



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

January 11, 2017, 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. 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 February 10, 2016 Historic Preservation Commission meeting.

C. BOARD ACTION

1. Site Plan Presentation – Town of Windsor Subdivision, Lots 2, 4, 6, 8, 10, 12, 14 and 16, Block 11 - Windsor Mill, 301 Main Street – Old Windsor Mill, LLC, applicant/ Steve Schroyer, Old Windsor Mill, LLC and Katy Thompson, Ripley Design, Inc., applicant's representatives
 - Staff presentation: Josh Olhava, Senior Planner
2. Authorization for Chair to Sign a Letter of Support to the State Historic Preservation Office regarding the rehabilitation plans for the National Landmark – Windsor Mill
 - Staff presentation: Josh Olhava, Senior Planner
3. Election of officers (chairperson, vice-chairperson and secretary) for the 2017 calendar year
 - Staff presentation: Josh Olhava, Senior Planner

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
2. Communications from Town Board liaison
3. Communications from the staff
 - a. Recap from the December 5, 2016 open house and presentations on the Church and Sugar Beet Factory survey.

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 08, 2017</u>	5:45 P.M.	Regular meeting**	Historic	Preservation	Commission
<u>Wednesday, March 08, 2017</u>	5:45 P.M.	Regular meeting**	Historic	Preservation	Commission
<u>Wednesday, April 12, 2017</u>	5:45 P.M.	Regular meeting**	Historic	Preservation	Commission

** 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.



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

February 10, 2016, 5:45 P.M.

First Floor Conference Room

301 Walnut Street, Windsor, CO 80550

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MINUTES

A. CALL TO ORDER

Chairperson Geisick called the meeting to order at 5:47 p.m.

- | | | |
|---------------------|--------------------|----------------------|
| 1. <u>Roll Call</u> | Chairperson | Lisa Geisick |
| | Vice Chairperson | Anita Drake |
| | | Carrie Ann Lucas |
| | | Dr. Larry Lawrence |
| | | Jean Zuckweiler |
| | Absent | |
| | Town Board Liaison | Robert Bishop-Cotner |
| Also present: | Senior Planner | Josh Olhava |

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
There were no changes to the agenda.
3. Public Invited to be Heard
Chairperson Geisick opened the meeting for public comment, to which there was none.

B. CONSENT CALENDAR

1. Approval of Minutes of the March 11, 2015 Historic Preservation Commission meeting
Ms. Lucas moved to approve the Minutes of the March 11, 2015 Historic Preservation Commission meeting as presented; Ms. Drake seconded the motion. All in attendance voted yes; motion carried.

C. BOARD ACTION

1. Election of Officers (chairperson, vice-chairperson and secretary) for the 2015 calendar year
 - Staff presentation: Josh Olhava, Senior Planner

Senior Planner Olhava stated that in accordance with the by-laws of the Historic Preservation Commission, the commission shall elect it's' officers annually. Mr. Olhava turned the discussion over to Chairperson Geisick and the commission for discussion and election of officers.

Ms. Lucas motioned for Ms. Geisick to remain the Chairperson of the Historic Preservation Commission; Ms. Drake seconded the motion. All in attendance voted yes; motion carried.

Ms. Lucas motioned for Ms. Drake to be the Vice-Chairperson of the Historic Preservation Commission; Ms. Geisick seconded the motion. All in attendance voted yes; motion carried.

Ms. Geisick motioned for Ms. Zuckweiler to be the Secretary of the Historic Preservation Commission; Ms. Lucas seconded the motion. All in attendance voted yes; motion carried.

D. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
Ms. Zuckweiler commented on the Saving Places Conference and really appreciated the Town making this available to Commission members.
2. Communications from Town Board liaison
No communications.
3. Communications from the staff
Senior Planner Olhava reported that May is Historic Preservation Month. Mr. Olhava discussed some of the sessions from the 2016 Saving Places Conference.

E. ADJOURN

Ms. Drake motioned to adjourn the meeting. All in attendance voted yes; motion carried.

The meeting was adjourned at 6:10 p.m.

Josh Olhava, Senior Planner



MEMORANDUM

Date: January 11, 2017
To: Historic Preservation Commission
Via: Scott Ballstadt, AICP, Director of Planning
From: Josh Olhava, AICP, Senior Planner
Subject: Site Plan Presentation – Town of Windsor Subdivision, Lots 2, 4, 6, 8, 10, 12, 14 and 16, Block 11 – Windsor Mill, 301 Main Street – Old Windsor Mill, LLC, applicant/ Steve Schroyer, Old Windsor Mill, LLC and Katy Thompson, Ripley Design, Inc., applicant's representatives
Location: 301 Main Street
Item #: C.1

Background:

The applicant, represented by Mr. Steve Schroyer, is proposing a plan for the redevelopment of the historic Windsor Mill site. The site is zoned General Commercial (GC) and is surrounded by other commercial properties to the east and west; and residential properties to the south.

Site characteristics include:

- redevelopment of the approximately 35,500 square foot lot;
- redevelopment of approximately 35,000 square feet of building space;
- restoring many of the existing historic elements of the structure and site;
- incorporating new modern elements to the structure and site;
- relocation of the grain bin to be partially used as an outdoor stage;
- added outdoor seating for the future tenants of the site;
- new entrances on the north side of the Mill building; and
- new site elements, including:
 - parking – 15 off-street spaces and restriped Main and 3rd Streets;
 - open space and landscaping – approximately 9,100 square feet or 25.6% of the site; and
 - hardscape (sidewalks, pathways and patios) – approximately 7,300 square feet or 20.5% of the site.

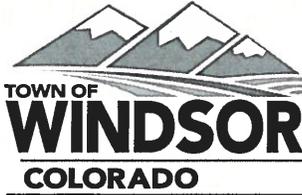
Please see the enclosed staff PowerPoint for visual illustrations.

The current presentation is intended for the Historic Preservation Commission's information.

Recommendation: No recommendation as this item is for presentation purposes.

Enclosures: Application materials
Staff PowerPoint

pc: Mr. Steve Schroyer, Old Windsor Mill, LLC., applicant's representative



APPLICATION PACKET LAND USE APPLICATION

1 The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

<p>APPLICATION TYPE:</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Master Plan</p> <p><input type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Minor Subdivision</p> <p><input type="checkbox"/> Lot Line Adjustment</p> <p><input type="checkbox"/> Major Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p>	<p>SUBTYPE: (for Major Subdivisions and Site Plans only)</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p> <p><input type="checkbox"/> Qualified Commercial/Industrial</p> <p><input checked="" type="checkbox"/> Administrative</p>
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Project Name*: Windsor Mill

Legal Description*: Lots 2, 4, 6, 8, 10, 12, 14 and 16, Block 11 of Town of Windsor

Address/Location*: Corner of Main Street and 3rd Street

Existing Zoning: CC General Commercial **Proposed Zoning:** No change proposed

3

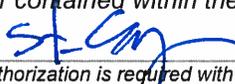
OWNER:
 Name(s)*: Steve Schroyer
 Company: Old Windsor Mill, LLC
 Address*: 401 West Mountain Suite 200 Fort Collins, CO. 80521
 Phone #*: (970) 494-5422 Email*: steve.schroyer@blueocean-inc.com

APPLICANT (Owner or Owner's Representative):
 Name*: Katy Thompson
 Company: Ripley Design, Inc.
 Address*: 419 Canyon Ave. Suite 200 Fort Collins, CO 80521
 Phone #*: (970) 224-5828 Email*: katy.thompson@ripleydesigninc.com

AUTHORIZED REPRESENTATIVE:
 Name: _____
 Company: _____
 Address: _____
 Phone #: _____ Email: _____

4 All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature:  **Date:** 12-20-16
(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: STEVE SCHROYER *Required fields

WINDSOR MILL

PLANNING REVIEW SUBMITTAL - 12/22/2016

NARRATIVE:

This development project will undertake the rehabilitation of the damaged Windsor Mill in Windsor, Colorado. The entire historic structure will not be replaced as it was upon original construction in the early 1900's. The project aims to restore much of the existing historic structure while incorporating new modern elements to the project. The approximate square footage of the building upon completion is 34,000. The building could be comprised of commercial uses such as bar and restaurants, brewery, office, storage and patio gathering areas. There shall be no new structures built on the site. It is anticipated that the combined businesses of this project will employ over 100 people at full buildout.

The building facade will primarily be focused on restoring the historical base that remains from the damage sustained from the tornado. This will involve extensive brick repair coupled with the restoration of the wood silo exterior. The third and fourth level will be new construction incorporating modern facades that do not emulate the original character. The State of Colorado Historical Preservation has been consulted with in regards to the proposed architectural theme. Remaining items such as but not limited to the tin exterior, signage and wood restoration techniques still need to be resolved.

The overall site will be redeveloped with new sidewalks along Third Street, landscaping, patio seating and entertaining areas, parking, irrigation, lighting and proper trash areas. It is proposed that the existing steel grain silo be relocated to provide for increased parking and pedestrian circulation. The silo will be retrofitted into a stage area that fronts onto a patio and seating area. A parking lot of 15 spaces that also contains the trash enclosure is proposed with access off of the south, adjacent alley. Diagonal parking is also proposed along Third Street.

Site Plan Presentation

Town of Windsor Subdivision

(Historic Mill)



Josh Olhava, AICP, Senior Planner
January 11, 2017 – Historic Preservation Commission

Site Vicinity Map



SH 257

Main St./SH392

7th St.



Site Location

SH 255

Zoning Map

SH 257

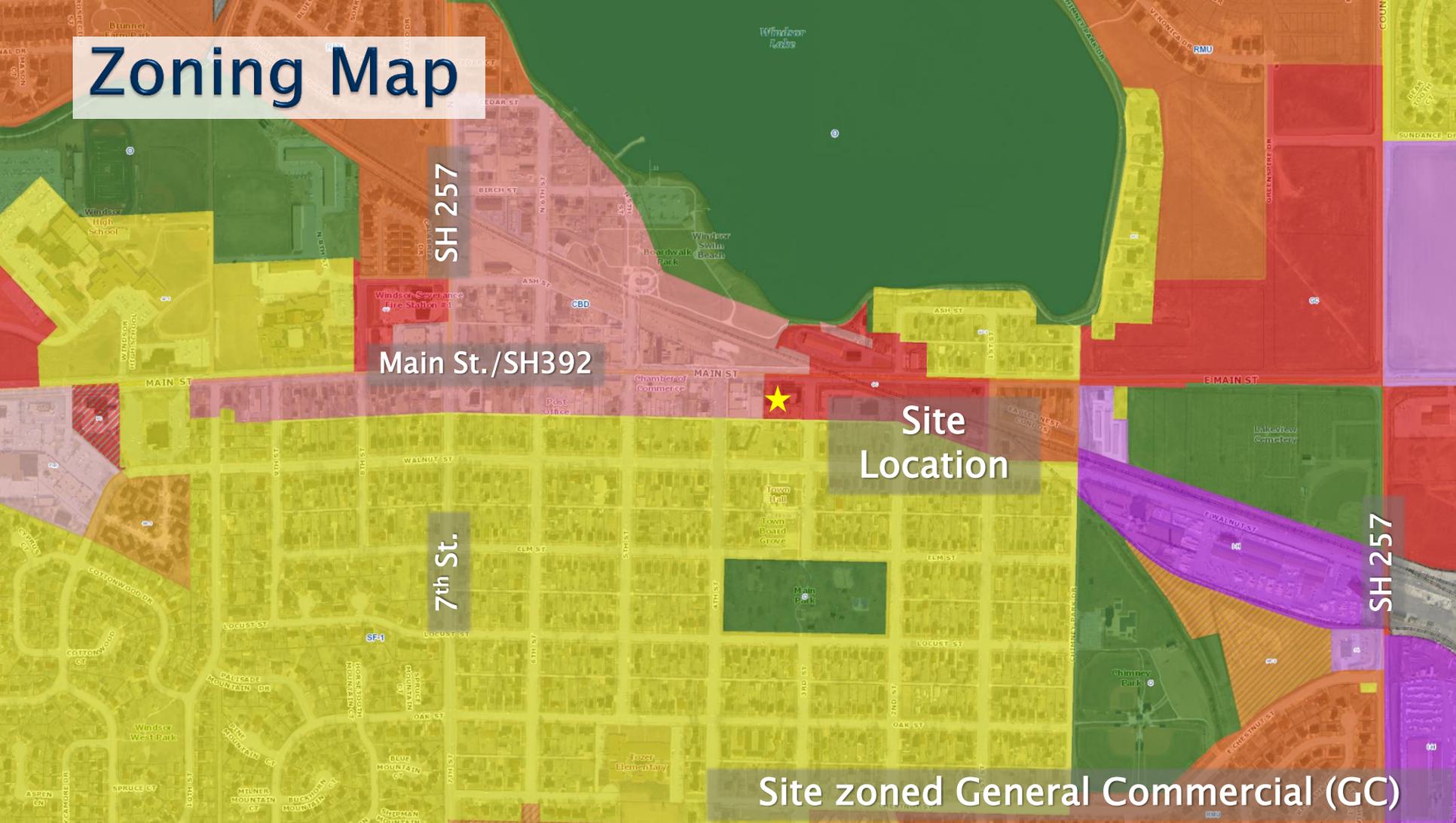
Main St./SH392

Site
Location

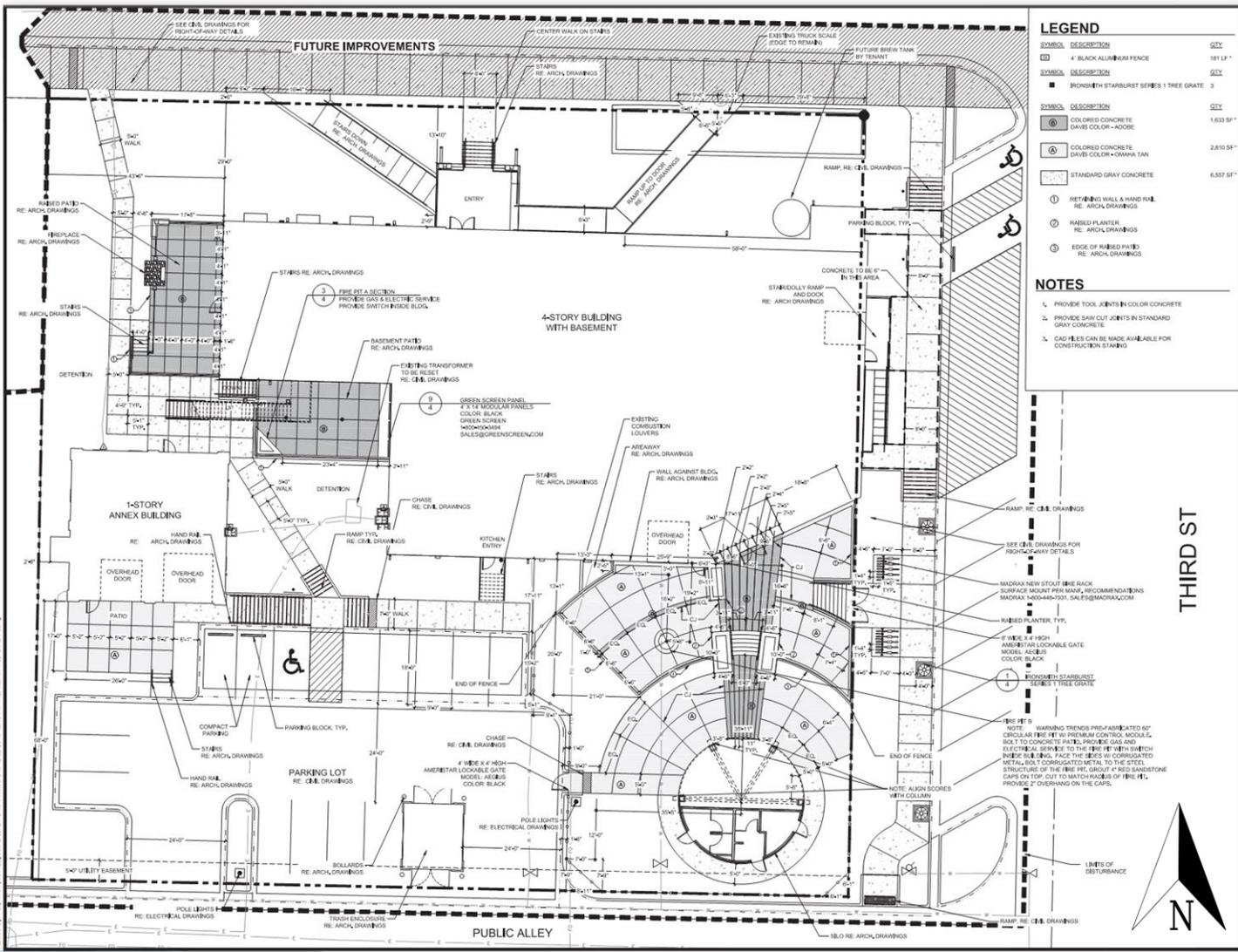
7th St.

SH 257

Site zoned General Commercial (GC)



Site Plan



LEGEND

SYMBOL	DESCRIPTION	QTY
①	4" BLACK ALUMINUM FENCE	181 LP'
②	IRONMESH STAIRBURST SERIES 1 THREE GRADE	3
③	COLOR COLORED CONCRETE DAVIS COLOR-ADORE	1,633 SF'
④	COLOR COLORED CONCRETE DAVIS COLOR-GRAMA TAN	2,810 SF'
⑤	STANDARD GRAY CONCRETE	6,567 SF'
①	REINFORCING WALL & HAND RAIL RE ARCH DRAWINGS	
②	RABIED PLASTER RE ARCH DRAWINGS	
③	EDGE OF RABIED PATE RE ARCH DRAWINGS	

- ### NOTES
1. PROVIDE TOOL JOINTS IN COLOR CONCRETE
 2. PROVIDE SAW CUT JOINTS IN STANDARD GRAY CONCRETE
 3. CAD FILES CAN BE MADE AVAILABLE FOR CONSTRUCTION TEAM

LAND USE TABLE

GROSS	AREA (SF)	%
BUILDING COVERAGE*	12,979	36.49
PARKING AND DRIVES	6,148	17.28
OPEN SPACE AND LANDSCAPE	9,127	25.66
HARDSCAPE (SIDEWALKS, PATHWAYS, & PATIOS)	7,319	20.57
TOTAL GROSS COVERAGE	35,573 SF (0.82 AC)	100.00

*SEE FLOOR SPACE TABLE BELOW FOR DETAILS

FLOOR SPACE TABLE

GROSS	PROVIDED
MAIN BUILDING	34034
BASEMENT (INCLUDES GRAIN BINS)	10538
1ST FLOOR (INCLUDES GRAIN BINS)	10,579
2ND FLOOR (INCLUDES GRAIN BINS)	4,752
3RD FLOOR (INCLUDES GRAIN BINS)	4559
4TH FLOOR	3606
ANNEX BUILDING	1440
SILO BUILDING	735
TOTAL	36,209

THIRD ST



Elevations

(1 of 2)



EXTERIOR FINISH SCHEDULE	
STANDING SEAM METAL PANEL ROOFING	CHARCOAL GREY
S-DECK ROOFING	GALVANIZED
BRICK	REDDISH-BROWN
STONE	TAN
WOOD TAG SIDING COLOR A	MEDIUM BROWN
WOOD TAG SIDING COLOR B	LIGHT GREY
METAL SIDING COLOR A	CHARCOAL GREY
METAL SIDING COLOR B	LIGHT GREY
STOREFRONT FRAMES	BLACK ANODIZED
HISTORICAL WINDOW FRAMES	WHITE
EXTERIOR RAILING COLOR	BLACK
DOWNPOUTS	CHARCOAL GREY
GUTTERS	CHARCOAL GREY
BELTLE-KILL SIDING	CLEAR STAIN

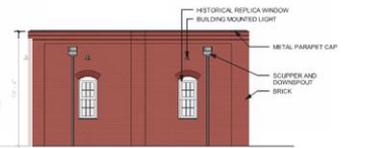
2 SOUTH ELEVATION
1/8" = 1'-0"



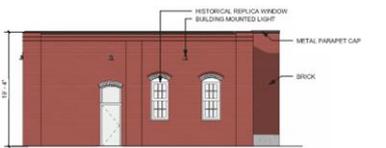
1 NORTH ELEVATION
1/8" = 1'-0"

Elevations

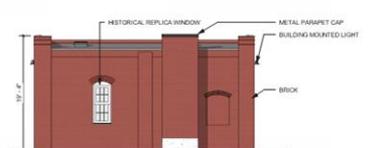
(2 of 2)



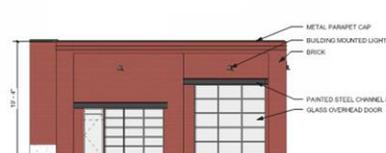
6 ANNEX BUILDING EAST ELEVATION
18'0" x 14'0"



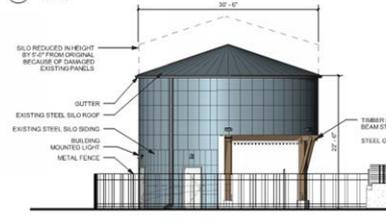
5 ANNEX BUILDING NORTH ELEVATION
18'0" x 14'0"



4 ANNEX BUILDING WEST ELEVATION
18'0" x 14'0"



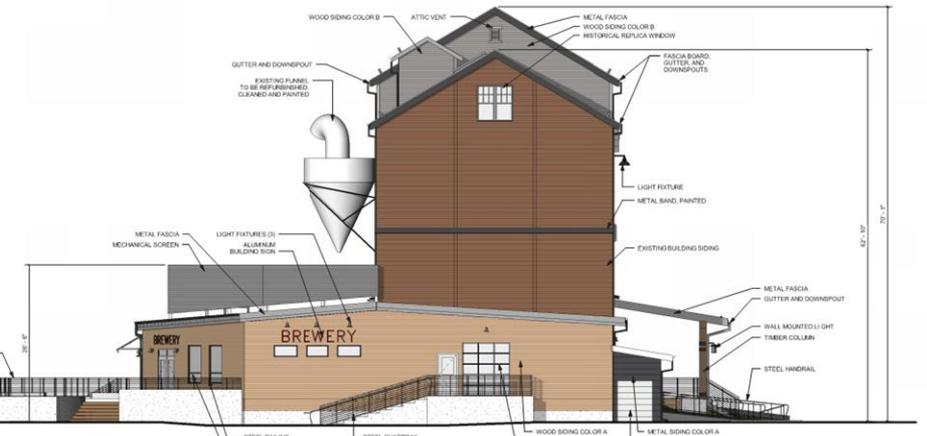
3 ANNEX BUILDING SOUTH ELEVATION
18'0" x 14'0"



1 EAST ELEVATION
38'0" x 14'0"



2 WEST ELEVATION
60'0" x 14'0"



2 WEST ELEVATION
60'0" x 14'0"

EXTERIOR FINISH SCHEDULE	
STANDING SEAM METAL PANEL ROOFING	CHARCOAL GREY
S DECK ROOFING	GALVANIZED
BRICK	RED/SHIMBROWN
STONE	TAN
WOOD TAG SIDING COLOR A	MEDIUM BROWN
WOOD TAG SIDING COLOR B	LIGHT GREY
METAL SIDING COLOR A	CHARCOAL GREY
METAL SIDING COLOR B	LIGHT GREY
STOREFRONT FRAMES	BLACK ANODIZED
HISTORICAL WINDOW FRAMES	WHITE
EXTERIOR PAINTING COLOR	BLACK
DOWNPOUTS	CHARCOAL GREY
GUTTERS	CHARCOAL GREY
BEETLE KILL SIDING	CLEAR STAIN



MEMORANDUM

Date: January 11, 2017
To: Historic Preservation Commission
Via: Scott Ballstadt, AICP, Director of Planning
From: Josh Olhava, AICP, Senior Planner
Subject: Authorization for Chair to Sign a Letter of Support to the State Historic Preservation Office regarding the rehabilitation plans for the National Landmark – Windsor Mill
Item #: C.2

Background:

Enclosed is a letter of support from the Historic Preservation Commission to the State Historic Preservation Office regarding the redevelopment efforts of the historic Windsor Mill.

Recommendation: Staff recommends that the Historic Preservation Commission move to allow chairperson Geisick to sign the letter of support as presented.

Enclosures: Letter of Support



January 11, 2017

History Colorado
C/O Korbin Pugh
korbin.pugh@state.co.us

To Whom It May Concern:

The Windsor Historic Preservation Commission is pleased to provide this letter of support for the redevelopment and rehabilitation of the historic Windsor Mill. We have a long history of community involvement in Windsor from education and community outreach to surveying historic resources and providing recommendations to the Town Board on Local Landmark Designations. As a Certified Local Government (CLG), we understand that preserving our past through physical assets is a key strategy to an overall revitalization program.

Through a grant from the Department of Local Affairs, a feasibility study was completed to help explore the opportunities for a possible future of this landmark. Without these efforts, growing calls for the building to be demolished might have gained traction. Today, there is renewed interest in investment in the facility and hope for a bright future for the Mill. The plans presented by the new owner, Old Windsor Mill, LLC, promote rehabilitation and adaptive reuse of the historic building and site.

The plans for the structure and property are in-line with the Statement of Significance within the National Designation Form from 1998. The National Landmark Designations denotes the areas of significance as 'commerce' and 'architecture'. The period of significance is from 1899-1919. The proposed exterior façade rehabilitation and redevelopment work emphasizes the statements made on the form, that *"a small number of flour mill and grain elevator structures dating from that time period have been documented on the eastern plains of Colorado, few have received National Register designation and fewer still exhibit the Windsor Mill Building's combination of brick, stacked plank, and wood frame architecture."* The plans showcase the original architecture by incorporating new elements that are distinctively different, which is consistent with the intent of the Secretary of Interior's Standards. The plans re-emphasize the Windsor Mill's prominent architecture and speak to the Town's heritage as an agricultural center.

Please take this letter and support from the local CLG into consideration during your review of the plans presented by the Old Windsor Mill, LLC. We are very excited with the current redevelopment efforts and vision for the historic Windsor Mill.

Sincerely,

Lisa Geisick
Chairperson
Windsor Historic Preservation Commission