



**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**JANUARY 14, 2015, 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.

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**AGENDA**

**A. CALL TO ORDER**

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
3. Public Invited to be Heard

**B. CONSENT CALENDAR**

1. Approval of Minutes of the March 12, 2014 Historic Preservation Commission meeting.

**C. BOARD ACTION**

1. Public Hearing – Designation of the Eaton House, 130 N. 5<sup>th</sup> Street, as a Historic Landmark
  - Staff presentation: Josh Olhava, Associate Planner
2. Recommendation to the Town Board – Designation of the Eaton House, 130 N. 5th Street, as a Historic Landmark
  - Staff presentation: Josh Olhava, Associate Planner
3. Election of officers (chairperson, vice-chairperson and secretary) for the 2015 calendar year
  - Staff presentation: Josh Olhava, Associate Planner

**D. COMMUNICATIONS**

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

**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**

Wednesday, February 11, 2015      5:45 P.M.      Regular Historic Preservation Commission meeting\*\*

Wednesday, March 11, 2015      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.



## Minutes

### A. CALL TO ORDER

Chairperson Rachel Kline called the meeting to order at 5:45 p.m.

- |              |                  |                |
|--------------|------------------|----------------|
| 1. Roll Call | Vice Chair       | Anita Drake    |
|              | Secretary        | Jessica Dieken |
|              | Voting Alternate | Lisa Geisick   |

Also present: Associate Planner Josh Olhava

2. Review of Agenda by the Commission and Addition of Items of New Business to the Agenda for Consideration by the Commission.  
There were no changes to the Agenda.
3. Public Invited to be Heard  
There was no public comment.

### B. CONSENT CALENDAR

1. Approval of Minutes of the February 12, 2014 Historic Preservation Commission meeting.  
**Ms. Dieken moved to accept the minutes as presented; Ms. Geisick seconded the motion. Roll call on the vote resulted as follows: All in attendance voted yes – motion carried.**

### C. BOARD ACTION

1. Presentation – Downtown Development Authority Façade Improvement Program – J. Olhava  
Mr. Olhava briefly reviewed the draft Façade Improvement Program Guidelines and Application. He told Commissioners the DDA will consider adoption of the Program at their March 19, 2014 meeting. He noted businesses would be allowed to develop their own specific design, creating an eclectic look in downtown, resulting in a “timeless design.” He stated the Historic Preservation Commission may have opportunities to educate business owners and the public regarding the options they have chosen and their impact to the historic character of the structure. Mr. Olhava outlined the boundaries of the DDA, and explained the organizational workings and funding mechanisms utilized by the Authority. He also identified similarities to the guidelines followed for redevelopment efforts in Fort Collins.

Commissioners questioned if the DDA is part of the Main Street Program. Mr. Olhava responded it is not. He reiterated staff will review Façade Improvement proposals for conformance to existing codes and standards prior to approval. Mr. Olhava also noted possible opportunities for tax credits that could be utilized for restoration to buildings with Historic Landmark Designation. Commissioners expressed a desire to schedule a joint meeting with the DDA.

#### **D. COMMUNICATIONS**

1. Communications from the Historic Preservation Commission  
There were no additional communications.

2. Communications from Town Board liaison  
Mr. Bishop-Cotner was not in attendance.

3. Communications from the staff  
Mr. Olhava told Commissioners he met with Betsy Kellums, Historic Preservation Specialist for the City of Greeley to discuss programs and outreach opportunities, survey strategies and techniques, and other general topics regarding how their Commission operates. He noted he was also able to attend their Historic Preservation Commission Meeting. Mr. Olhava reported there is a non-profit preservation organization in Greeley that is very active, and works extensively with their Commission. A brief discussion ensued regarding initiation of a plaque program for structures with Historic Landmark Designation.

Mr. Olhava noted he will present ideas for web site enhancements at a future meeting. He also provided a synopsis of work/discussion taking place at a staff level.

#### **E. ADJOURN**

**Upon a motion dually made and seconded, the meeting was adjourned at 6:19 p.m.**



## MEMORANDUM

**Date:** January 14, 2015  
**To:** Historic Preservation Commission  
**Via:** Joseph P. Plummer, AICP, Director of Planning  
**From:** Josh Olhava, Associate Planner  
**Subject:** Public Hearing and Recommendation to the Town Board – Designation of the Eaton House, 130 N. 5<sup>th</sup> Street, as a Historic Landmark  
**Location:** 130 N. 5<sup>th</sup> Street  
**Item #:** C.1.C.2

### Discussion:

Chairperson Kline, on behalf of the Windsor Historic Preservation Commission, has submitted a nomination to designate the Eaton House as a historic landmark. Located at 130 N. 5<sup>th</sup> Street, the Eaton House was originally built in 1902 by one of the earliest settlers and prominent leaders in the Windsor area, Mr. Benjamin H. Eaton. A visionary, civic leader, and agriculturalist, Eaton served Northern Colorado as an early irrigation investor and developer who helped to shape the Windsor community and build its identity as an agricultural center. As fourth territorial governor, he instrumentally shaped the Colorado landscape into a viable and bountiful agricultural region, harnessing the power of Colorado's rivers, both physically and politically, to establish modern agricultural farming. The home was built by Mr. Eaton for his workers and remained with the Eaton family until Mr. Eaton's passing in 1904. For additional background information and history on Mr. Eaton, 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: N/A
- b. Example of the work of an architect or builder who is recognized for expertise nationally statewide, regionally or locally.  
Staff Comment: N/A
- c. Demonstrates superior craftsmanship or high artistic value.  
Staff Comment: N/A
- d. Represents an innovation in construction, materials or design.  
Staff Comment: N/A
- e. Pattern or grouping of elements representing at least one (1) of the above criteria.  
Staff Comment: N/A
- f. Significant historic remodel.  
Staff Comment: N/A

**Social**

- a. Site of historical event that had an effect upon society.  
*Staff Comment: N/A*
- b. Exemplifies cultural, political, economic or social heritage of the community.  
*Staff Comment: Staff agrees with the applicant that the Eaton House is eligible for its social/cultural significance in the construction of the Windsor Reservoir. The building served as housing for the reservoir project's laborers. 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: Staff agrees with the applicant that the Eaton House is directly associated with Benjamin Eaton. Mr. Eaton built the house for his workers on the Windsor Reservoir. For additional information, please refer to the Historical Narrative and Statement of Significance in the enclosed application.*

**Geographic/Environmental**

- a. Enhances sense of identity of the community.  
*Staff Comment: Staff agrees with the applicant that the Eaton House is a well-known building directly adjacent to and associated with the Windsor Reservoir, a body of water the Eaton House helped serve to construct; directly associated with Windsor's significant water and agricultural history; and directly associated with a prominent Windsor resident, Benjamin Eaton. 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 Eaton House is directly associated with Benjamin Eaton and the development of the Windsor Reservoir. For additional information, please refer to "Criteria for Designation Item #2 'Social', above" and the Historical Narrative and Statement of Significance in the enclosed application.*
- b. Retains original design features, materials and/or character.  
*Staff Comment: The structure has retained many original design features and materials. As recommended, the removal of the non-contributing additions will reveal the original character of the home. For additional information, please refer to the Architectural Description in the enclosed application.*
- c. Original location or same historic context after having being moved.  
*Staff Comment: The Eaton House remains in its' original location*
- d. Has been accurately reconstructed or restored based on documentation.

*Staff Comment: This section is not applicable to the Eaton House at present. Work is needed to restore the structure back to its' period of significance following the Secretary of Interiors Standards.*

**Notification:** The following notifications were completed in accordance with the Municipal Code: Public Hearing notifications for Planning Commission and Town Board public hearings were as follows:

- December 19, 2014 - property posted with a notification sign
- December 19, 2014 - legal notice posted on the Town of Windsor website
- December 19, 2014 - legal ad published in the paper

**Recommendation:** Staff recommends that the Historic Preservation Commission forward a recommendation of approval for the Designation of the Eaton House as a Local Landmark, per the Designation Application, based on the following findings of fact:

That the Park School building as nominated and presented:

1. Exemplifies the cultural, economic and social heritage of the community;
2. Is associated with a notable person; and
3. Enhances the sense of identity of the community.

**Enclosures:** application  
staff PowerPoint

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



## Application for Designation of a Historic Landmark

### SECTION I

#### HISTORIC PROPERTY

Name: Eaton House  
Address: 130 N. 5<sup>th</sup> Street, Windsor, CO 80550  
Historic Use: Domestic, Exact use unknown  
Current or Proposed Use: TBD  
Legal Description: WIN 22729 L5 & 6, BLK4, Lake View Addition  
SW ¼ of Section 16; Township 06N; Range 67W

#### 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] \_\_\_\_\_ Date 1-9-2015

#### PREPARER OF NOMINATION

Name: Rachel D. Kline, Chairperson  
\*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] \_\_\_\_\_ Date 1/7/2015

**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: Benjamin H. Eaton

Source of Information: Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Name of Original Architect: unknown

Source of Information: \_\_\_\_\_

Name of Original Builder/Contractor: unknown – overseen by Benjamin H. Eaton

Source of Information: Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Year of Construction: c. 1902-1903

Source of Information: Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Year(s) of Remodeling: unknown – mid. 1900's

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.

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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.

## **Eaton House Narrative**

The Eaton House located at 130 N. 5th Street in Windsor, CO is most notable for being built in 1902 by one of the earliest settlers and prominent leaders in the Windsor area, Mr. Benjamin H. Eaton (December 15, 1833 – October 29, 1904). A visionary, civic leader, and agriculturalist, Eaton served Northern Colorado as an early irrigation investor and developer who helped to shape the Windsor community and build its identity as an agricultural center. As fourth territorial governor, he instrumentally shaped the Colorado landscape into a viable and bountiful agricultural region, harnessing the power of Colorado's rivers, both physically and politically, to establish modern agricultural farming.

Eaton was born in Coshocton, Ohio, the second of eight children. After living in Ohio and Iowa, Eaton came to Colorado in the 1859 Colorado Gold Rush, prospecting in both Colorado and New Mexico. After serving in the Civil War as part of the New Mexico Volunteers, he returned to Colorado in 1864 with his wife to settle near the border of Weld and Larimer Counties as a founding officer of the Union Colony, a joint-stock colonization company of hopeful farmers led by *New York Tribune* agricultural editor Nathan Cook Meeker. Among his fellow land-owners, Eaton recognized that irrigation is what would make Northeastern Colorado, and specifically Windsor, livable, allowing farmers to settle and reap fruitful crops in contrast to the semi-arid climate unsuitable for the plow. Having learnt ancient irrigation methods from Hispanic farmers in the San Luis Valley, Eaton brought his education to Northeastern Colorado to build numerous irrigation ditches and canals, diverting the Cache la Poudre and the South Platte Rivers to capitalize its resources. Whitney Ditch served as the first Windsor ditch in 1861, followed shortly by Benjamin Eaton's B. H. Eaton Ditch in 1864, diverting water from the Cache la Poudre River to provide water for fields and agricultural stock. As one of the largest land owners in Weld and Larimer Counties, Eaton at one time owned over ninety 160-acre-parcels, all watered from canals and reservoirs of his own construction.

Soon after settling in the Windsor area, Eaton became the fourth territorial governor in the Colorado Territorial Legislature in 1884. Known as the "farmer governor," in office Eaton passed some of Colorado's first water rights laws, making it possible for Colorado farmers to harness the bloodline of the rivers to the plains. He served in office from January 1885 to January 1887.

Upon leaving office, Eaton continued to transform the Colorado landscape by helping to turn the South Platte River Valley into an important agricultural region within the state through various water works projects. He did the same for Weld and Larimer Counties in Northeastern Colorado. Trading in his farming operations, Eaton began an irrigation business he heavily promoted as a means of bringing area growth and wealth by building numerous irrigation canals and reservoirs throughout the region. In association with John C. Abbott, in 1873 Eaton built the Larimer County Canal No. 2, which watered large areas of land west, south, and southwest of Fort Collins. In 1878 he began construction of the Larimer and Weld Canal, once known as the Eaton Ditch, which at the time was the largest and longest irrigation canal in the state. In 1879 he built the High Line Canal in Denver. In May of 1890, Eaton incorporated the Windsor Reservoir and Canal Company and constructed the Windsor Reservoir. Eaton is credited as having invested in several more irrigation projects throughout the area. Because of forward thinking leaders such as Benjamin Eaton, irrigation made life possible in a part of the state once known as "The Great American Desert."

A civic-figure of such prominence, Benjamin Eaton influenced most of Northeastern Colorado through his water works projects and as a leader, being a charter member of the Fort Collins Masonic Lodge, serving as Fort Collins Justice of Peace and a county commissioner, and being the namesake for Eaton in Weld County. Eaton spent his last days in Windsor and passed away on October 29, 1904. The brick

home he built within the Lakeview Addition still remains in present-day Boardwalk Park, on the edge of the lake reservoir which he helped to build.

**Ownership Timeline:**

1902-1904 – Built by Benjamin H. Eaton for his workers and remained with the Eaton family until Mr. Eaton’s passing in 1904.

1905-1906 – C.A. Yancey

1906--1920 – W.W. Kennedy

1920-1923 – Windsor Mercantile Company

1923-1925 – George Hilterman

1925-1949 – Mary H. Simon

1949-1954 – Linda L. Graves

1954-1957 – Conrad & Helen Kerbel

1957--2003 – Daniel & Marie Mueller

2003 – present – Conveyed to the Town of Windsor in 2003. Operated by the Town of Windsor Art & Heritage program. Has sat mostly empty or used for storage since.

**Statement of Significance**

The Eaton House is eligible for its social/cultural significance within the Windsor community. The building is associated with the construction of the Windsor Reservoir, an influential water works project that provided water for area agricultural irrigation and the town of Windsor. The building served as housing for the reservoir project’s laborers.

The Eaton House is also directly associated with Benjamin Eaton, a Windsor resident and influential Coloradoan who worked as a Governor and developer to make Weld and Larimer counties a viable agricultural landscape and Windsor a livable town by harnessing the region’s rivers for necessary irrigation.

The Eaton House is also eligible for its geographical/environmental significance as it enhances a sense of identity within the community as a well-known building directly adjacent to and associated with the Windsor Reservoir, a body of water the Eaton House helped serve to construct; directly associated with Windsor’s significant water and agricultural history; and directly associated with a prominent Windsor resident, Benjamin Eaton.

**Architectural Description**

Built between 1902 and 1903, the Eaton House is a two-story, rectangular-shaped, east-facing gable-front national-style structure of brick construction. The brick walls are painted white, the roof is finished with asphalt shakes and the foundation consists of sandstone. The building is situated on the southwest corner of Birch and N. 5<sup>th</sup> Streets amidst residential properties and the Town of Windsor’s Boardwalk Park interpretive museum. Windsor Lake sits just to the north/northeast of the property. The site contains non-historic structures, such as a garage and sheds located to the west and southwest of the building. The building is in fair condition with a preponderance of integrity for the main structure that features minor alterations such as materials like roofing, windows, and repointing. In the mid-twentieth century, three single-story, wood construction additions were added to the northern, eastern, and southern elevations. In 2014, re-roofing work included flashing and counter-flashing screwed into the main brick structure from the addition roofs. Removing the three additions and flashing and correctly repointing the original structure according to the Secretary of Interior’s Standards will improve the integrity of the building.

The Eaton House has a total of approximately 1,000 square feet, split between the main and second floors. The building features a gable-front roof covered with asphalt shingles, which replaced the original roofing material, and has slight overhanging boxed eaves and rakes with a wide frieze board painted green. A brick chimney flue is centered on the building ridge. The chimney has been capped with metal and is trimmed with metal flashing, both not original. The building is primarily clad with brick painted white and features wood shingle gables painted white. A wood board belt course divides the two stories on the western and southern elevations, which is not original to the building.

The Eaton House has two original entrances, one off-center main entrance on the eastern elevation and a secondary off-center entrance on the southern elevation. The inset doorways are topped with relieving arches with brick voisoirs. The main entrance is a three-light wood door (not original) with wood trim. The southern entrance is an original wood paneled door with original hardware. Current entrances to the building include a modern entrance on the southern elevation of the eastern addition and a modern entrance centered on the southern addition.

The original building has a total of nine windows. The eastern elevation features two windows, one on each floor. The main floor window is a modern fixed, single-paned window with wood trim, while the second floor window is an original double-hung sash with a relieving arch of brick voisoirs over a flat arch. The original wood board sill is covered by the eastern addition roof. The southern elevation contains a modern fixed, single-paned window with two single-hung aluminum flankers over a wood sill. It appears the brick over the window and the window opening have been modified. The western elevation consists of four original windows; two shorter double-hung sashes with relieving arches and downward sloping stone sills on the main floor and two long double-hung sashes with relieving arches and wood board sills. Additional exterior features include gutters.

The southern and northern additions are clad with simple drop siding painted white, while the eastern elevation is clad with clapboard below and plywood above, all painted white. The southern elevation features a gable roof below the principal roof of the original building, while the eastern and northern additions feature shed roofs. All three addition roofs are covered with asphalt shingles. As well as the already aforementioned entrances, the additions feature three single-hung aluminum sashes on the southern addition, two multi-light, single-hung sashes on the eastern addition, and four multi-light, casement windows on the northern addition. The additions appear to have undergone several modifications as siding covers apparent former windows and doors. These additions are in poor condition and continue to place stress on the original brick structure. It is recommended that these additions be removed, as they were constructed after the building's period of significance.

### **Bibliography**

Art & Heritage Center, 116 5<sup>th</sup> Street, Windsor, CO 80550

Kline, Rachel. *Eaton House*. 2014. Photographs

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

Publishing staff. "Lakeview Addition." *The Poudre Valley* 11 Aug. 1938: 1. Print.

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

Watrous, Ansel. *History of Larimer County, Colorado*. 1911.

**Current Photographs**



Eaton House, Windsor, CO – Eastern and northern elevations. Rachel Kline, 2014.



Eaton House, Windsor, CO – Southern and eastern elevations. Rachel Kline, 2014.

Eaton House Local Landmark Designation Application



Eaton House, Windsor, CO – Western elevation. Rachel Kline, 2014.



Eaton House, Windsor, CO – Interior showing eastern main entrance. Town Hall, 2014.



Eaton House, Windsor, CO – Southern elevation of original building. Town Hall, 2014.



# **HISTORIC LOCAL LANDMARK DESIGNATION**

## **EATON HOUSE**

**Josh Olhava, Associate Planner**  
**January 14, 2015**

Historic Preservation Commission

Items C.1.C.2



# HISTORIC LANDMARK DESIGNATION

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Article XXVIII of Chapter 16 of the Municipal Code outlines the purposes of the Historic Preservation Ordinance and process for Landmark Designations, including:

**Sec. 16-28-10. 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.*

**Sec. 16-28-30. Designation of landmarks and historic districts.**

**Sec. 16-28-40. Procedures for designating structures and districts for preservation.**

**Sec. 16-28-60. Criteria for designation.**

# SITE VICINITY MAP



Site Location

# ZONING



Zoned - Central Business (CB)

# PRESENT DAY – EATON HOUSE





# CRITERIA FOR DESIGNATION

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## 1. Architectural

- a. N/A

## 2. Social

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

The building is associated with the construction of the Windsor Reservoir, an influential water works project that provided water for area agricultural irrigation and the town of Windsor. The building served as housing for the reservoir project's laborers.

- c. *Is associated with a notable person(s) or the work of a notable person(s).*

The Eaton House is also directly associated with Benjamin Eaton, a Windsor resident and influential Coloradoan who worked as a Governor and developer to make Weld and Larimer counties a viable agricultural landscape and Windsor a livable town by harnessing the region's rivers for necessary irrigation.



# CRITERIA FOR DESIGNATION CONT....

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## 3. Geographic/Environmental

a. *Enhances the sense of identity of the community.*

The Eaton House is also eligible for its geographical/environmental significance as it enhances a sense of identity within the community as a well-known building directly adjacent to and associated with the Windsor Reservoir, a body of water the Eaton House helped serve to construct; directly associated with Windsor's significant water and agricultural history; and directly associated with a prominent Windsor resident, Benjamin Eaton.



# EVALUATION OF THE PHYSICAL INTEGRITY

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- a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.*
  - See Criteria for Designation Item #2 'Social', above.
- b. *Retains original design features, materials and/or character.*
  - See the Architectural Description found within the Eaton House Designation Application. The structure has retained many original design features and materials. As recommended, the removal of the non-contributing additions will reveal the original character of the home.
- c. *Original location or same historic context after having being moved.*
  - The Eaton House remains in its' original location.
- d. *Has been accurately reconstructed or restored based on documentation.*
  - N/A. Work is needed to restore the structure back to its' period of significance following the Secretary of Interiors Standards.



# RECOMMENDATION

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Staff recommends that the Historic Preservation Commission forward a recommendation of approval for the Designation of the Eaton House as a Local Landmark, per the Designation Application, based on the following findings of fact:

That the Park School building as nominated and presented:

1. Exemplifies the cultural, economic and social heritage of the community;
2. Is associated with a notable person; and
3. Enhances the sense of identity of the community.



## MEMORANDUM

**Date:** January 14, 2015  
**To:** Historic Preservation Commission  
**Via:** Joseph P. Plummer, AICP, Director of Planning  
**From:** Josh Olhava, Associate Planner  
**Subject:** Election of officers (chairperson, vice-chairperson and secretary) for the 2015 calendar year  
**Item #:** C.3

**Discussion:**

In accordance with the Historic Preservation Commission By-laws, each calendar year the Commission shall elect its chairperson, vice-chairperson and the secretary for that respective year.

Therefore, staff has placed this item on the agenda for the election of officers for the 2015 calendar year.