY, NOVEMBER 10, 2024

2:00-5:00 p.m.

Induction Ceremony at 3:30p.m.

Windsor Art & Heritage Center

116 5th Street, Windsor



For more information: TheWSHS.org, call Kristie Melendez, WSHS President 970-686-5805 or email info@WSHS.org

SPONSORED BY



WINDSOR-SEVERANCE
HISTORICAL SOCIETY



THEWSHS.ORG



JOIN US
for

Legends and Lessons

and our 2024 History Legends Induction Ceremony

SPONSORED BY



WINDSOR-SEVERANCE
HISTORICAL SOCIETY



THEWSHS.ORG



Windsor Wizards National Basketball Championship Team, April 5, 1924

INTERESTED IN LOCAL HISTORY? PLEASE JOIN US!

WSHS 4th Annual Legends & Lessons inducting these History Legends:

Vic and Leona Bernhardt • Linda Cumpsten • Karla Lind

Hear their stories and learn more about our oral history series.



SUNDAY, NOVEMBER 10, 2024

2:00-5:00 p.m.

Induction Ceremony at 3:30p.m.

Windsor Art & Heritage Center

116 5th Street, Windsor

Refreshments and adult beverages served

For more information go to TheWSHS.org, call Kristie Melendez,

WSHS President 970-686-5805 or email info@WSHS.org



WINDSOR-SEVERANCE HISTORICAL SOCIETY
P.O. BOX 442, WINDSOR, CO 80550



JOIN US!

Take part in preserving the history of Windsor and Severance by joining today. Annual membership in the Society is open to anyone – long-time residents and newcomers, young and old.

Your membership helps support projects such as the WSHS oral history series, publications and historic preservation.

We appreciate your support!

MEMBERSHIP LEVELS

- ☐ CORPORATE/BUSINESS (\$150)
- ☐ INDIVIDUAL (\$50)
- ☐ FAMILY (\$100)
- ☐ SENIOR (\$30)
- ☐ TAX DEDUCTIBLE DONATION

PAYMENT INFORMATION

Mail your check or money order to:
The Windsor-Severance Historical Society
PO Box 442 • Windsor, CO 80550
 or sign up at www.thewshs.org/membership

All checks should be made payable to:
The Windsor-Severance Historical Society -
a 501 (C) 3 nonprofit

CONTRIBUTE TO OUR HISTORY!

- 1** Become a member of WSHS
- 2** Donate historic artifacts
- 3** Attend our meetings
- 4** Share photos, clippings or other historic stories with us
- 5** Visit the **Art & Heritage Center**,
116 5th, Street
Friday and Saturday (Noon – 4 pm)
- 6** Experience the **Windsor History Museum**,
100 N. 5th Street
May 24 – September 1
Friday's and Sunday's (Noon – 4 pm)
Saturday's (9 am – 4 pm)
- 7** Tour the **Windsor-Severance Fire Museum**, 121 N. 6th Street
Saturday (Noon – 4 pm)
- 8** Purchase an *Images of America: Windsor* history book. www.thewshs.org/purchase



WINDSOR-SEVERANCE HISTORICAL SOCIETY



Preserving and Promoting Local History

The Windsor-Severance Historical Society seeks to preserve the past and promote the history for future generations through outreach, education and stewardship.

PO Box 442 • Windsor, CO 80550
www.thewshs.org



WINDSOR-SEVERANCE
HISTORICAL SOCIETY

COMING HOME

This 7 ft. tall, bronze statue, located in Boardwalk Park is a tribute to the pioneers and immigrants who came before us and had the foresight to see what this region could be.

Coming Home represents 3 key values
water, family and agriculture.



IMAGES OF AMERICA: WINDSOR

This 126-page photographic history of Windsor and Severance includes hundreds of historic photographs from numerous private and municipal collections as well as local history.

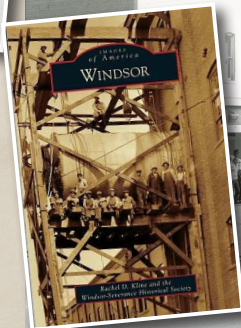
Purchase online at www.thewshs.org for \$25.

WSHS is a resource for finding local information. Call (970) 686-5805 or email info@WSHS.org



WSHS ORAL HISTORY INTERVIEWS

The people of Windsor and Severance make up the main-stay of our history and enrich our heritage. To preserve their stories, WSHS has sat down with several local individuals and families to record their personal stories about life and times in Windsor and Severance. WSHS has now over 60 interviews available on YOUTUBE and at www.thewshs.org. The full list of interviews is on our website.



Over 30 YEARS Of Preserving History

1988-2024

Windsor Town Board approves to move the original 1882 railroad depot to its current location, inspiring the formation of WSHS to preserve the buildings and heritage of Windsor and Severance.

January 1975

The Museum Depot is joined by a collection of historic buildings including the Whitehall Pioneer Schoolhouse and Teacher's Quarters, a church, and the Germans from Russia Summer Kitchen.

1986-1993

Windsor turns over collected artifacts in the Museum Depot to the Town of Windsor.

2003

WSHS launches its website; www.thewshs.org.

October 17, 2010

WSHS published a photographic history of Windsor and Severance as part of the Images of America series from Arcadia Publishing. Over 1,000 books have been sold to date.

March 2012

WSHS launches a Facebook page. Check us out and like us! Look for Windsor-Severance Historical Society.

2014

"Fulfill our WiSH campaign is fulfilled. Coming Home Statue is commemorated and placed in Boardwalk Park.

June 29, 2017

Mom joins the Coming Home Statue in Boardwalk Park

Spring 2019

Family Farm Tours start to educate about life on the farm then and now.

Fall 2022

1971

The Civic Committee is formed with representatives from local service clubs.

February 22, 1976

The Museum Depot is officially dedicated and opens to the public.

October 1988

Windsor Severance Historical Society forms (WSHS) and becomes an official 501(c)(3).

2005 to Present

WSHS Starts videotaping interviews for oral histories available on YOUTUBE and www.thewshs.org.

2011 to Present

WSHS volunteers provide presentations on the local World War II Prisoner of War Camp that was built in 1943 and housed prisoners from 1944-1946.

October 13, 2012

WSHS provided expertise and information for history exhibits for the Windsor Colorado National Guard Readiness Center grand opening.

November 2014

"Fulfill our WiSH" campaign begins.

July 2017

Book and a Brick campaign kicks off to celebrate WSHS 30-year anniversary. Almost 60 bricks were sold, inscribed and set around the statue as part of this fundraising project.

November 2021

Legends and Lessons arrives for local storytelling and the opportunity to induct members as "History Legends".

2023

100 Years of Winning in Windsor Calendar is published and 5,000 are sold.

Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Tuesday, September 17, 2024 8:37 PM
To: Kimberly Lambrecht
Subject: Fwd: Resources

Caution: **External Email**

Hi Kimberly

Met with Meg Dunn today and she sent the following note and links that are most helpful. I believe she would be an excellent resource when and if we move forward on historic designation for our downtown.

Kind regards

Ruth

Sent from my iPhone

Begin forwarded message:

From: Meg <meg@urbanfortcollins.com>
Date: September 17, 2024 at 3:43:32 PM MDT
To: Ruth Brunner <ruthbrokering@aol.com>
Subject: Resources

Hi Ruth,

Thanks so much for introducing me to Michelle (I've already been pouring over the WDA website and the Windsor Downtown Master Plan, which is really impressive. Thanks for walking me around and showing me where development is being talked about. It's really helpful to be on the ground and see where proposals would fit in (or not fit in, as the case might be). And thanks for lunch. My sandwich was really delicious! :-)

I can't remember what all I said I would send, but I know one thing some kind of quote about the value of historic preservation. But I bet you can find something like that in articles I've written. So instead I thought I'd give you some links and see you can if any of these articles would be helpful.

This page is an overview of the benefits of historic preservation: https://www.northerncoloradohistory.com/benefits_of_historic_preservation The article is 10 years old, so I probably need to freshen it up. But it should still have some (hopefully) helpful stuff in there.

Here's one on historic preservation and environmental sustainability: <https://www.northerncoloradohistory.com/historic-preservation-and-sustainable-development/>

I also wrote a four part series on creating vibrant local economies. It's mostly on one of my other websites, Urban Fort Collins. But the last article was on the Northern Colorado History website. (The links to the other articles are at the end.) This might give you some helpful ideas when advocating for a downtown historic district. <https://urbanfortcollins.com/why-local-matters/>

Oh! And the Colorado Preservation Inc. document is *Preservation for a Changing Colorado*: https://issuu.com/coloradopreservation/docs/final_-_econ_study_preservation

I want to keep reading over Windsor's downtown plan. When I write something up, I'll let you know. I have several ideas swirling around in my head right now and I need to settle onto something. So I don't know when I'll get to writing. But if there's something going before the historic preservation commission or town council that relates to downtown development, please let me know so I can check out the agenda and see what's going on.

Thank you!

- Meg

Kimberly Lambrecht

From: Meg <meg@urbanfortcollins.com>
Sent: Monday, September 30, 2024 10:52 AM
To: Ruth Brunner
Cc: Kimberly Lambrecht
Subject: Re: I hear you're speaking December 4th in Windsor

Caution: **External Email**

Yes, it looks like I'm the Lunch & Learn speaker on December 4th at noon.

Here's a little blurb on the talk (which I'm still putting together. I'll be giving the presentation for the first time on October 11th for CSU's Osher Life Long Learning program.):

Did you know a quarry town was once under the south end of Horsetooth Reservoir? The town of Stout had a hotel, post office, schoolhouse, ranches, and homesteads. In the late 1940s, buildings in Stout were moved, and dams were constructed to create a reservoir for water storage. Water was piped from the headwaters of the Colorado River on the other side of the Continental Divide to fill Horsetooth Reservoir. Learn about the history of Stout and its people from a local historian who has researched the area through pictures, documents, and stories.

As far as a historic district for downtown Windsor, I think that's a great idea! Since I'm not a Windsor resident, I don't know that there's much I could do to help besides maybe writing to the town council to show support when the time comes. I'd be happy to post something to my website once the nomination form is submitted, too, so people know where to go to attend meetings and weigh in.

On Sep 28, 2024, at 4:01 PM, Ruth Brunner <ruthbrokering@aol.com> wrote:

Hi Meg,

So glad Clearview library invited you to speak at December 4th Lunch and Learn. Do you have details I can pass on to invite our history minded folks at HPC and WSHS?

Windsor HPC is also looking into application for downtown historical district. Is this something you're interested in pursuing after touring old town Windsor? I included Kimberly is our HPC town rep and works as Windsor city planner on this email as well.

Warm regards
Ruth
Sent from my iPhone