

TOWN OF WINDSOR

ORDINANCE NO. 2020- 1616

AN ORDINANCE DESIGNATING THE DICKEY FARMHOUSE 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 Dickey Farmhouse, 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 held the required public hearing on September 9, 2020, on the Town's application for historic designation, and has recommended that the Dickey Farmhouse 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 Dickey Farmhouse 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.

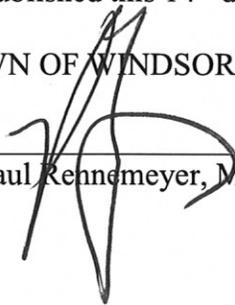
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

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

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

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

TOWN OF WINDSOR, COLORADO

By  \_\_\_\_\_  
Paul Renne Meyer, Mayor

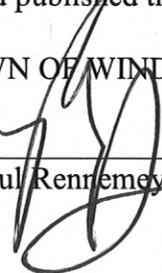


ATTEST:

  
\_\_\_\_\_  
Karen Frawley, Town Clerk

Introduced, passed on second reading, and ordered published this 28<sup>th</sup> day of September, 2020.

TOWN OF WINDSOR, COLORADO

By  \_\_\_\_\_  
Paul Renne Meyer, Mayor



ATTEST:

  
\_\_\_\_\_  
Karen Frawley, Town Clerk

**Exhibit A – Dickey Farmhouse Legal Description**  
Tract G, Jacoby Farm Subdivision 2<sup>nd</sup> Filing

**Exhibit B – Characteristics of the Dickey Farmhouse Justifying its Historic Landmark Designation**

***Architectural***

- a. Exemplifies specific elements of an architectural style or period.

*Staff Comment: The Farmhouse is unique to Windsor in that it combines elements from many of the popular styles of the time. The house incorporates elements from the common German-Russian four-square house seen in Windsor's early days, Victorian design motifs, and elements of ranch/bungalow styles. The house itself is a one and a half stories, given more prominence to the building but adding little usable space.*

- b. Demonstrates superior craftsmanship or high artistic value.

*Staff Comment: The farmhouse demonstrates superior craftsmanship in its combination of styles outlined above. Newspaper articles from the time describe the building as "fine", "pretty", and "modern", indicating superior craftsmanship. The house includes embellished forms of Victorian motifs, with a gingerbread dormer and ornate front porch.*

***Social***

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

*Staff Comment:*

*The Farmhouse exemplifies Windsor's cultural, economic and social heritage as an agricultural community. The Farmhouse was part of one of the earliest and largest farms in Windsor, known as the Home Farm and was an important gathering place in the community. The farmhouse hosted Chautauqua meetings, held meetings of prominent area businessman, and served as a place for community gatherings and parties.*

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

*Staff Comment:*

*Robert S. Dickey was a prominent member of the Windsor Community. He operated one of the early stores in Windsor, the Weller-Cobbs Merchandise Company, served as president of the Farmers State Bank, director of a church choir, was a farmer operating over 400 acres of land, one of the first teachers in Windsor and later became the Superintendent of Schools. Jacob Henry Jacoby, Sr. immigrated to Windsor in 1910 with his family. 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.*

***Geographic/Environmental***

- a. Enhances sense of identity of the community.

Staff Comment: *The Farmhouse enhances sense of identity in the community due to its ties to the early agricultural development of Windsor and the prominent families who resided there.*

**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 Farmhouse is directly associated with development and heritage of the Windsor community, as outlined in sections above.*

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

Staff Comment: *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.

Staff Comment: *The Farmhouse is in its original location.*

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

Staff Comment: *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.*