



HISTORIC PRESERVATION COMMISSION REGULAR MEETING
January 8, 2014, 5:45 P.M.
First Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

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 Monday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Introduce and Welcome representatives from the Office of Archaeology & Historic Preservation:
Dan Corson, Intergovernmental Services Director
Patrick Eidman, Preservation Planner
Heather Bailey, Historic Preservation Grants Specialists
2. Roll Call
3. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
4. Public Invited to be Heard

B. CONSENT CALENDAR

1. Approval of Minutes of the October 9, 2013 Historic Preservation Commission meeting.

C. BOARD ACTION

1. Election of Officers for 2014: Chair, Vice-Chair & Secretary
2. Public Hearing – An application for Designation of a Historic Landmark – Park School building – J. Olhava
3. Recommendation to the Town Board – An application for the Designation of a Historic Landmark – Park School building – J. Olhava

D. COMMUNICATIONS

1. Presentation from the State Historic Preservation Office
2. Communications from the Historic Preservation Commission
3. Communications from Town Board liaison
4. Communications from the staff
 - a. Section 106 Consultation for TIGER Quiet Zone Grant – details included in the packet
 - b. 2014 Saving Places Conference in Denver
 - c. Review of the HPC's Work Plan

E. ADJOURN

** Please note that items on the Consent Calendar will not be discussed unless requested by the Historic Preservation Commissioners or by applicants who have business listed on the Consent Calendar.*

Upcoming Meeting Dates

<u>Wednesday, February 5, 2014 – Friday, February 7, 2014</u>	All Day	Annual Saving Places Conference – Denver
<u>Wednesday, February 12, 2014</u>	5:45 P.M.	Regular Historic Preservation Commission meeting**
<u>Wednesday, March, 12, 2014</u>	5:45 P.M.	Regular Historic Preservation Commission meeting**
<u>Wednesday, April 9, 2014</u>	5:45 P.M.	Regular Historic Preservation Commission meeting**

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

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

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission

Ms. Lynn-McAbee inquired if anyone attended the Historic Preservation Event in Pueblo? Mr. Olhava responded no one was able to attend due to scheduling conflicts. Ms. Lucas noted she needs 2-3 months advance notice for scheduling purposes. The Commission asked staff about the upcoming dates for the Annual Saving Places Conference. Ms. Knight and Mr. Olhava informed the Commission that the dates will be February 5 – 7, 2014, in Denver. Mr. Olhava highly encouraged all members to mark these dates on their calendars.

2. Communications from Town Board liaison

Mr. Bishop-Cotner had to leave during the preceding Work Session for another commitment.

3. Communications from the staff

Carrie Knight spoke briefly to update the Commission on storm damage to local landmarked properties. The Depot and the Museum at the old Town Hall will both need a new roof and some painting to repair hail damage.

Ms. Knight also reported on efforts to refresh exhibitions in the future. She told of a Poudre Heritage Grant application that would include a narrative of the changes to Windsor's Downtown. She noted the deadline for the grant is December 31. If received, this grant would fund some of the proposed updates to exhibits.

Mr. Olhava told the Commission of his appointment to the Advisory Committee for the State Historic Preservation Plan update, which meets approximately twice a year. He also told of his nomination to be a State Representative at Large for the Emerging Planning Professionals group which is part of the Colorado State Chapter of the American Planning Association, and will provide networking opportunities for planning and historic preservation information.

E. ADJOURN

Ms. Lucas moved to adjourn; Ms. Lynn-McAbee seconded the motion. The meeting was adjourned at 6:51 p.m.


Deputy Town Clerk



MEMORANDUM

Date: January 8, 2014
To: Town of Windsor Historic Preservation Commission
Via: Joseph P. Plummer, AICP, Director of Planning
From: Josh Olhava, Associate Planner
Re: Public Hearing and Recommendation to the Town Board – An application for the Designation of a Historic Landmark – Park School building
Item #: C.2.C.3

Discussion:

Chairperson Kline, on behalf of the Windsor Historic Preservation Commission, has submitted a nomination to designate the Park School Building (currently serving as Town Hall offices for the Town of Windsor) as a historic landmark. Located at 301 Walnut Street, the Park School building was originally built in 1905 and served as Windsor's first high school. To accommodate the increasing population of the early 1900's, Windsor residents voted to expand the Park School building by adding a western wing and a third story, which were completed by 1910. For additional background information, please refer to the Historical Narrative in the enclosed application.

Criteria for Designation:

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

Architectural

- a. Exemplifies specific elements of an architectural style or period.
Staff Comment: Staff agrees with the applicant that the Park School building exemplifies specific elements of an architectural style or period. For additional information, please refer to the Historical Narrative, Statement of Significance and Architectural Description in the enclosed application.
- b. Example of the work of an architect or builder who is recognized for expertise nationally statewide, regionally or locally.
Staff Comment: N/A
- c. Demonstrates superior craftsmanship or high artistic value.
Staff Comment: Staff agrees with the applicant that the Park School building demonstrates superior craftsmanship of high artistic value. For additional information, please refer to the Historical Narrative, Statement of Significance and Architectural Description in the enclosed application.

- d. Represents an innovation in construction, materials or design.
Staff Comment: N/A
- e. Pattern or grouping of elements representing at least one (1) of the above criteria.
Staff Comment: N/A
- f. Significant historic remodel.
Staff Comment: N/A

Social

- a. Site of historical event that had an effect upon society.
Staff Comment: N/A
- b. Exemplifies cultural, political, economic or social heritage of the community.
Staff Comment: *Staff agrees with the applicant that the Park School building exemplifies the cultural, economic and social heritage of the community. For additional information, please refer to the Historical Narrative and Statement of Significance in the enclosed application.*
- c. An association with a notable person or the work of a notable person.
Staff Comment: N/A

Geographic/Environmental

- a. Enhances sense of identity of the community.
Staff Comment: *Staff agrees with the applicant that the Park School building enhances the sense of identity of the community. For additional information, please refer to the Historical Narrative and Statement of Significance in the enclosed application.*
- b. An established and familiar natural setting or visual feature of the community.
Staff Comment: N/A

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

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.
Staff Comment: *The physical integrity of the Park School building remains intact and the building exemplifies Windsor's heritage and culture.*
- b. Retains original design features, materials and/or character.
Staff Comment: *The Park School building has retained its original 1905 and 1910 design features and materials. The recent remodeling project in 2009-2010 was done in part due to tornado damage in 2008, and to make the Park School building compliant with the requirements of the Americans with Disabilities Act. The 2009-2010 remodeling project did not adversely affect the original design*



feature, materials and/or character of the Park School building. The recent remodeling project removed the 1967 annex that had adversely affected the original design and character of the Park School building.

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

Staff Comment: The Park School building has remained in its' original location

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

Staff Comment: In 2010, the building was restored to its original design with the removal of the 1967 annex, and the new elevator shaft was constructed using in-kind materials.

Recommendation:

Staff recommends that the Historic Preservation Commission forward a recommendation of approval to the Town Board for the designation of the Park School building as a Historic Landmark.

Attachments:

Application for Designation of a Historic Landmark – Park School building

pc: Kelly Arnold, Town Manager
Ian McCargar, Town Attorney



Application for Designation of a Historic Landmark

SECTION I

HISTORIC PROPERTY

Name: Park School
Address: 301 Walnut Street, Windsor, CO 80550
Historic Use: High School and Grade School
Current or Proposed Use: Town Hall for the Town of Windsor
Legal Description: Lots 2-4-6-8-10-12-14-16, Block 18, Town of Windsor (original plat)
Section 21; Township 06; Range 67

PROPERTY OWNER

Name: Town of Windsor
Address: 301 Walnut Street, Windsor, CO 80550
Telephone: (970) 674-2400
Email Address: karnold@windsorgov.com

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



Signature of Property Owner

1/6/14

Date

PREPARER OF NOMINATION

Name: Rachel D. Kline on behalf of the Windsor Historic Preservation Commission
Address: 301 Walnut Street, Windsor, CO 80550
Telephone: (970) 674-2400
Email Address: racheld.kline@gmail.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*).



Signature of Preparer

1/6/14

Date

SECTION II

Has the property received other historic designation?

- No Yes

Date Designated: _____

Designated by: State National

Location of the Historic Property

- In Original Location
 Not in Original Location; Moved on: _____
If Moved, Address of Original Location: _____

Information on the Historic Property

Name or Original Owner: School District No. 4

Source of Information: Roy Ray, *Highlights in the History of Windsor Colorado*, 1940.

Name of Original Architect: unknown

Source of Information: _____

Name of Original Builder/Contractor: O.R. Felmlee (1905); L.W. Jackson (1910)

Source of Information: Roy Ray, *Highlights in the History of Windsor Colorado*, 1940.

Year of Construction: 1905, 1910

Source of Information: Roy Ray, *Highlights in the History of Windsor Colorado*, 1940.

Year(s) of Remodeling: 1967, 2009-2010

Source of Information: Town of Windsor

SECTION III

SUBMITTAL REQUIREMENTS

- Historical Narrative
- Statement of Significance (*explain the significance of the property based on one or more of the criteria listed in Section IV*)
- Architectural Description (*include the condition of the property and if there are any structures associated with the subject property that are not under the ownership of this applicant*)
- Current Photographs (*in color and of all sides of the structure(s)*)
- Historical Photographs (*if available*)
- Bibliography (*cite all books, articles and other sources used in preparing this form*)

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

SECTION V

OPTIONAL INFORMATION

You may provide other information which might be helpful in determining the eligibility of the property; however such information must be submitted in addition to all the required information on this form. Optional materials may include copies of newspaper clippings, brochures and pamphlets. All materials submitted will become part of the nomination property files and will not be returned.

Completed nomination forms and supporting materials should be submitted to:

Historic Preservation Commission
c/o Director of Planning
Town of Windsor
301 Walnut Street
Windsor, CO 80550

If you have any questions or require assistance, please call the Windsor Planning Department at (970) 674-2415.

Park School Narrative & Statement of Significance

Since the settlement of the Windsor area in the 1860s, agriculture and industry have ushered in a dramatically fluctuating population within Windsor, creating the need for several schoolhouses to meet the educational needs of area children. As early as 1866, neighboring families constructed the first area school near the banks of Whitney Ditch, a few miles southwest of the Windsor Townsite. The schoolhouse provided education for approximately 20 children in the western Weld County and eastern Larimer County area.

With a steadily increasing population, in 1870 Windsor established its own school district, School District No. 4 or Weld Re-4. To accommodate more children, the Whitney Schoolhouse was moved from its original location eastward to the corner of Walnut and Third streets in the spring of 1883. That same year, R.S. Dickey took charge of the school as the sole teacher. Later the building was divided into two rooms in order to employ another teacher. Three years later, the old frame Whitney structure was replaced by a two-story, four-room brick building. Meanwhile, area families constructed additional schools throughout the district at New Liberty, Riverside, Bracewell, Whitehall, Severance, and Oklahoma between 1870 and 1910.

The coming of the Great Western Sugar Factory in 1903 and the wide scale production of sugar beets in Windsor ushered in a great number of immigrants and settlers. The Windsor School District found its schools wholly inadequate for the incoming number of children. To meet the changing needs of a diverse and growing population, Town electors voted on June 25, 1904, to create a bond issue of \$12,000 for the construction of a high school building on the corner of Walnut and Third near the two-story structure that had replaced the old Whitney building. Overseen by contractor O.R. Felmler, workers finished the east wing known as Park School in 1905.

Overcrowded conditions continued, however, forcing teachers and children into make-shift classrooms in nearby structures and the Park School basement. In 1907, Windsor's school census listed 495 persons of school age in the district with 207 of them being children of German-Russian parentage. In May of 1909, voters approved a second bond issue of \$23,000 for the construction of a west wing to the 1905 eastern stone building that would host eight additional classrooms and a third floor to serve as a large auditorium. Under general contractor L.W. Jackson, the 1886 building was razed and the new additions to the 1905 Park School were constructed by early 1910.

While several males served the school district as teachers, principals, or superintendents, the majority of teachers were females. Living in a small "teacherage" or with a family, female teachers were expected to abide by certain rules as part of their contracts. In 1915, a few of these rules prohibited teachers from marrying, keeping company with men, loitering in ice cream stores, or wearing bright colors. Due to the difficulty in finding lodging for these numerous female teachers, the district constructed a building in 1921 to house thirty-two teachers. Named after Superintendent A.C. Cohagen, Cohagen Hall "teacherage" served as the home for all female teachers for almost thirty years.

The stone Park School served the needs of the district as the area high school until 1918, when overcrowded conditions once again compelled Windsor residents to contemplate the construction of a new high school building. The new Windsor High School (current Windsor Middle School) was constructed shortly thereafter with George E. Tozer as its first principal. The school featured an auditorium, stage, gymnasium, library, and nine classrooms. Immediate concern was felt by all regarding the small size of the gymnasium and stage. Referred to as a "cracker-box" gymnasium, Windsor and visiting students had difficulty playing or watching sports, having to avoid the low ceiling and close walls. However, these issues were not addressed until the 1940s. Park School remained in use as a grade

school for grades one through six. Not long after the construction of the new high school, the Windsor School District consolidated and sold the Whitehall and New Liberty schools as residences. The school board then voted on the creation of a junior high school, which was constructed in 1921. A.C. Cohagan served as the superintendent of the three schools from 1918 to 1931, after which George Tozer succeeded him. In 1920, five school buses were purchased for transporting children to and from the rural areas. A sixth bus was purchased later to meet the demands of the continually increasing population.

Studying was also made available during the summer for school children having to work in the beet fields. Windsor established the first summer school program of its kind in Colorado, allowing children to maintain their studies before the beet harvest without falling behind other students.

Windsor gained national notoriety in 1924 when its high school basketball team won the US Basketball National Championship held in Chicago. The ball-handling wizardry of the Windsor players impressed the Chicago media that the media dubbed the team “wizards” on the court. The name stuck upon the team’s return home and replaced the Windsor Bulldog mascot. During the championship, Frazier’s Drug Store served up the daily basketball scores along with its fountain sodas. Updated scores were provided by the telegraph station manager, who ran the scores across the tracks to the store where they were lettered on a big mirror behind the counter for Windsor residents. Large celebrations were held in Windsor and Greeley to honor the team.

The mid-century ushered in another population growth spurt in Windsor, once again requiring the construction of additional schools. In 1961, Tozer primary school was constructed with additions constructed in 1962 and later in 1978. Tragedy struck in 1964 when the junior high school caught on fire and was partially destroyed. Reconstruction of the portion of the building damaged by the fire was finished in 1966. In 1967, an addition to Park School included a lunch room, gymnasium, restroom, kitchen, music room, office space, and room for assemblies. Known as the annex, this addition was located on the north side of the building. In 1975, the new Windsor High School was constructed to the northwest of downtown which still hosts the Windsor Wizards. Today the Windsor School District includes Mountain View Elementary, Grandview Elementary, Range View Elementary, Skyview Elementary, Tozer Primary School, Severance Middle School, Windsor Middle School, Windsor High School, and Windsor Charter Academy.

By 1978, the school district had finally outgrown Park School and in 1984, Town administration purchased the building to serve as Windsor’s Town Hall. In 2010, the building was restored to its original design with the removal of the annex. An elevator shaft was constructed on the western portion of the southern elevation using in-kind materials. Today, the Park School building continues to serve as Windsor Town Hall and is a well-loved Windsor focal point admired by visitors and residents for its historical nature and preservation efforts by the Town.

Park School, now Town Hall, is eligible under architecture as it is an excellent example of a Colonial Revival structure made from local stone and labor. Its accentuated entrances with decorative arches, crowns, and pilasters extended forward, doors with fanlights, multi-paned sash windows, and overall symmetry are identifying features of the Colonial Revival style. The building also demonstrates superior craftsmanship of high artistic value with its exemplary stone work and styling, unlike any other structure in Windsor.

Park School/Town Hall is also eligible for its social/cultural significance. The evolution of the building reveals the changing needs within Windsor to provide education to a rapidly growing population based on agriculture and industry. The building is Windsor’s longest standing school house, providing area children with education from 1905 to 1978, first serving as a high school, then later as an elementary school.

Park School/Town Hall is also eligible for its geographical/environmental significance as it enhances a sense of identity within the community as a well-loved building by locals and visitors alike. Park School is one of Windsor's oldest remaining and notable landmarks; it anchors the Town between business to the north on Main Street and the residential and religious district on Walnut Street and to the south.

Architectural Description

Built in 1905, the original Park School was a two-story, rectangular-shaped, hipped roofed, stone structure with a concrete foundation. The building featured several vertical bays of triple hung sash windows, a brick chimney on the eastern hip slope, and an arched entrance on the western corner of the northern elevation. Between 1909 and 1910, a western wing was added to the building comprised of an identical structure with a large central block joining the 1905 portion and the 1910 wing. A partial third story was added at this time, creating the present configuration. In 1967, an irregular-shaped, brick, one-story annex was added to the northern elevation of Park School. Between 2009 and 2010, this annex was removed and the building restored to its 1910 condition using in-kind materials. New additions during this restoration included an elevator shaft on the western portion of the southern elevation, cross gables on the central hip roof, and a metal staircase on the eastern elevation. New landscaping around the building included cement walkways and entrance steps, retaining walls, and plantings.

The 1910 Park School, now Windsor Town Hall, is a Colonial Revival styled, three-story building of stone construction with an irregular rectangular plan, multiple roof, half-sunk basement, and two identical arched entrances. The stone walls feature rough-cut, irregular coursed stone from a local quarry, the roof is finished with asphalt shakes, and the foundation consists of concrete. The interior of the building reflects its original turn-of-the-century wood trims and floors, exposed trusses, and original windows and doors with transoms. The building is situated on the southwestern corner of Walnut and Third Streets amidst residential properties. Behind the building is a concrete parking area and further south is the Windsor Main Park. Surrounding the building are poured cement walkways, green belts, stone retaining walls, exterior lighting, benches, and plantings. The building is in excellent condition and maintains its integrity. Restoration work on the building such as stone work, doors, windows, roof line, construction of an elevator shaft, and added eastern exterior staircase was completed with the original design, materials, and workmanship in mind using in-kind construction methods and materials to maintain the building's aesthetic and structural integrity. Some materials, such as the doors are of modern materials, though these few modern materials do not impede upon the building's overall preponderance of integrity.

Park School or Town Hall has a total of 29,693 square feet (main floor: 8,235, second floor: 8,178, third floor: 5,033, and basement: 8,246). The building features a multiple roof line comprised of parallel hips over the two outer wings with two wall dormers, one each on the eastern and western elevations. Over the partial third-story central block is a cross gable hip roof with gablet. The original 1910 roof did not feature the cross gable hip, but rather the parallel hips on the eastern and western wings had gablets, secondary to the central hip. These gablets were reconfigured during the 2010 restoration. The roof pitch for all slopes is 6:12 while the eaves are 3.5:12. The 2010 elevator shaft has a flat roof. All roof surfaces are covered with asphalt shingles. The entire roof line, except the elevator shaft, features wide open eave overhangs with fascia boards and false rafters. On the eastern slope of the east wing hip near the wall dormer is a brick chimney flue. The local stone that covers the majority of the building is rough-cut and irregular coursed. Stone for the elevator shaft was specially cut from a similar local quarry as the original. The only portion of cladding that is not stone are the third-story walls, cross gables of the central hip, and gables of the wall dormers on the eastern and western wings. These surfaces are covered with square shingles painted brown. Small louvered vents in the central gablet ends have replaced the original larger vents. The irregular shape of the building is due to the inset central block between the eastern and western wings. This inset on the northern elevation is six feet, while the inset on the southern elevation from the

eastern wing is 12 feet. The western wing and central block were originally flush on the southern elevation; however, this is now covered by the elevator shaft that measures 18' 10" x 23'. The eastern elevation has a small central inset measuring two feet by ten feet. A 2010 metal staircase leads from this inset entrance between the first and second-floors. The foundation is comprised of concrete.

Park School or Town Hall has five entrances. The two main entrances are located on the northern elevation on either side of the central block inset. They protrude six feet from the central block and one and a half feet from either wing. These projected banks extend only to the first story. Elevated from the ground, these identical entrances feature double doors with fanlights above. The present metal and glazed doors and four-light fanlights replaced the original wood paneled and glazed doors and multi-light windows. Surrounding each entrance are round arches of 12 voisoirs and a keystone with stone pilasters. The stone crowns above the arches feature cut molding and panels. Within the western crown are etched the words "Town Hall." Both entrances are accessed by poured concrete steps and metal railings. The western entrance is centered on the elevation and features a metal and glazed double door with a fanlight. Around the entrance is a round arch with 11 voisoirs. The entrance is accessed by two large poured concrete steps. The southern entrance is centered on the elevator shaft and protrudes from the elevation. It features a metal and glazed double door with a fanlight. Around the entrance is a simple round arch with a keystone and pilasters. The crown of the entrance is smooth with simple molding, unlike the more decorative northern entrances. The eastern entrance is situated within the inset of the eastern elevation between the first and second floors. It is a single metal fire door with a transom. The newly constructed metal staircase provides access from this entrance.

The building has a total of 127 windows, 91 of which are original wood-framed, multi-paned hung sash windows with wood trim and stone lintels and sills. Fixed, multi-paned, vinyl basement windows replaced the original wood windows. The remaining non-original windows are those on the elevator shaft and above the eastern entrance.

Windows on the northern elevation total 44. These include ten vertical bays of two 6/6/6 triple hung sashes on the first and second floors and a fixed, multi-paned window at the basement level (total of 30). Above the two entrances are ribbons of three 6/6/6 triple hung sashes (total of six). The final eight windows on the third story are 3/6/6 double hung sashes.

The western elevation features 21 total windows including six vertical bays of two 6/6/6 triple hung sashes on the first and second floors and a fixed, multi-paned window at the basement level, except one (total of 17). Two 6/6/6 triple hung sashes sit over the entrance while the remaining two fixed, multi-paned windows are found in the wall dormer.

The southern elevation has a total of 39 windows. These include eight vertical bays of two 6/6/6 triple hung sashes on the first and second floors and a fixed, multi-paned window at the basement level (total of 24). There are two additional basement windows near the eastern corner. There are five third-story 3/6/6 double hung sashes. Above the entrance is a ribbon of three 6/6/6 triple hung sashes. Further above are two 4/4 double hung sashes. On the western side of the elevator shaft is a vertical bay of two 3/6/6 triple hung sashes and one 6/6 double hung sash. On the eastern side of the elevator shaft is a vertical bay of 6/6 double hung sashes.

The eastern elevation has a total of 23 windows. These include nine vertical bays of two 6/6/6 triple hung sashes on the first and second floors (total of 18). Two of these bays feature the fixed, multi-paned basement windows. Above the entrance is a fixed, multi-paned window. The remaining two fixed, multi-paned windows are found in the wall dormer.

Additional exterior features include an etched stone fixture above the southern elevation ribbon window that says “Windsor Town Hall,” downspouts, solar panels on the southern roof slopes, exterior lighting, venting, and utilities. Off the eastern elevation is a stone enclosure with a metal gate that holds utilities.

Current Photographs



Park School building (current Town Hall), Windsor, CO - North Elevation. Town of Windsor. 2013



Park School building (current Town Hall), Windsor, CO - Northeast Elevation. Town of Windsor. 2014



Park School building (current Town Hall), Windsor, CO - Northeast Elevation. Town of Windsor. 2014



Park School building (current Town Hall), Windsor, CO - Southeast Elevation. Town of Windsor. 2014



Park School building (current Town Hall), Windsor, CO - South Elevation. Town of Windsor. 2014



Park School building (current Town Hall), Windsor, CO - Southwest Elevation. Town of Windsor. 2014



Park School building (current Town Hall), Windsor, CO - Northwest Elevation. Town of Windsor. 2014

Historical Photographs



Early Park School building, Windsor, CO – North Elevation. Town of Windsor Museum Archives. 1908



Park School building, Windsor, CO – North Elevation. Windsor School District. 1910



Park School building (current Town Hall) with 1967 annex attached, Windsor, CO – North Elevation. Town of Windsor. 2009

Bibliography

Art & Heritage Center, 116 5th Street, Windsor, CO 80550

Kline, Rachel and the Windsor-Severance Historical Society. *Windsor*. South Carolina: Arcadia Publishing, 2012.

Lindblad, Mary Alice. *A Walk Through Windsor 1940-1980*. 1981.

Ray, Roy. *Highlights in the History of Windsor Colorado*. 1940.

Thomas, Adam. "The Struggle for Identity: Windsor's Historic Downtown." Estes Park, Colorado: Historitecture, LLC, 2010.

Town of Windsor. *Park School building (current Town Hall)*. 2013-2014. Photographs

Town of Windsor. *Park School building (current Town Hall) with 1967 annex attached*. 2009. Photograph

Town of Windsor Museum Archives. *Early Park School building*. 1908. Photograph

Windsor School District. *Park School building*. 1910. Photograph

Josh Olhava

From: Kelly Arnold
Sent: Monday, January 06, 2014 10:55 AM
To: Josh Olhava
Cc: Kelly Unger; Carrie Knight
Subject: Section 106 Consultation for TIGER Quiet Zone Grant

Josh – the Town of Windsor was selected for a \$2.75M grant to install improvements at 12 to 15 railroad crossings. These improvements allow establishment of Quiet Zones per Federal Railroad Administration (FRA) rules so that OmniTrax railroad engineers will not need to blow train horns upon approach of the crossings. The improvements vary at each crossing. The improvements will include electronic arms and/or medians in streets depending upon the level and type of improvement needed at each crossing.

The grant is awarded by the U.S Department of Transportation and will be administered by FRA. Since it is a federal grant, environmental clearance is required prior to award of grant and start of project. As part of that clearance is gaining approval of the Colorado State Historical Office. Their process also includes gaining determination from the local agency.

We intend to have the consultation document prepared by the first of February or in time for the next Windsor Historic Preservation Commission meeting in February.

Kelly Arnold

Town Manager | Town of Windsor
301 Walnut Street | Windsor, CO 80550
Off: 970-674-2400 | Fax: 970-674-2456
karnold@windsorgov.com
www.windsorgov.com

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**WINDSOR HISTORIC PRESERVATION COMMISSION
2013-2015 WORK PLAN**

	PROJECT AND TASKS	TIMEFRAMES	START DATES	COMPLETION DATES
1	Residential Property Survey	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Create a map identifying year built of housing	4 th Quarter 2013	10/07/13	11/13/13 ongoing upgrades
	➤ Meet w/ SHPO representative(s) to discuss strategies and processes	4 th Quarter 2013	12/11/13	12/11/13
	➤ Meet w/ other jurisdictions to learn about their strategies and framework for completing a Residential Survey and Designation	1 st Quarter 2014		
	➤ Develop the framework and strategy	2 nd & 3 rd Quarters 2014		
	➤ Develop a plan (including a phasing plan)	3 rd Quarter 2014		
2	Downtown Property Survey	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Identify properties for designation	4 th Quarter 2013	10/09/13	11/13/13
	➤ Develop a strategy and identify the initial property owners to visit	1 st Quarter 2014		
	➤ Meet with the Downtown Development Authority to discuss action plan	1 st Quarter 2014		
3	Activities Associated with Landmark Designations and Certificate of Alteration Applications	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Review Landmark Designation application and implement any relevant amendments to the application	2 nd Quarter 2014		
	➤ Identify process for Landmark Applications and Inquiries	2 nd & 3 rd Quarters 2014	11/08/13	11/18/13
	➤ Review Certificate of Alteration application and implement any relevant amendments to application	3 rd Quarter 2014		

4	Digital (mobile) tours	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Develop tour centered around Windsor Main Mile	1 st Quarter 2014		
	➤ Develop additional tours including: churches, residences/community growth, merchants and heritage sites	3 rd & 4 th Quarters 2014		
	➤ Develop Historic Tours Handout/Map**	1 st Quarter 2015		
5	Historic Preservation Webpage & Marketing	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Review and update historic preservation webpage	As needed	11/13/13	
	➤ Digital and Print Media Marketing	As needed		
6	Historic Preservation Ordinance	Projected Quarter for Activity	MM/DD/YY	MM/DD/YY
	➤ Assess criteria for nominations for designation of historic structures and implement any relevant amendments to ordinance	4 th Quarter 2014		
	➤ Assess criteria pertaining to demolition of structures fifty (50) years old or older and implement any relevant amendments to ordinance	4 th Quarter 2014		
7	Community Outreach, Public Education and Events	Ongoing	MM/DD/YY	MM/DD/YY
	➤ Conduct seminars and presentations on historic preservation	At least 1/year		
	➤ Submit articles on historic preservation to local newspapers	Semi-annually		

**Budget Item – could be funded w/ Grant(s)