

TOWN OF WINDSOR

ORDINANCE NO. 2020-1614

AN ORDINANCE DESIGNATING THE HALFWAY HOUSE AS A LOCAL HISTORIC LANDMARK PURSUANT TO THE REQUIREMENTS OF ARTICLE XXVIII OF CHAPTER SIXTEEN OF THE *WINDSOR MUNICIPAL CODE*

WHEREAS, the Town of Windsor (hereinafter, "Town") is a Colorado home rule municipality, with all powers and authority attendant thereto; and

WHEREAS, the Town's citizens have consistently voiced their support for the preservation of historically-significant properties and features within the Town, in order that the Town's heritage remains a source of education, community culture and pride; and

WHEREAS, under Article XXVIII, Chapter 16 of the *Windsor Municipal Code* ("Historic Preservation Code"), the Town has the authority to designate historic landmarks in accordance with the requirements of the Historic Preservation Code; and

WHEREAS, the Town, as owner of the historic Halfway House, located at 33327 Weld County Road 15, Windsor, Colorado, has requested historic landmark designation pursuant to the Historic Preservation Code; and

WHEREAS, the location and legal description of the Halfway House depicted in Exhibit A hereto, incorporated herein by this reference as if set forth fully; and

WHEREAS, the Windsor Historic Preservation Commission has held the required public hearing on the Town's application for historic designation, and has recommended that the Halfway House be designated as a historic landmark; and

WHEREAS, the Town Board has conducted a public hearing, notice of which was duly posted in accordance with the requirements of the Historic Preservation Code; and

WHEREAS, the Town Board, in accordance with the requirements of the Historic Preservation Code, hereby finds that the characteristics of the Halfway House justifying its historic landmark designation are as set forth in Exhibit B hereto, the contents of which are incorporated herein by this reference as if set forth fully.

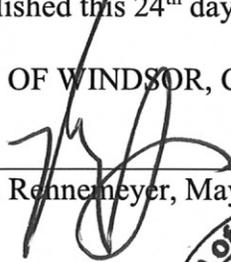
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

**Section 1.** The Town Board does hereby designate the Halfway House as a historic landmark, as that term is used in the Historic Preservation Code.

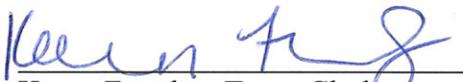
**Section 2.** This designation shall subject the Halfway House to all regulations, controls and standards set forth in the Historic Preservation Code.

Introduced, passed on first reading, and ordered published this 24<sup>th</sup> day of August, 2020.

TOWN OF WINDSOR, COLORADO

By   
Paul Rennehey, Mayor

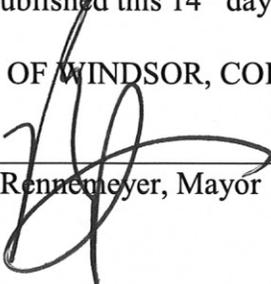
ATTEST:

  
Karen Frawley, Town Clerk



Introduced, passed on second reading, and ordered published this 14<sup>th</sup> day of September, 2020.

TOWN OF WINDSOR, COLORADO

By   
Paul Rennehey, Mayor

ATTEST:

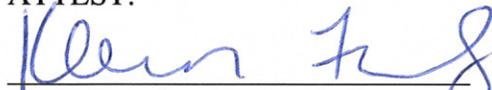
  
Karen Frawley, Town Clerk



Exhibit A – Halfway House Legal Description

Tract G, Jacoby Farm Subdivision 2<sup>nd</sup> Filing

## Exhibit B – Characteristics of the Halfway House Justifying its Historic Landmark Designation

### **Social**

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

*The Halfway House exemplifies the cultural, economic, and social heritage of the community. As the first permanent structure built in what is now Windsor, the building is significant in demonstrating the history of westward expansion and the founding of Windsor. It survived the advent of agriculture in Windsor and housed farmers and their families for years and now serves as a reminder of Windsor's humble roots.*

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

*The Halfway House is associated with notable families that were critical to the early development of Windsor as an agricultural community. John Hilton was a Civil War veteran who appears to have first arrived in Colorado in 1869 as a stock raiser. He was elected Justice of Peace for Weld County in 1871 and built the Halfway House in 1873, seeing the economic potential of serving travelers between Fort Collins and Greeley. He successfully petitioned to open a post office at the Halfway House, serving around 30 families in the surround area from 1873-1875. Hilton later sold the Halfway House and become a prominent attorney in Fort Collins.*

*Julius Weller was the first legal owner of the Halfway House, having been granted homesteading rights to the surrounding 160 acres of farmland in 1875. He continued to operate the Halfway House as an inn. His son, 16 year old Fred Weller, opened a mercantile business in 1884 that soon merged with a general store. Early customers included Edward Hollister and Governor Benjamin Eaton. After Julius Weller's death in 1889, the Halfway House and farm was left to his son Fred. Fred soon traded the farm to his business partner Robert S. Dickey. Fred went on to become a prominent business man in Windsor and Eaton, Colorado. Fred Weller was one of the petitioners in 1890 to incorporate Windsor as a town, served as a trustee on the first Windsor Town Board, and was the Town Clerk from 1890 to May 1896.*

*Robert S. Dickey, in addition to being partners with Fred Weller in operating one of the early store in Windsor, the Weller-Cobbs Merchandise Company, was one of the first teachers in Windsor and later became the Superintendent of Schools, interspersed teaching and farming for several decades.*

*Jacob Henry Jacoby, Sr. immigrated to Windsor in 1910 with his wife Mary Katherine and his infant son Jacob Jr. from the Volga region of Russia. He worked for a time at the Great Western Sugar Company mill in Windsor, as did many other Volga Germans, and the Jacoby family was one of the immigrant families that the*

*Dickey family hired to help them farm their land. Germans from Russia, or Volga Germans, originally came from Germany. During the eighteenth century, Catherine the Great and her grandson Alexander I invited Germans to settle rich farm lands along Russia's Volga River. Political turmoil in Russia at the end of the nineteenth century motivated thousands of Volga Germans to immigrate to the United States, where they settled on the plains of Kansas, Colorado, and the Dakotas.*

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

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.

*The Halfway House is directly associated with development and heritage of the Windsor community and northern Colorado as outlined in sections above.*

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

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

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

*The Halfway House may have been moved a few hundred feet at some point in its history but it retains its historic context as halfway between Fort Collins and Greeley along the Overland Trail route.*

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

*This section is not applicable at present. Work may be needed to restore the structure and will need to be done following the Secretary of Interiors Standards.*