



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

March 8, 2023 - 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. Approval of the January 11, 2023 meeting minutes.

C. BOARD ACTION

D. DISCUSSION ITEMS

1. Review of proposed amendment to the Bylaws to change the date of election of HPC officers
2. Saving Places Conference Debriefing
3. Historic Preservation Month - Open House - Tentative Friday May 5, 2023
4. Preservation Plan: March 22, 2023 Community Engagement / Preliminary Community Survey
5. Create ad hoc committee to explore website corrections/updates
6. Future Meetings Calendar

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
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: March 8, 2023
To: Historic Preservation Commission
From: Kimberly Lambrecht
Planner II
Re: Approval of the January 11, 2023 meeting minutes.
Item #: B.1.

Background / Discussion:

See attached January 11, 2023 meeting minutes for review and approval.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. 01-11-2023 HPC Minutes - DRAFT



Historic Preservation Commission Regular Meeting

January 11, 2023 - 5:45 PM

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

MINUTES

A. CALL TO ORDER

AT 5:49 P.M. MS. STARCK CALLED THE MEETING TO ORDER.

1. Roll Call

Present:

Melanie Starck
ToniRae Andres
Jean Zuckweiler
Kris Jabs
Ruth Brunner
Rachel Kline

Also Present:

Kimberly Lambrecht, Planner II, Staff Liaison
Deanna Flanagan, Administrative Analyst
Caitlin Heusser, Museum Curator
Eric Lucas, Director of Public Services
Laura Browarny, Recreation Supervisor

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

Ms. Jabs made a motion to approve the agenda with no changes. Ms. Andres seconded the motion. Motion passed unanimously.

3. Public Invited to be Heard

No public in attendance.

B. CONSENT CALENDAR

1. Approval of the November 9, 2022 meeting minutes.

November 9, 2022 meeting minutes attached for review and approval. Motion to approve the minutes by Ms. Jabs. Second by Ms. Brunner. Motion passed unanimously.

C. BOARD ACTION

1. None

D. DISCUSSION ITEMS

1. Comprehensive Plan Update - consultant team presentation / discussion

Presentation from Miriam McGilvray of Logan Simpson on the Comprehensive Plan update. (Presentation slides attached)

Ms. Lambrecht asked if the HPC and the Historic Preservation Plan would be specifically mentioned in the Comprehensive Plan. Ms. McGilvray said that it would be good to include those items and asked that the data from the Preservation Plan be shared with her.

Next round of public engagement for the Comprehensive Plan Update will be in the spring.

2. Website update - outline proposed changes

Discussed important links that might need to be included on HPC page on the Town website.
Desired information: List of designated historic landmarks (local/national), GIS map of historic sites, walking tour information (needs updating)

Ms. Lambrecht recommended that the Commission continue to browse the website and bring suggestions to future meetings.

Ms. Starck appointed ToniRae Andres and Rachel Kline to an ad hoc committee to review the HPC web page for errors, broken links, and missing information. This will be voted on at the next meeting.

3. Saving Places Conference

Discussed who will be able to attend the 2023 Saving Places Conference in Boulder. It will be online or commuting only.

Attending virtually: Jean Zuckweiler, Kim Lambrecht

Attending in person: Caitlin Heusser, Rachel Kline, Ruth Brunner

4. Future Meetings Calendar

No meeting in February due to conflict with Saving Places Conference.

March items: Updating the bylaws to change officer election schedule.

Ms. Starck asked about adding planning for annual open house (May) to March agenda, all in agreement. Ms. Starck also asked about getting an update on the Historic Preservation Plan to discuss at the March meeting and potentially include with the May Open House information.

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission

None

2. Communications from Town Board Liaison

Julie Cline- Former liaison Scott Charpentier resigned from Town Board. Julie will be the new Town Board liaison to the HPC. Town Board will accept applications and conduct interviews to fill Mr. Charpentier's position for the two years remaining in his term.

Christmas tree recycling through January 29. It is free to drop off trees.

Volunteer coordinator- contact Maddie at Rec Center for volunteer opportunities (info on Town website).

Confirmed that there is an opening for one alternate on the HPC (Full commission is 5 regular members and 2 alternates).

Police Department has a K-9 unit now. Will go through training in January.

Special election- Ballots are due by January 24.

3. Communications from Staff

Ms. Heusser- Kim Lambrecht sent out survey from Tatanka consultant- Please review before it goes live and send any feedback to Kim. Ms. Starck recommended shortening the survey.

F. ADJOURN

RUTH MADE A MOTION TO ADJOURN AT 7:14 P.M. JEAN SECONDED. ALL IN FAVOR-
MOTION PASSED UNANIMOUSLY.



Deanna Flanagin, Administrative Analyst - Town of Windsor



COMPREHENSIVE PLAN 2022



PROJECT UPDATE

January 2023

What is this all about?

What is the Comprehensive Plan?

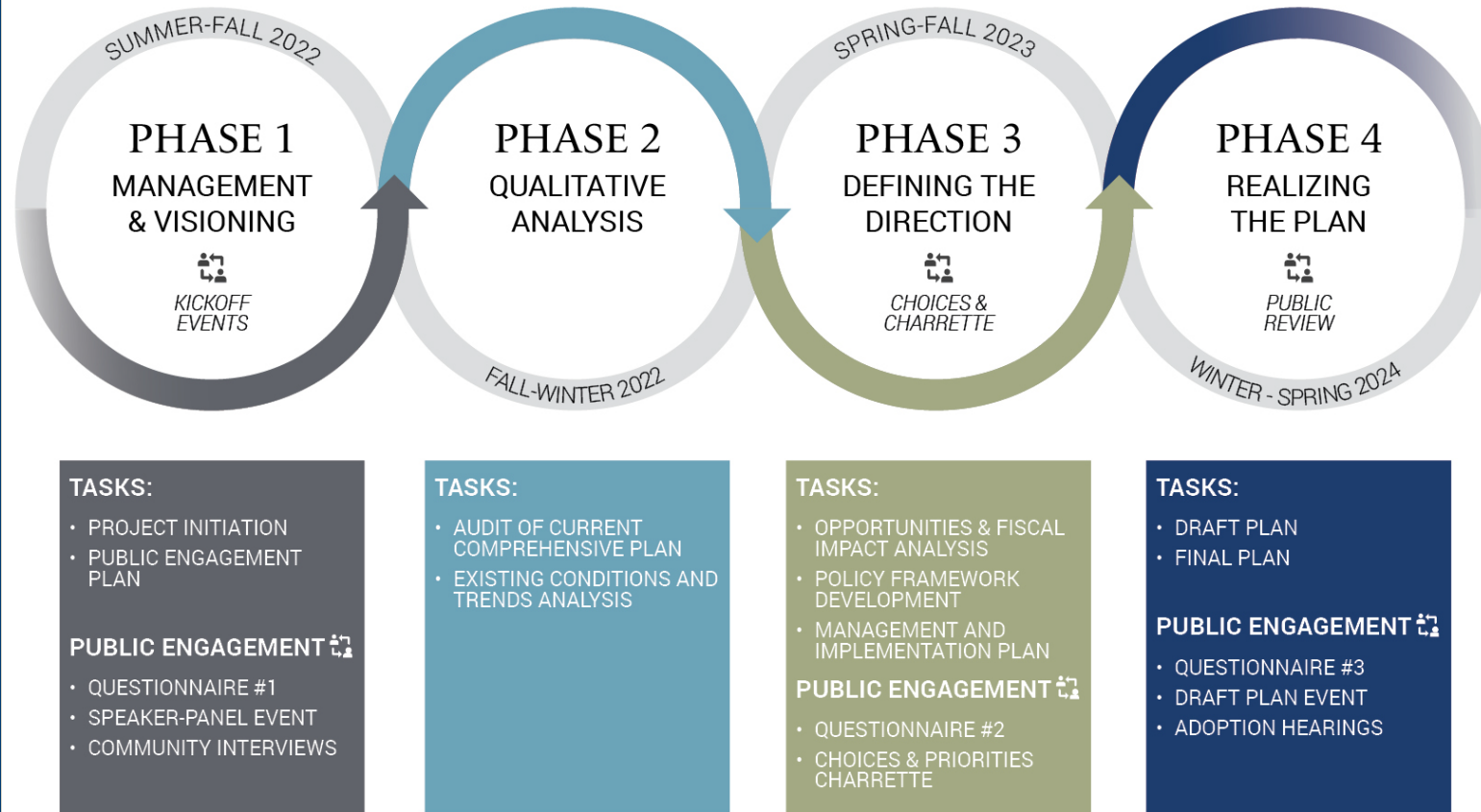
The Windsor Comprehensive Plan is the ***primary planning document*** for the community.

- It is a long-term, strategic plan with a guiding vision and strategies.
- It shapes decisions related to new development, redevelopment, programs, and services.
- It focuses on enhancing the Town's long-term vitality.

Why Update the Plan?

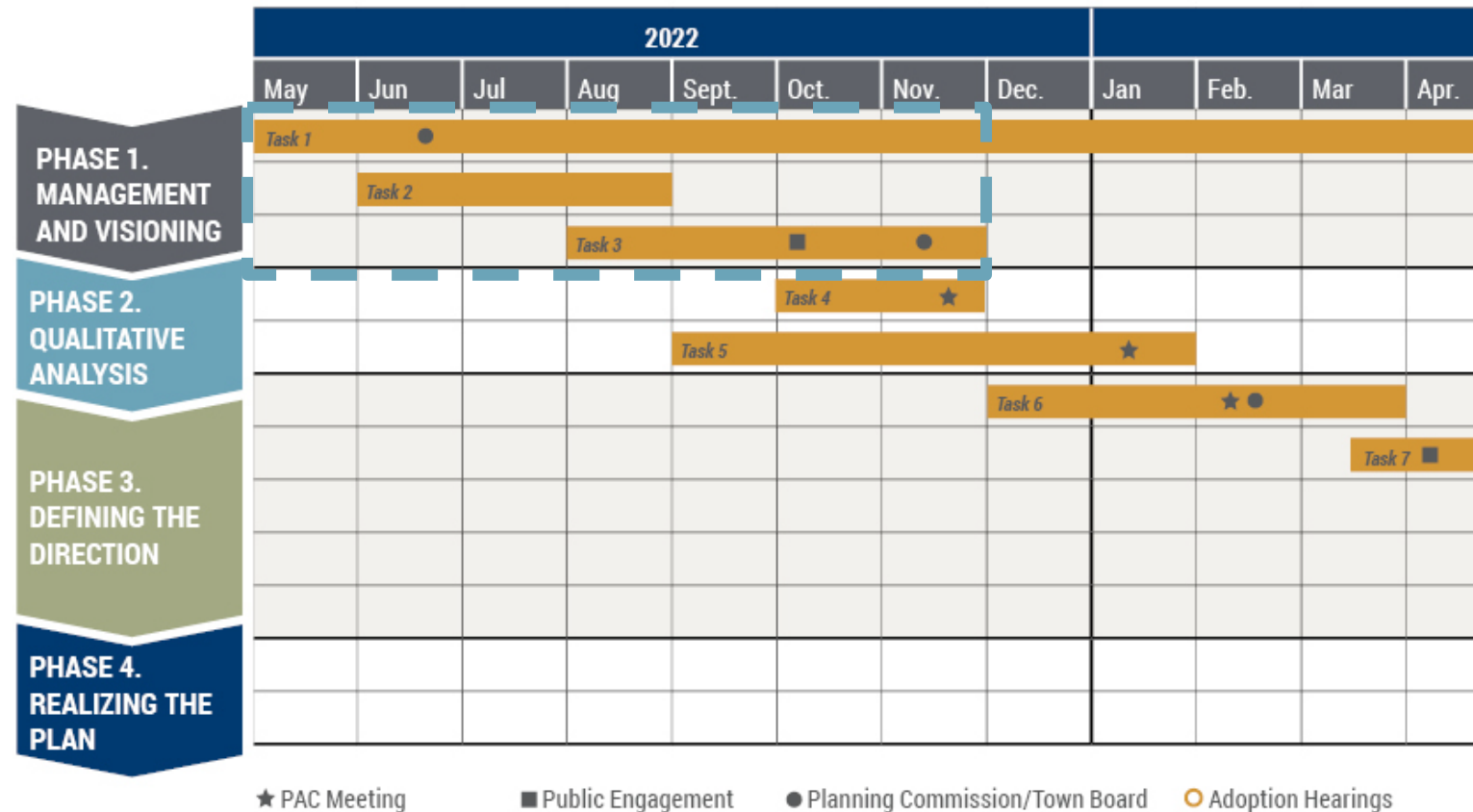
- To create a plan that focuses on the future of Windsor
- To more accurately address current standards, goals, and future needs
- To engage with the public and define the community's vision for the Town
- To identify measurable and realistic implementation strategies to achieve the community's vision

Process and Timeline



Process and Timeline

- ✓ 1. Project Initiation
- ✓ 2. Public Engagement Plan
- ✓ 3. Project Kickoff
 - ✓ Stakeholder Interviews
 - ✓ Speaker Panel Event
 - ✓ Visioning Survey
 - ✓ Community Tour with Staff



Process and Timeline

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What do you LOVE most about Windsor?

Note: Words appearing larger were found more frequently in responses.



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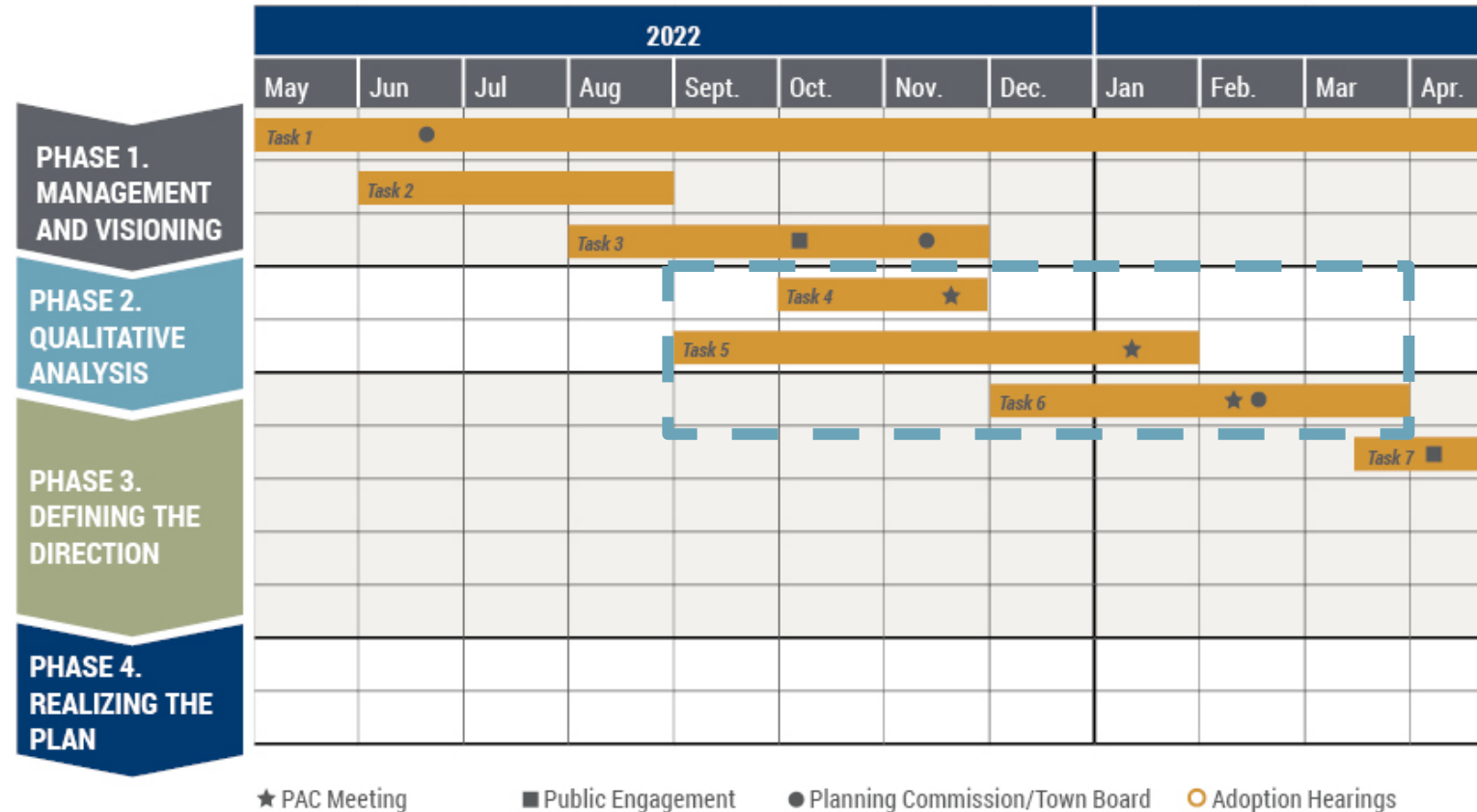
Describe the best version of Windsor. What positive changes can you envision for your community over the next 20 years?

Note: Words appearing larger were found more frequently in responses.



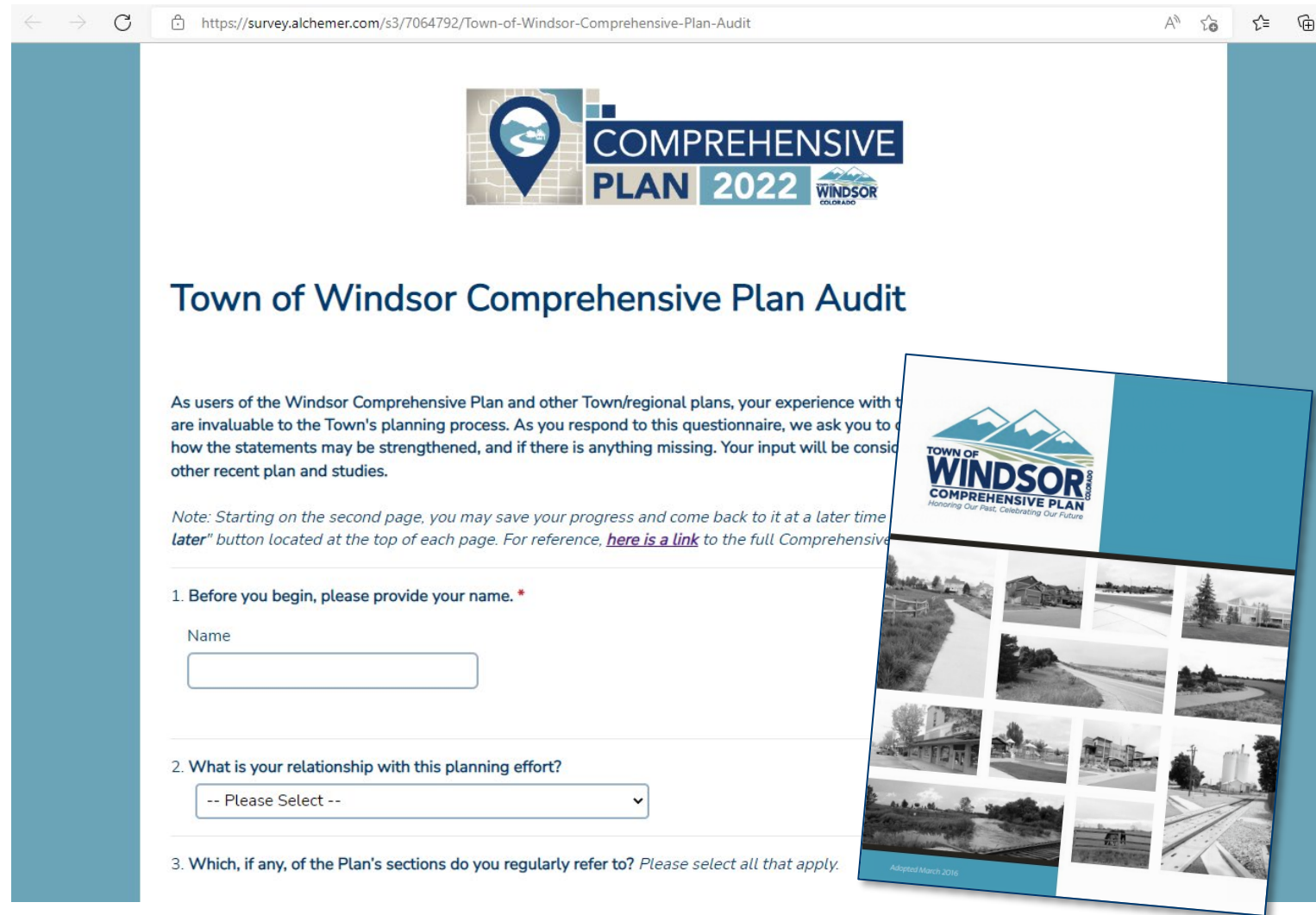
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- 4. Plan Audit
- 5. Existing Conditions and Trends
- 6. Opportunities Analysis



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- 7. Opportunities Analysis



← → ↻ 🔒 https://survey.alchemer.com/s3/7064792/Town-of-Windsor-Comprehensive-Plan-Audit

**COMPREHENSIVE
PLAN 2022**

Town of Windsor Comprehensive Plan Audit

As users of the Windsor Comprehensive Plan and other Town/regional plans, your experience with them are invaluable to the Town's planning process. As you respond to this questionnaire, we ask you to consider how the statements may be strengthened, and if there is anything missing. Your input will be considered in other recent plan and studies.

Note: Starting on the second page, you may save your progress and come back to it at a later time. A "save later" button located at the top of each page. For reference, [here is a link](#) to the full Comprehensive Plan.

1. Before you begin, please provide your name. *

Name

2. What is your relationship with this planning effort?

-- Please Select --

3. Which, if any, of the Plan's sections do you regularly refer to? Please select all that apply.

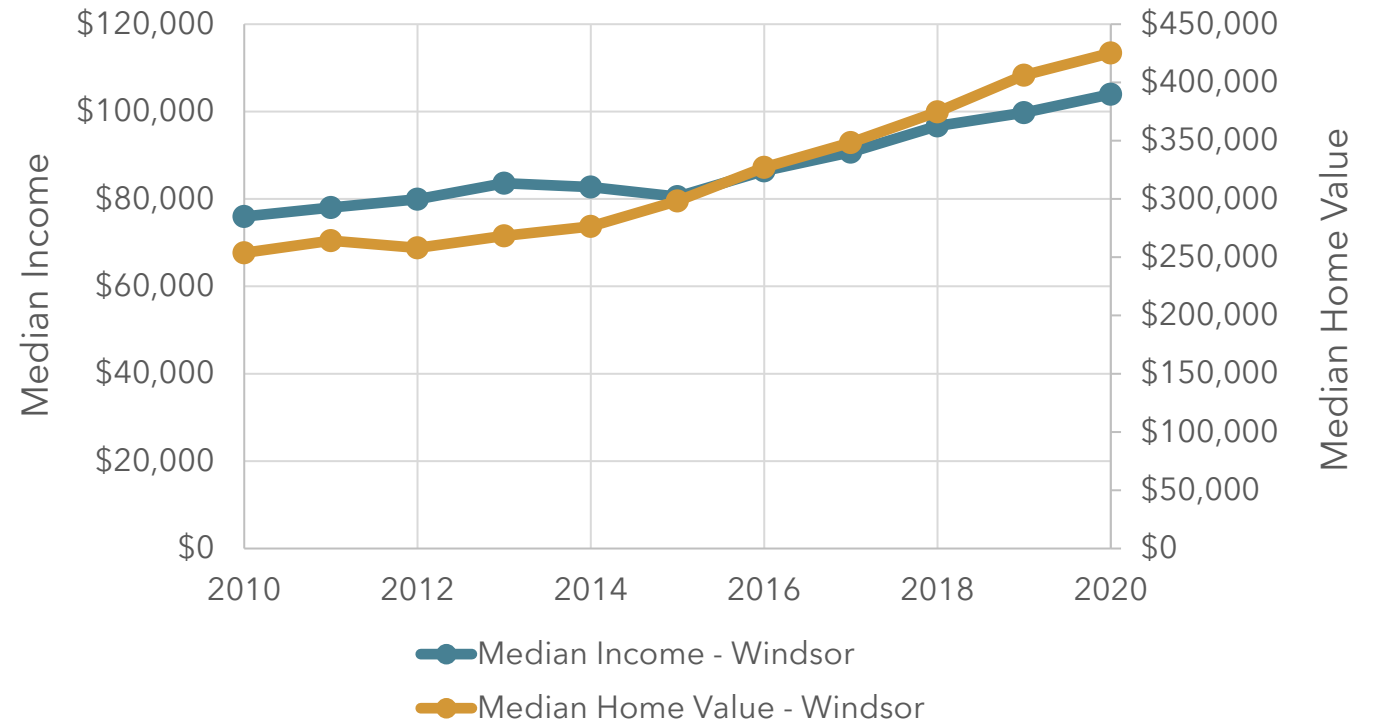


Adopted March 2016

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Home Value vs. Median Income



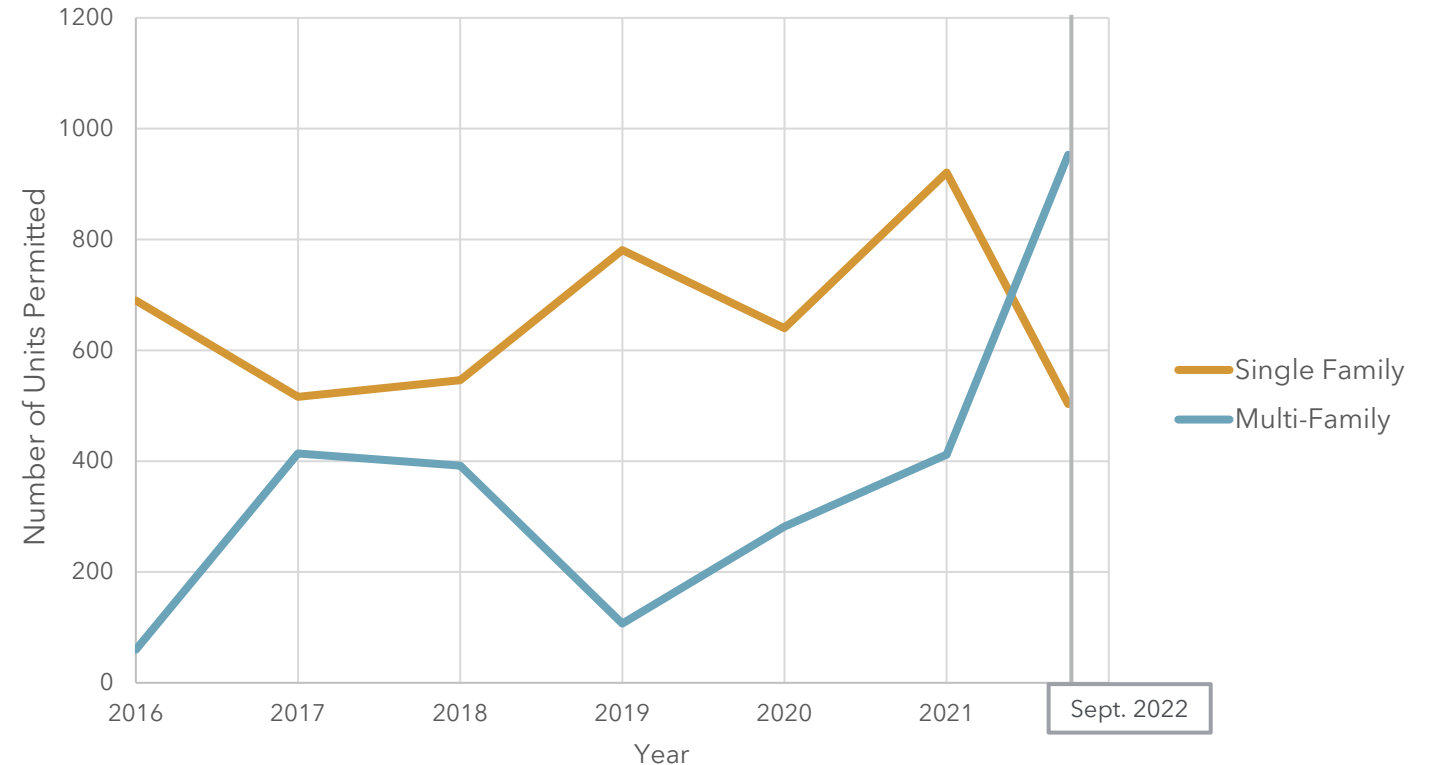
What does this mean?

The median home value is outpacing the median income for the Windsor area. This will decrease housing affordability, pushing the population out of home ownership and into renting or looking for housing elsewhere.

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Single and Multi-Family Units Permitted



What does this mean?

Windsor is currently experiencing rapid population growth and development pressure, as shown in the increasing number of single-family building permits. Windsor is primarily building single-family homes with a large increase in multifamily over the course of 2022 and not much commercial or industrial.

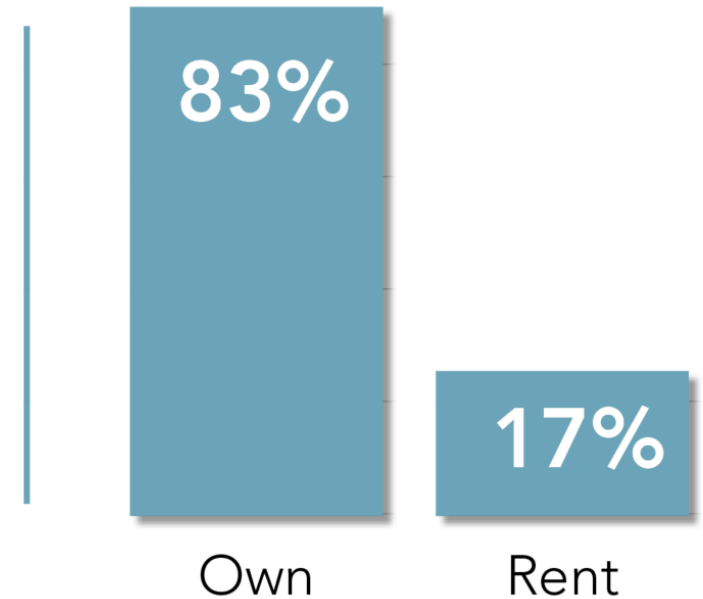
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86%
Single Family Detached

4%
Single Family Attached

10%
Multi-Family



What does this mean?

Windsor has an abundance of single-family housing but little diversity in other housing categories. Multi-family housing caters to young professionals and seniors and allows for a flex transition between homeownership and renting.

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What does this mean?

Windsor is currently a large exporter of labor and jobs, meaning that most people who live in Windsor do not work there. A score of 1.5 is considered a balanced community.

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What does this mean?

This shows how efficient a property is in terms of tax production. The downtown has a spike in value compared to its surroundings, representing a more potent area of tax production. The more compact development and slight increases in density help produce this bump in productivity. Residential areas in southern and western portions of town also have higher productivities, likely due to newer development with larger houses on each lot.

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January 2023

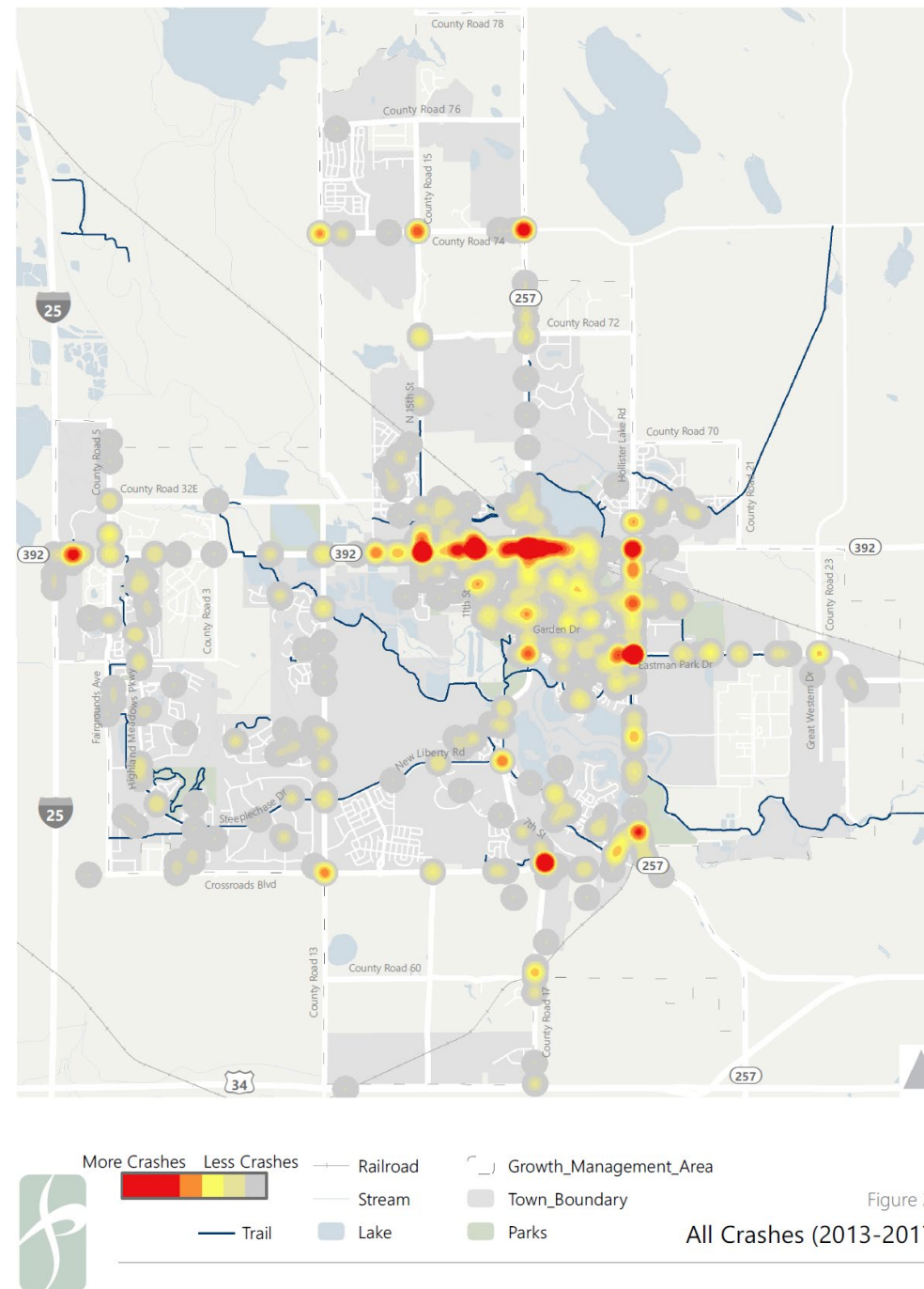
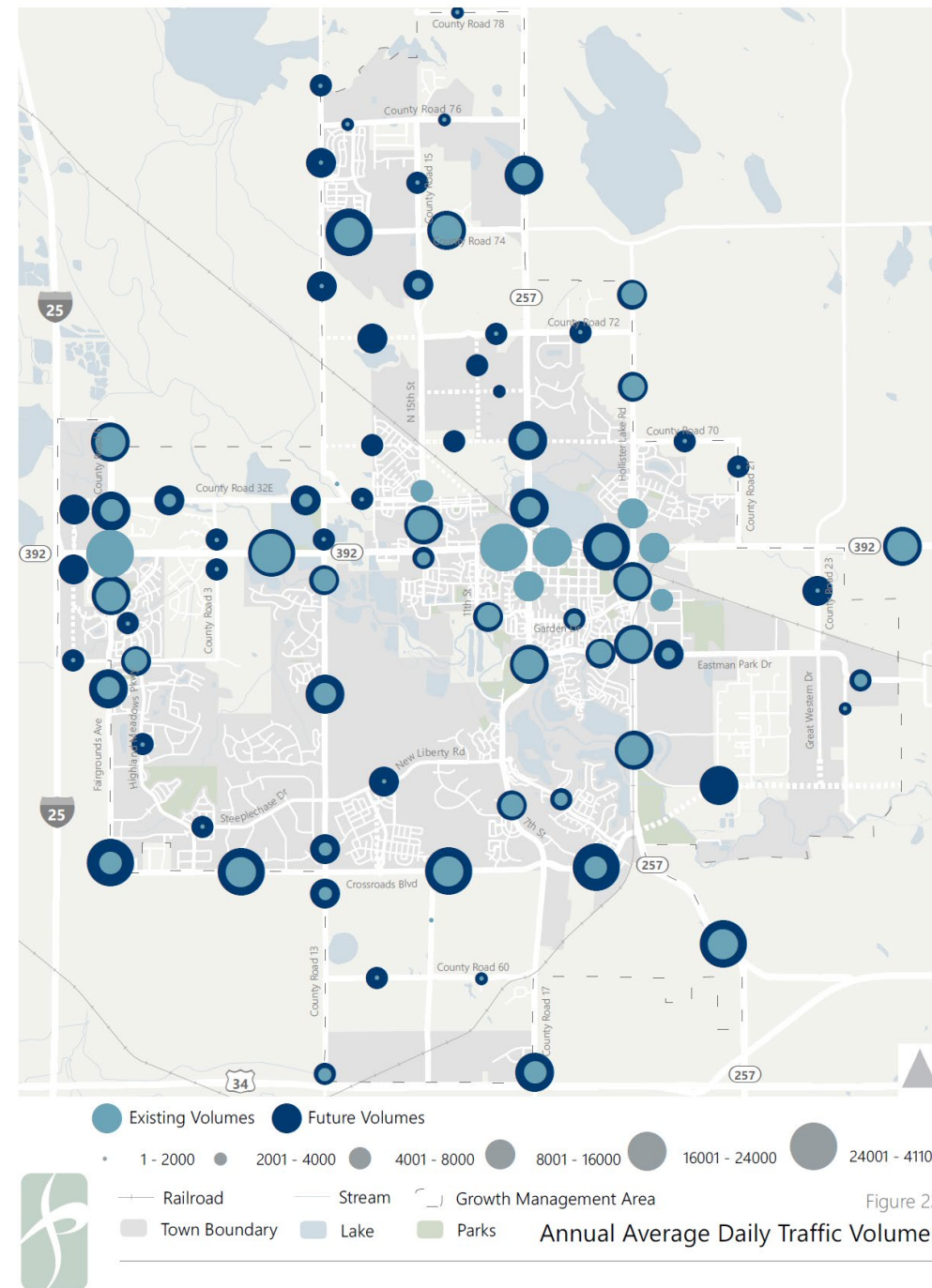


Figure 26

All Crashes (2013-2017)

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- 6. Water Conservation Strategies
- **7. Opportunities Analysis**

- 1. What are the biggest challenges currently facing the Town?**
- 2. What issues might arise in the future if not addressed now?**
- 3. What projects or priorities is your board currently working toward?**
- 4. As we prepare for our next round of public engagement (Spring 2023), what are the best locations to consider? How can we build momentum on the process and get people engaged?**

THANK YOU

Miriam McGilvray, AICP

Associate Planner

213 Linden St.

Fort Collins, CO 80524

mmcgilvray@logansimpson.com

www.logansimpson.com



LOGANSIMPSON





MEMORANDUM

Date: March 8, 2023
To: Historic Preservation Commission
From: Kimberly Lambrecht
Planner II
Re: Review of proposed amendment to the Bylaws to change the date of election of HPC officers
Item #: D.1.

Background / Discussion:

In order to ensure that a majority of the Historic Preservation Commission members are available for an election, and to provide an opportunity for the past and newly elected members to coordinate and transition information and tasks, an amendment to the Bylaws has been proposed to reflect that elections shall occur in November of each year, with the duly elected officers assuming such offices at the first meeting of the following year. A draft resolution along with the draft amendment of the Bylaws are included here, for review and comment. Board Action on this item will occur at the next regularly scheduled meeting.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. 3-8-2023 DRAFT RESOLUTION adopting Amended Bylaws re elections
2. 3-8-23 DRAFT HPC Amendment to Bylaws re election dates

**TOWN OF WINDSOR
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 2023 - 01

BEING A RESOLUTION AMENDING PARAGRAPH 4 OF THE BYLAWS OF THE WINDSOR HISTORIC PRESERVATION COMMISSION CONCERNING ELECTION OF OFFICERS

WHEREAS, the Historic Planning Commission desires to amend the existing bylaws from elections taking place the first meeting of the calendar year to the elections being held at a meeting in the final quarter of each year, with the duly elected officers taking office the first meeting of the following calendar year; and

WHEREAS, this is desired to ensure ample opportunity ensure a majority of members are available for an election; and

WHEREAS, this is desired in order to provide an opportunity for the past and newly elected officers to coordinate and transition information and tasks; and

WHEREAS, the Historic Preservation Commission desires to amend paragraph 4 of the Historic Preservation Commission Bylaws to reflect that elections shall occur in November of each year with the duly elected officers assuming such offices beginning the first meeting of the following year, in accordance with this Resolution.

NOW, THEREFORE, be it resolved by the Town of Windsor Historic Preservation Commission as follows:

IT IS HEREBY RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. That the Windsor Historic Preservation Commission Bylaws are hereby amended as outlined in Exhibit A, attached hereto and incorporated herein by this reference.
2. That the Windsor Historic Preservation Commission hereby authorizes its Chairperson to execute this Resolution and its Secretary to attest thereto.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 12th day of April, 2023.

TOWN OF WINDSOR, COLORADO

By: _____
Chairman

ATTEST:

Secretary



BYLAWS
For the Town of Windsor
Historic Preservation Commission

Article I
Introduction

- A. The Windsor Home Rule Charter and the Windsor Municipal Code authorize the Town of Windsor Historic Preservation Commission to adopt bylaws for the transaction of business.
- B. The within Bylaws have been adopted by the Town of Windsor Historic Preservation Commission.
- C. The Town of Windsor Historic Preservation Commission shall be referred to herein as the “Historic Preservation Commission” or “the Commission”.

Article II
Membership and Officers

- A. The Historic Preservation Commission shall be composed of members appointed by the Town Board of the Town of Windsor in accordance with the provisions of the Windsor Municipal Code.
- B. The Commission shall elect a chair, vice chair, and secretary.
 - 1. The chair shall preside at all regular and special meetings of the Commission and shall decide all points of procedure.
 - 2. The vice chair shall assume the duties and responsibilities of the chair in the chair’s absence.
 - 3. The secretary shall keep, or cause to be kept, all records of the Commission, and shall transmit all appropriate records to the Town Clerk to become part of the official Town Record.

4. Commission officers shall serve for a term of one (1) year. An annual election of officers shall take place during the November meeting of each year, with those elected taking office at the first Commission meeting of the following calendar year.
5. Officer vacancies shall be filled at the next regular meeting of the Commission by election of the members. Officers elected to fill vacancies shall serve until the next regular election of officers.

Article III Meetings

- A. The chair shall prepare, or cause to be prepared, an agenda for every regular or special meeting of the Commission.
- B. The Commission shall meet at regularly scheduled intervals, no less frequently than quarterly, on a date and a time and location designated by the chair. These regular meetings may be postponed, rescheduled, or canceled upon a vote by the Commission.
- C. The secretary shall prepare, or cause to be prepared and posted, a notice of each regular or special meeting of the Commission. Such notice shall contain the meeting agenda.
- D. Special meetings may be called by the chair at the request of two (2) members, provided that notice of same, including a listing of all items to be considered (agenda), is delivered to each member of the Commission or to his or her residence at least forty-eight (48) hours prior to the time set for such meeting, and further provided that announcement of a special meeting, or any other meeting at which all members of the Commission are present, shall be sufficient notice of such meeting. Formal action taken at a special meeting called in accordance herewith shall be considered as though it were taken in a regular meeting for those, and only those, matters referred to in the agenda contained in the notice of the meeting.
- E. All meetings of the Commission shall be open to the public.
- F. Before official and formal action can be taken on any matter at any meeting of the Commission, a quorum shall be present and in session. A *quorum* is defined for purposes of these Bylaws as any three (3) members. The vice chair shall preside in the absence of the chair. Where both the chair and the vice chair are absent, members present shall by majority vote select a member to preside over the meeting.

- G. The chair may from time to time call for work session meetings for receiving information, hearing presentation, and discussing information, provided that no formal or informal action is taken.
- H. All voting shall be by roll-call vote.
- I. The members of the Commission shall be bound by the Code of Ethics as set forth in Article V of the Town of Windsor Home Rule Charter shown on the Appendix, attached hereto and incorporated herein by this reference, and, to the extent applicable, the Colorado Public Official Disclosure Law.
- J. The order of business for all meetings shall be the order as it appears on the agenda except that the chair may, under special circumstances, rearrange the order of business unless otherwise directed by a majority of the members there present and in session.
- K. The secretary shall keep, or cause to be kept, minutes and keep the same recorded to date, showing all-important facts pertaining to each meeting and hearing, the vote of each regular member upon each matter, or those absent or failing to vote, and such other details as the Commission or its chair shall direct. The minutes of each meeting shall be approved by the Commission at its next meeting.
- L. When applicable, the secretary shall prepare and transmit to the Town Manager's office, notice of actions of the Commission requiring further action by the Windsor Town Board.
- M. **Virtual Meetings/Participation.** Meetings of the Commission may be held by teleconference or other means of remote communication or in combination of physical participation at a physical location and virtual participation. Virtual participation shall be considered "present in person", and members of the Commission participating virtually may vote at such meeting. All votes shall be recorded in the minutes.

Article IV Committees

- A. There shall be no standing committees of the Commission.
- B. With the consent of the Commission, the chair may appoint ad hoc committees of the Commission for special study or review.

Article V Alternate Members

- A. **Authorization.** The appointment of alternate members to the Commission is authorized and governed by Section 2-1-70 of the *Windsor Municipal Code*, and all subsequent amendments thereto.
- B. **Attendance.** Alternate members shall attend all meetings and/or work sessions except as otherwise specified by the Chair. Alternate members shall receive notification of all meetings and/or work sessions in the same manner as the regular members of the Commission are notified.
- C. **Preparation.** Alternate members shall be provided all materials provided to regular members in anticipation of meetings and/or work sessions. Alternate members shall review all such materials, and shall be prepared to participate at all meetings and/or work sessions.
- D. **Quorums, Vacancies and Recusals.** At the call of the Chairman, alternate members shall be seated as voting members for the following purposes: (1) to achieve a quorum in accordance with Section III. F. above; or (2) having achieved a quorum, one or more regular members are not in attendance at a meeting; or (3) in the event a regular member for any reason (including recusal) is unable to participate in the discussion and voting relative to an official and formal action.
- E. **Voting.** Provided that all requirements for achieving a quorum and the additional criteria described in Section D., Quorums, Vacancies and Recusals, above are met, alternate members shall be accorded a vote upon any matter requiring action by the Commission. In the event a conflict arises as to whether a regular member or an alternate member is to be seated, the regular member in attendance shall be seated and the alternate member shall not be accorded a vote.

Article VI Amendments

These Bylaws may be amended by majority vote of a quorum of members present and in session at any regular meeting, provided that notice in writing has been given to each member at least ten (10) days prior to such meeting, or provided that such amendment was read at the last regular meeting of the Commission.

THE WITHIN BYLAWS WERE APPROPRIATELY ADOPTED BY THE TOWN OF WINDSOR HISTORIC PRESERVATION COMMISSION BY MAJORITY VOTE ON THE 12th DAY OF APRIL, 2023

TOWN OF WINDSOR HISTORIC
PRESERVATION COMMISSION

Chair

ATTEST:

Secretary

DRAFT



MEMORANDUM

Date: March 8, 2023
To: Historic Preservation Commission
From: Kimberly Lambrecht
Planner II
Re: Saving Places Conference Debriefing
Item #: D.2.

Background / Discussion:

Please refer to attached summary notes from HPC members who attended the Saving Places Conference - for information.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. Ruth - Saving Places Conference Debrief
2. Jean - Saving Places Conference Debrief

Kimberly Lambrecht

From: ruthbrokering@aol.com
Sent: Wednesday, February 15, 2023 2:50 PM
To: Kimberly Lambrecht
Subject: Share with HPC March 8 meeting as you see helpful

Caution: **External Email**

Saving Places Conference - Closer to Home Takeaways - Ruth Brunner

Wed. Feb 8th

10-10:30 Deputy Tribal Historic Preservation officer Cassandra Alencia of Ute tribe spoke of carrying on her father's work. Never forget where we came from, go outside to those sacred places of nature and share a moment of silence. Ute preservation of their traditional practices, ceremonies and need to pass on language and culture.

10:30-11:45 Keynote speaker Max Page, Professor of Architecture, and Director of Historic Preservation Initiatives at the University of Massachusetts spoke of his book *Why Preservation Matters*. Key point was that preservation has a powerful role in building a more just society. Loved his slides and stories of places around the world that embrace modern while holding a place in the past. Made me wonder how we can do that with the American Legion in Windsor.

Save more use less! The beginning of democracy is when we come together to share what is beautiful." Loved his point that preservation happens most successfully when a broad range of stakeholders, from town governments to local owners, to preservationists work to save places that matter in a town's history.

12:00-4:00 Red Rocks CCC Camp Tour sent Kimberly a slide show of photos. The Civilian Conservation Corps made Mt. Morrison a famous National Historic music venue. The Red Rocks CCC camp housed workers to construct Red Rocks Park and Amphitheater between 1936-1941. Only two intact CCC camps still stand, and Red Rocks in Morrison is one of them. For all the times I have attended concerts and climbed the rocks as kids, I didn't think about where the workers stayed. Most camps were decommissioned and removed. The session made we want to find remnants of CCC camps on public lands. The story of the camp and the amphitheater is a Colorado legacy, but so are the camps the workers lived in. February 9 Keynotes from 9-9:45 Ira Matt was not able to attend.

9:45-10:30 Repair not Replace.

California, historian Laura Dominguez via video spoke of how we can care for each other during times of crisis. Saving places helps bring history to life and forge connections of underrepresented population. Loved her idea of plaques under sidewalks speaking of racial terror that Chinese experienced on that spot.

Luncheon 11-12:30 Take away that Design is the easiest part of preservation, the Deploy of working through the policies and process takes grit.

1:45-3:00 Stain glass window restoration Phil Watkins, "*One must know how to properly make a window before restoring a window.*" Stained glass is a Watkins family tradition for centuries and in this hands-on demonstration we learned of the importance of new stained glass window making as it relates to the restoration and preservation of historic windows. They are true old school craftsmen, who showed how historic

stain glass can use proper methods of restoration. I was most interested in the outside glass to used to protect windows (First United Methodist, Bethel, and other) from vandalism and elements, saving Windsor's stained glass treasures.

3:15-4:30 Honoring Way of Life by Restoring an Adobe Potato Barn

The Garcia Ranch Adobe Potato Barn is owned by Dr. Reyes García spoke via Zoom about his family reason to list Adobe Potato Cellars of San Luis Valley. His great-grandfather purchased the ranch in 1882, the State Historical Fund is helping to preserve sites of significance to the Indo-Hispano people and the agricultural culture of Colorado. Made me wish the potato barn behind Tozer school was preserved for students to see the cooling temperatures used for stoargge of potaotes that grew on what is now the playground grass area between Tozer and Mt. View.

Then I went to last of Becoming Boulder session who spoke of the Olmstead Plan for Boulder "central park" with nature being the greatest feature we preserve. Takeaway was that allowing simple ways for people to interact with nature the best design.

February 10 9-12:00 Keynote and Panel discussion brought to heart the "Revealed Preference" from murals to other underrepresented historic heritage.

1:30- 4:15 Wencel Barn Rehabilitation was best shown through slide show pictures I sent Kimberly. The Wencel Barn represents the 1800's small-scale family farm and its agricultural history. Boulder County Parks and Open Space effort to stabilize and rehabilitate the building highlights the agricultural space. Has Windsor consulted the structural engineer JVA for tips on Windsor's "Red Barn" at the Homestead House?

Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Friday, February 10, 2023 11:46 AM
To: Kimberly Lambrecht; Jean Zuckweiler
Subject: Building examples of RRR

Caution: **External Email**

Rehabilitate

Restore

Reuse

Idea for American Legion is to look at adaptive reuse before just tearing it down



structures throughout Colorado.

Rehabilitation



221 Gregory Street — Black Hawk



Old Capitol Grill — Golden



Tallmadge Boyer Block — Denver



Cadillac Ranch — Denver

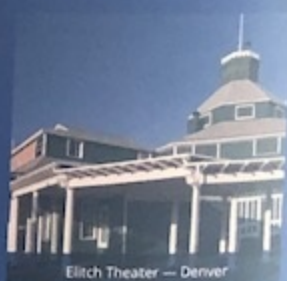
Restoration



City Hall — Black Hawk



Legislative Services Building — Denver



Elitch Theater — Denver

Adaptive Reuse

Sent from my iPhone

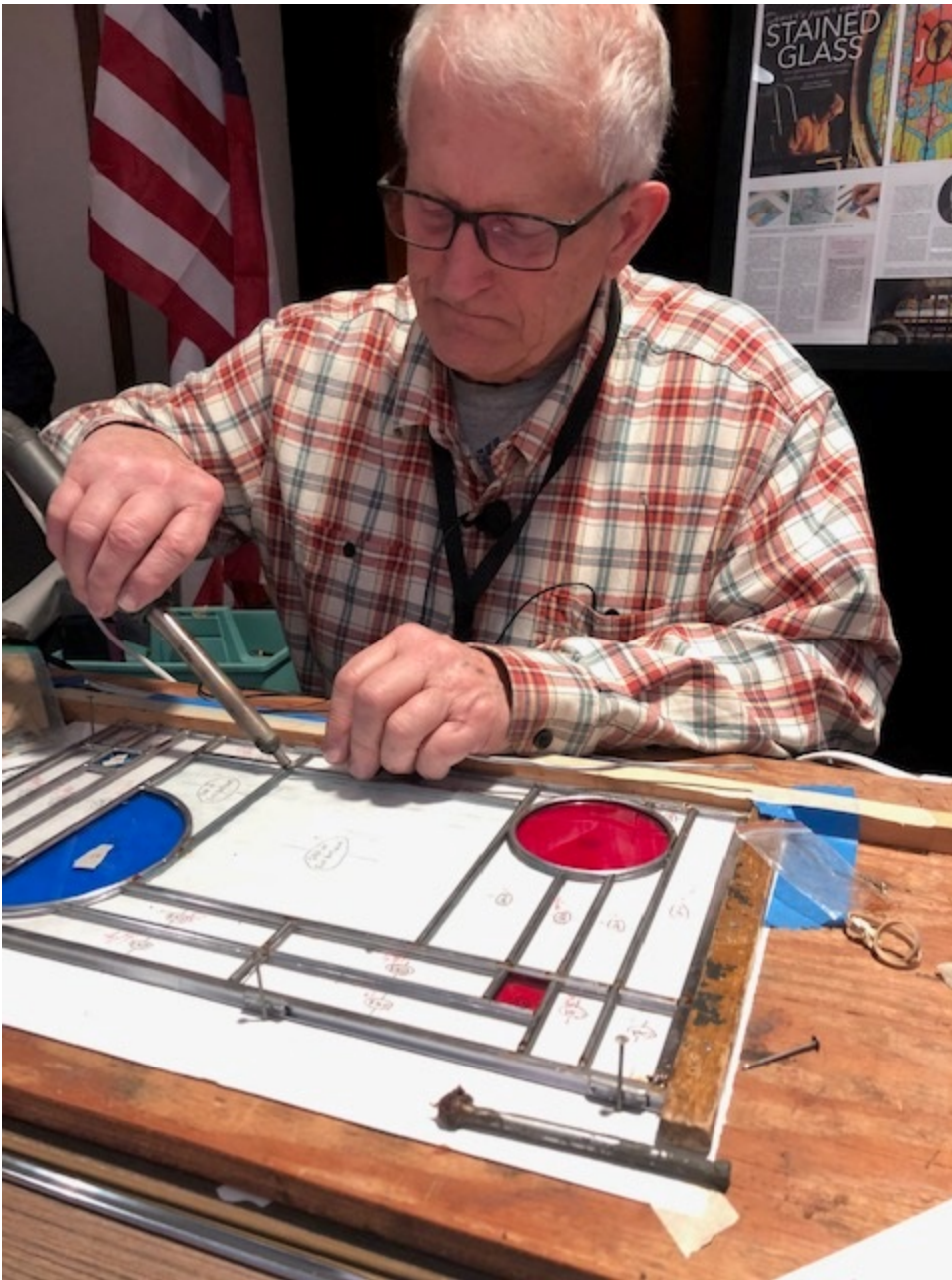
Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Friday, February 10, 2023 11:47 AM
To: Kimberly Lambrecht; Jean Zuckweiler
Subject: Session on glass window restoration February 9 1:45-3:00
Attachments: IMG_4592.MOV

Caution: **External Email**

Takeaways from this session by Phil Watkins whose family has been making stain glass windows for 250 years:

- You must know how to properly make a stain glass window before restoring a window
- photos below show process of making then final picture of State Capital windows they restored
- Related to preserving Windsor First Methodist stain glass windows (plus other churches) with proper plexiglass to protect from elements and vandalism.





Jean could this be something HPC reaches out to Methodist church?

Sent from my iPhone

Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Friday, February 10, 2023 11:59 AM
To: Kimberly Lambrecht
Subject: Re: Video of yesterday's CCC that built Red Rocks in late 30's.

Caution: **External Email**

Takeaways from CCC tour:

- Camps were built simply and to be moved to next state projects
- So most camps not intact, only two at level of Morrison site
- Reason this temporary camp opened in 1937, is still standing as it was in use in 1941 when WWII broke out which trumped the CCC work force needs.
- Morrison Red Rocks CCC camp was listed as a National Landmark in 2015.

The slides of signage on site show more historical facts

Sent from my iPhone

On Feb 10, 2023, at 8:03 AM, Kimberly Lambrecht <klambrecht@windsorgov.com> wrote:

Your photos gave me a pretty good idea of the story. I was fascinated by it, as I didn't know anything about the CCC piece of Red Rocks history 😊

Kimberly Lambrecht, Assoc. AIA

Planner II

Town of Windsor, Colorado

Community Development | Planning

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Thursday, February 9, 2023 5:33 PM
To: Kimberly Lambrecht <klambrecht@windsorgov.com>
Subject: Re: Video of yesterday's CCC that built Red Rocks in late 30's.

Caution: **External Email**

The part video does not show was the way the CCC planner and architect disagreed but honored each other as they discussed options for rehab of buildings. Would make a HGTV show historical preservation rehab.

Sent from my iPhone

On Feb 9, 2023, at 1:06 PM, Kimberly Lambrecht <klambrecht@windsorgov.com> wrote:

Oh my gosh, Ruth! Thank you for sending! That must have been a great tour! So glad you did the tour and shared your photos!

Kimberly Lambrecht, Assoc. AIA

Planner II

Town of Windsor, Colorado

Community Development | Planning

From: Ruth Brunner <ruthbrokering@aol.com>

Sent: Thursday, February 9, 2023 10:57 AM

To: Kimberly Lambrecht <klambrecht@windsorgov.com>; Deanna Flanagin <dflanagin@windsorgov.com>

Subject: Video of yesterday's CCC that built Red Rocks in late 30's.

Caution: **External Email**

[Download Attachment](#)
[Available until Mar 11, 2023](#)

[Click to Download](#)

Yesterday.mov
0 bytes

Sent from my iPhone

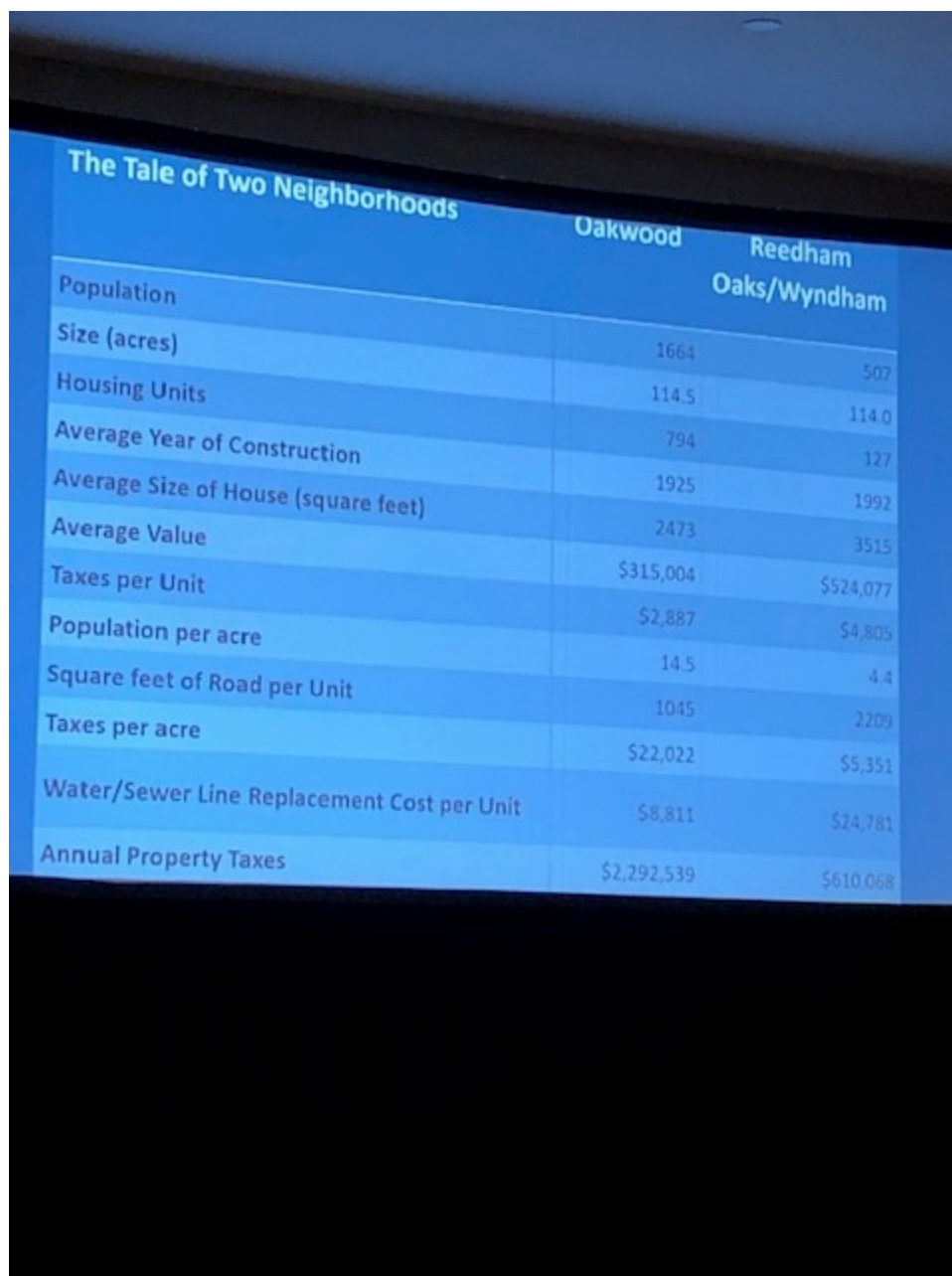
Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Friday, February 10, 2023 11:27 AM
To: Kimberly Lambrecht; Jean Zuckweiler
Subject: Feb 10 keynote speaker relevant to Windsor

Caution: **External Email**

Hi Kim and Jean,

If you have time to listen to 9:00 Donovan Rypkema had surveyed cities historic districts eco benefits. Below is one chart showing Oakwood Historic District compared to newer builds

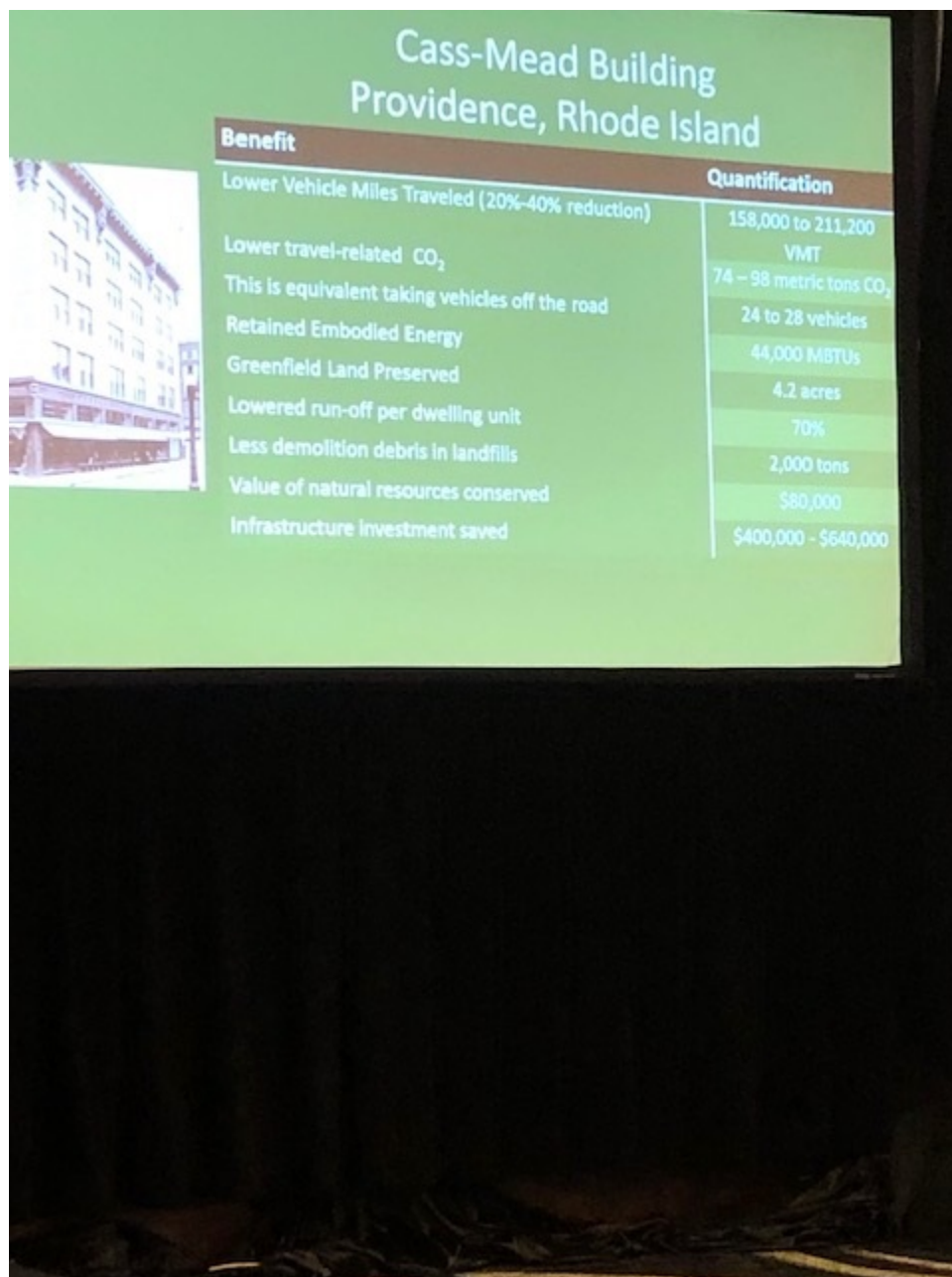


The image shows a presentation screen with a table titled "The Tale of Two Neighborhoods". The table compares two neighborhoods: Oakwood and Reedham Oaks/Wyndham. The table lists various metrics and their corresponding values for each neighborhood.

	Oakwood	Reedham Oaks/Wyndham
Population		
Size (acres)	1664	507
Housing Units	114.5	114.0
Average Year of Construction	794	127
Average Size of House (square feet)	1925	1992
Average Value	2473	3515
Taxes per Unit	\$315,004	\$524,077
Population per acre	\$2,887	\$4,805
Square feet of Road per Unit	14.5	4.4
Taxes per acre	1045	2209
	\$22,022	\$5,351
Water/Sewer Line Replacement Cost per Unit	\$8,811	\$24,781
Annual Property Taxes	\$2,292,539	\$610,068

Donovan had amazing statistics from surveys that show benefits to:

- Property values appreciate more in HD per sq foot
- Rate of foreclosure 1/2 less in HD
- Start up businesses bringing in jobs 1/3 higher in HD
- Millennials buying more homes in HD because of Character, Convenience, Cost
- You can't build new and rent cheap, better to renovate and qualify for federal funding
- Rehabilitation of building chart below show how it saves tons in landfill and more.
- HD brings in heritage tourism



Benefit	Quantification
Lower Vehicle Miles Traveled (20%-40% reduction)	158,000 to 211,200 VMT
Lower travel-related CO ₂	74 – 98 metric tons CO ₂
This is equivalent taking vehicles off the road	24 to 28 vehicles
Retained Embodied Energy	44,000 MBTUs
Greenfield Land Preserved	4.2 acres
Lowered run-off per dwelling unit	70%
Less demolition debris in landfills	2,000 tons
Value of natural resources conserved	\$80,000
Infrastructure investment saved	\$400,000 - \$640,000

Thank you for this learning opportunity. Hope you can watch February 10th 9:00 Keynote speaker.

Regards
Ruth
Sent from my iPhone

Kimberly Lambrecht

From: Ruth Brunner <ruthbrokering@aol.com>
Sent: Saturday, February 11, 2023 10:02 AM
To: Caitlin Heusser; Kimberly Lambrecht; Laura Browarny
Subject: Wencel barn restoration 61st and Hygiene Street north Boulder Ct open space

Caution: **External Email**











Mathias and
Ernestine's
wedding 1893



Mathias,
Ernestine, and
their sons
Frederick (left) and
Edward (right) -
circa 1899

Wencel family at
the original
farmhouse
circa 1910



Ed Wencel - 1915



Mathias Wencel on
his 90th birthday 1955



Edward, Ernestine, Ruth,
Frederick (left to right)
Mathias and Ernestine
(sitting)
at the farmhouse
1929







Undated



Undated, but before
1967-68



Circa 1949

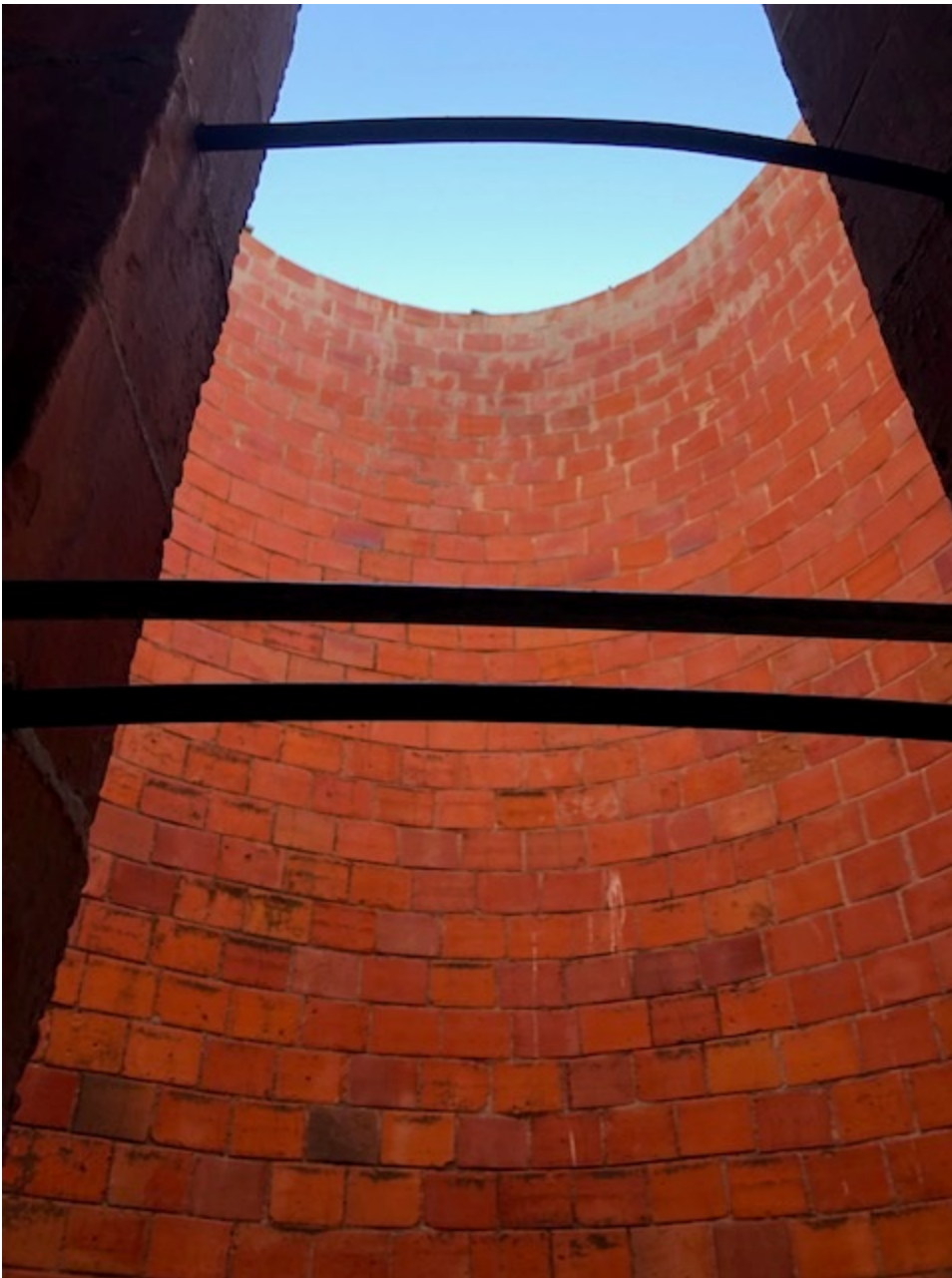
1955









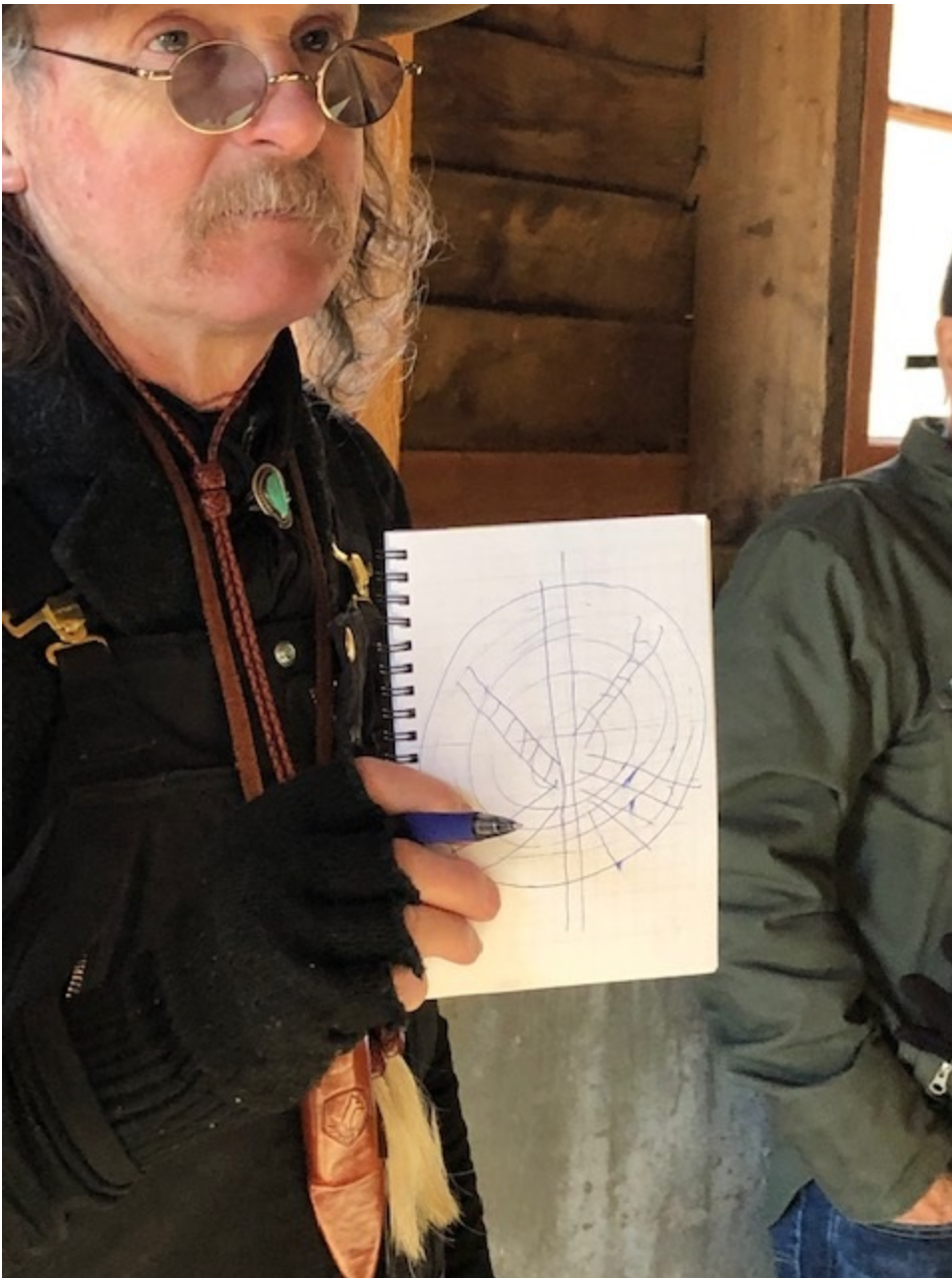
































Sent from my iPhone

Kimberly Lambrecht

From: J. Zuckweiler <jzuckweiler@earthlink.net>
Sent: Monday, February 20, 2023 2:51 PM
To: Kimberly Lambrecht
Subject: Saving Places

Caution: **External Email**

Hi Kim,

Hope you had a nice long weekend (I think it was a holiday for you), I have completed the Saving Places On Demand Sessions that I signed up for--plus a couple extra. Is there still a requirement for a written summary of the sessions we watched? I was disappointed that the session on HALS was cancelled as I was hoping it would offer some pointers on the Windsor Lake Designation I am working on. Of the sessions I viewed there was a lot of support for adaptive reuse of standing structures and supporting evidence of the economic advantages with preservation over demolition or new build.

I am encouraged that we (town and commission) are adopting several of the strategies outlined in Lindsey Lewelling's session regarding Challenges and Opportunities; specifically the work on the Preservation Plan, and the intention to tie in that finished plan with the new Comprehensive Plan. I spoke with Caitlin recently and she told me that a closer relationship between the DDA, Planning and HPC may be developing. Lindsey's presentation also mentioned the need for strong connections between incentive programs such as the facade improvement, and Planning in order to have some say in design review.

I particularly enjoyed the presentation by Donovan Rypkeme and the findings he presented regarding the public's desirability of maintaining and visiting places with historical character in "revealed preferences". One important take away from him is the focus on Historic Districts. His evidence also focused on density and that is a recurring theme for many aspects of green housing planning. Tribe's proposed plan for the back lots would certainly have added density, but, would have been too much, and seemingly out of character, at least according to the voters. One of the concerns I have picked up (monitoring Next Door) is that apparently some business owners think that the Legends development will pull/keep people away from downtown. How about the town offering a shuttle service between the Legends parking and downtown during busy tournament weekends? That would invite and encourage visitors to explore downtown without the added pressure of traffic congestion and parking nightmares. Just some rambling thoughts here:)

Please let me know if I need to submit a detailed summary.

Thanks!

Jean



MEMORANDUM

Date: March 8, 2023
To: Historic Preservation Commission
From: Kimberly Lambrecht
Planner II
Re: Historic Preservation Month - Open House - Tentative Friday May 5, 2023
Item #: D.3.

Background / Discussion:

Caitlin Heusser (Museum Curator) has been coordinating with Michelle Vance, Executive Director of the Downtown Development Authority (DDA) to combine efforts in celebrating **Historic Preservation Month**. The following notes outline current events/activities planned for the downtown area:

"Windsor Downtown Heritage Tour"

- Culture Division will be partnering with the DDA to promote a First Friday event on Friday, May 5th that focuses on downtown Windsor history/preservation
 - Self-guided tour around downtown, businesses open late, Tour will start at Art & Heritage Center where participants will receive a passport.
 - Caitlin working with downtown businesses and Michelle at DDA to create display posters for historic buildings/businesses with photographs, will stay up all month
 - At least 10 sites on tour
 - Event from 5-8 PM (tentative)
- Does HPC want to hold their Open House at same time?

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:



MEMORANDUM

Date: March 8, 2023
To: Historic Preservation Commission
From: Kimberly Lambrecht
Planner II
Re: Preservation Plan: March 22, 2023 Community Engagement / Preliminary Community Survey
Item #: D.4.

Background / Discussion:

Preservation Plan Updates:

Ron Sladek (Tatanka Historical Associates) will be facilitating another community engagement session on March 22, 2023 from 5:00 pm - 6:30 pm at Peculier Ales (301 Main Street). Please note this event and plan to attend, if possible.

A community survey developed by Tatanka has been posted to the Town's Project Connect website. The data gathered from this survey will be used in the development of the Preservation Plan. The survey was released to the public in February, and will be open until March 31. Final results will be compiled and shared with the Commission at the April meeting.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Scott Ballstadt, Director of Planning

Attachments:



HISTORIC PRESERVATION COMMISSION FUTURE MEETINGS DISCUSSION ITEMS

DATE	TOPIC
March 8, 2023 5:45 pm	Website updates/corrections
April 12, 2023 5:45 pm	Update to Bylaws – changing schedule to elect officers
May 10, 2023 5:45 pm	Letters to property owners eligible for Local Historic Designation
June 14, 2023 5:45 pm	Outreach to the Poudre Valley Cemetery
July 12, 2023 5:45 pm	
August 9, 2023 5:45 pm	
September 13, 2023 5:45 pm	
October 11, 2023 5:45 pm	
November 8, 2023 5:45 pm	
December 13, 2023 5:45 pm	

Future Topics:

Printed Walking Tour Maps to distribute
Preservation Plan Meetings / Updates (ongoing)
Comprehensive Plan Updates (ongoing)

Upcoming Meeting Dates*

<u>Wednesday March 8, 2023</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday April 12, 2023</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday May 10, 2023</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday June 14, 2023</u>	5:45 P.M.	Regular HPC Meeting

<u>Wednesday July 12, 2023</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday August 9, 2023</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday September 13, 2023</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.