



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
HISTORIC ADVISORY BOARD
Monday, December 05, 2022 at 4:30 PM
Town Hall, 151 S. Banner Street**

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

PRESENTATION

CONSENT AGENDA

- [1.](#) Minutes of the Regular Meeting of October 3, 2022

NEW BUSINESS

2. Discussion regarding possible development at 392 Main Street - Ed Beard
- [3.](#) Discussion regarding Town/Main Street/Historic District mascot or symbol
- [4.](#) Discussion regarding HistoryMatters, LLC surveys and updated inventory tables
- [5.](#) Discussion regarding 2022 and Draft 2023 Work Plan and Assignments and Design Guidelines Strategy
6. Discussion regarding BOT quarterly update

REPORTS

- [7.](#) Staff Report
8. Board Reports

ADJOURNMENT



HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS OCTOBER 3, 2022

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, October 3, 2022, at 4:35 PM by Chair John Quest.

ROLL CALL

Present were Chair John Quest, Vice Chair Cecilia Farin and Board Members Aimee Woodall and Denny Boehler. Board Member Ronni Curtis was not present. There was a quorum to conduct business.

Also present were Community Development Director Pam Cherry, Planner/Project Manager Zach Higgins, Town Clerk Michelle Oeser and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES

The Administration requested to add the Historic Registry Listing to the agenda. This item was added as item number 5.

UNSCHEDULED PUBLIC COMMENT

There was no unscheduled Public Comment.

MINUTES

Regular Minutes of September 13, 2022

Motion by Vice Chair Farin, seconded by Ms. Woodall, to approve the minutes from September 13, 2022.

The vote of those Board Members present was unanimously in favor. Motion carried.



NEW BUSINESS

Staff update regarding the Historic Preservation Code Update

Mr. Higgins advised the Board that the Board of Trustees passed the Historic Preservation Code Ordinance on September 27, 2022.

Discussion regarding Historic Walk and Talk

Mr. Higgins notified the Board on the success of the 2022 Historic Walk and Talk.

Discussion regarding the Historic Register listings and Interpretive plaque

Mr. Higgins requested that the Board review the list over the next few weeks, for upcoming discussion.

STAFF REPORTS

- Mr. Higgins discussed his staff report provided in the Board packet.
- Mr. Higgins discussed the current work plan.
- Mr. Higgins gave an update on the intensive survey.
- Ms. Cherry informed the Board that the resident located at 325 Main Street would like the historic sign board removed from her property.
- Mr. Higgins let the Board know that Frontier High School is still for sale.

BOARD REPORTS

- The Board had nothing additional to report.

ADJOURNMENT

Motion by Vice Chair Farin, seconded by Mr. Boehler, to adjourn meeting at 5:12 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Chair John Quest

Town Clerk Michelle Oeser



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board

FROM: Zach Higgins, AICP Planner/Project Manager

DATE: November 07, 2022

SUBJECT: Town/Main Street/Historic District Mascot/Symbol

SUMMARY

The Main Street Board of Directors had a discussion at their October, 2022 meeting regarding multiple towns and cities that have mascots or symbols and events surrounding those mascots or symbols. The Main Street Board has requested the Historic Advisory Board come up with an idea or ideas that would be appropriate for the area in question as well as historically significant.

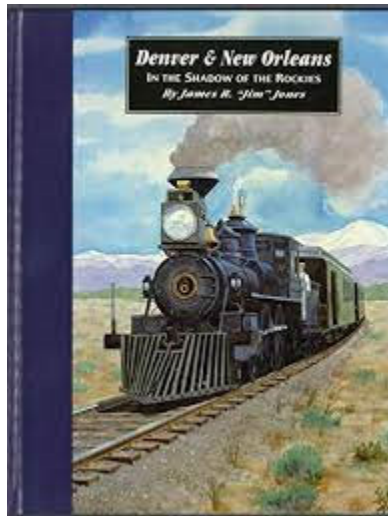
The example of Marysville, KS which has a black squirrel mascot (<https://www.visitmarysvilleks.org/attraction/black-squirrels-on-parade/>) was brought up to the MSBOD. As well, the Kansas City Parade of Hearts (<https://theparadeofhearts.com/>) and Denver's painted cows were discussed (<https://www.denverpost.com/2006/07/19/cowparade-will-beef-up-denvers-outdoor-art-scene/#:~:text=The%20fanciful%20Denver%20CowParade%20was.by%20local%20artists%20in%20Colorado.>).





TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.965**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **Schroeder (likely) House**
6. Current building name: **Cindy Marella Burch Residence**
7. Building address: **723 South Banner Street**
8. Owner name: **Thomas E. Burch**
- Owner organization:
- Owner address: **PO Box 2491
Elizabeth, CO 80107**

Parcel number: **8418129001**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
SE 1/4 NW 1/4 SW 1/4 NE 1/4 of section **18**
10. UTM Reference Zone: **13**
Easting: **534794** Northing: **4356443**
11. USGS quad name: **Elizabeth** Scale: **7.5**
Year: **1994**
12. Lot(s): **Block 24, Lots 1-4**
Addition: **Elizabeth Phillips** Year of addition: **1889**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1092 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Shingle**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Porch
Chimney
21. General architectural description:
Oriented to the north, this Late 19th to Early 20th Century American Movements style building rests on a concrete block foundation. The nearly-rectangular shaped house is faced in square wooden shingles painted light blue. The home's trim is white and maroon. It features a cross-gabled roof covered in asphalt composition shingles. The primary entry, reached via two concrete steps, is located within the north side of the large wraparound porch. This porch has a shed roof with slender, carved, wooden supports and corner scrollwork. The porch also features white railing panels with turned spindles. White wood (or vinyl) latticework appears beneath these panels and extends downward, covering the porch foundation. The front door appears to be wooden, painted white, and features a large, rectangular, fixed pane in its upper portion. The white, vinyl storm door features an oval-shaped screened opening with scrollwork similar to those under the eaves of the porch roof. East of the front door there is a large, rectangular, vertically-oriented, double-hung window that appears to be vinyl. There is a slightly projecting bay to the west

Architectural Inventory Form

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of the front steps. This portion of the facade features a rectangular, vertically-oriented, double-hung, (likely) vinyl window. The recessed northwest corner bay of the façade also features a single window: square and fixed pane.

The east side of the house has a bay window near the southeast corner of the house. Each window within the bay is rectangular, vertically-oriented, double-hung, and vinyl. There also is a slider basement window visible below this bay. A secondary entry, with what appears to be a door and storm door identical to the one on the façade, is located near the southern corner of the wraparound porch. Closer to the northeast corner of the porch, there is a large window identical to the one east of the front door. Access to this side of the porch is via two concrete steps. There is a decorative wooden roof brace visible on the side-facing gable of the main roof. Similar braces also appear in the gable face of the porch roof; the gable face is sided in square wooden shingles painted white. There is a brick chimney visible from this side of the home as well.

A wooden privacy fence obscures most details of the west side of the house. This hipped-roofed extension features what appear to be two windows flanking a (likely) entry.

The south (rear) side of the house is not visible from the public right of way.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This residential property has a grass lawn and mature trees. It is located near the southern edge of the historic core of Elizabeth. The property is sited on a level, corner lot with an elevation of 6491 feet above mean sea level.

24. Associated building, features or objects:

Detached Garage

This rectangular double garage has a front-gabled roof covered in asphalt composition shingles with exposed rafter ends. It is faced in stucco painted light blue to match the house. This building is located near the northwest corner of the lot and along the alley. The gable face is covered in square, wooden shingles painted light blue. Each of the (likely) vinyl, roll-up garage doors feature a band of decorative windows near its top. The west wall of the garage has a small, rectangular, horizontally-oriented window; it appears to be three-lite and vinyl.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1920** ☒ Actual ☐ Estimate

Source of Information: **Elbert County Assessor (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **(likely) Bernard H. Schroeder**

Source of Information: **Abstract book- Elizabeth. Elbert County Abstract and Title, Kiowa.**

29. Construction history:

According to Elbert County assessor records, this house was constructed in 1920. An analysis of the style, building materials, and other historical records corroborate this date of construction. The small, hipped-roof rear addition may be an early alteration; date unknown, but estimated as 1920s or 1930s. Vinyl windows, porch railings, storm doors, and latticework all are newer; dates unknown, but perhaps ca 1990s.

30. Location: **Original Location** Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Residential

35. Historical background:

Bernard Henericum Schroeder is the earliest known owner of this site and, likely, was the original owner of the home at 723 S. Banner Street; however, there is no evidence he actually resided at this address. Schroeder was born on 12 April 1858 in Quincy, Illinois. He arrived in Elbert County in 1883 and initially became a farmer and rancher. Both the 1900 and 1910 censuses show him living in the community of Elbert. Yet, he served as Town Clerk of Elizabeth in 1899. In 1902 he married his wife Ana, a German immigrant who arrived in the United States in 1866 and became a naturalized citizen in 1885. It appears the couple did not have any children. In 1916 Schroeder ran as the Democratic candidate for Elbert County Judge, promising to "conduct the business of the court as I would conduct my own business-- in an economical and safe manner." It is unclear whether he won this election. The Schroeders lived in Elizabeth by 1920 and Bernard had become a carpenter. A 1921 article in the local newspaper noted he and Charles Thompson built a 16' by 16' icehouse for C.L. Thompson. By the 1930 Census Schroeder remained in Elizabeth but his wife Ana had passed away. Schroeder died on 20 February 1934 and is buried at Fairmount Cemetery in Denver.

Elizabeth H. (nee Loth) Richards was Schroeders niece and, upon his death, she likely inherited this home. Census records indicate she never lived at this address. Richards was born on 22 April 1877 in Elizabeth. Her husband was Arthur W. Richards and the couple had one son, William A., who was born in ca 1916. She died in 1971 and is buried at Mount Olivet Cemetery in Wheat Ridge. In 1938 the property transferred to E.A. Bastian and he owned the home until 1943. Research did not uncover any further details about this homeowner.

Clarence Henry and Bessie (nee Grant) Schriners purchased 723 S. Banner Street in 1943. There is no definitive evidence the couple ever lived at this address. Clarence was born on 30 September 1884 and Bessie was born in ca 1886. They married on 27 April 1906 in Woodward, Oklahoma. It is unclear exactly when the Schriners arrived in Colorado, but local newspapers include reports from Clarence, between 1919 and 1921, when he served as the Secretary of District Number 35 of Elbert County School District No. 1. The couple had two daughters: Letha F. (born 1920) and Lila M (born ca 1925). The 1930 and 1940s censuses showed the family living in Elizabeth, although they lived on a farm. Soon after the 1940 enumeration, it appears the Schriners moved to Colorado Springs. By 1950 the retired couple once again lived in Elizabeth and may have resided at this house. In 1956 ownership of the property transferred to the Schriners' married daughter Letha and her husband Art Elden Walter. Letha was born on 20 November 1920 in Fondis, Colorado. She married Art on 6 July 1938 in Pueblo. The couple had five children: Larry, Kathleen, Dan, Paul, and David. In 1950 the census showed the family farming outside Elizabeth. They operated Weller's Grocery in Elizabeth from 1958 to 1963. The Wellers moved to Strasburg in 1966 where they continued to manage their grocery store for another decade. Art passed away on 16 January 1998 and Letha died on 14 October 2008 in Aurora. They are buried at the Byers Cemetery.

The Wellers sold this house to James Alvin and Leona V. Henry. James was born on 31 October 1921 in Elizabeth and still resided in the community in 1942 when he registered for the World War II. At that time James worked on his brother Thomas' nearby farm, ultimately, serving as an Army sergeant. By the 1950 Census he had resumed farming and lived with his wife Leona (1925-1979) approximately 15 minutes northeast of Elizabeth. He passed away on 17 September 2003 and both Henrys are buried in the Elizabeth Cemetery.

In 1973 Gregory Jean and Karen Ann Forgett purchased 723 S. Banner. Again, there is no evidence they were owner-occupiers. Gregory was born on 15 May 1934 and lived in Clear Creek County during the 1930s and 1940s. His father worked as a game warden for Fish and Wildlife, with Gregory acting as his assistant by the age of 15. He served in the US Navy and married his first wife Nancy Mitchell in 1953. By the time of his death

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in 2001 he was married to Karen Ann, who worked as Deputy County Clerk in Boise, Idaho. Karen passed away on 22 October 2019 and both Forgets are buried in Idaho. In 1979 Margaret Amick and Katherine B. Zahouk purchased this house, selling it two years later to James R. and Kristine L. Mudd.

The Mudds are the first owners who definitely lived at 723 S. Banner Street. James was born on 10 May 1955 and Kristine owned a store called the Jabberwocky at 211 S. Main Street. In 2002 the Mudds sold this house to Elizabeth A. Harris who owned it for less than a year. Harris transferred ownership to Linda Cusimano who held the title until 2006. Katherine Edmunds purchased the home then and owned it for five years. In 2011 Kathleen and Michael Blackburn bought this home. The current owner, since 2020, is Thomas E. and Cindy M. Burch. Assessor records indicate Cindy M. Burch resides at this address.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract and Title, Kiowa.

"Annual Financial Statement (of School District)." *Elbert County Tribune*, 25 July 1919.

Elbert County Assessor records (online).

Election advertisement. *Elbert County Tribune*, 20 October 1916.

Find-a-Grave: Schroeder, Weller, Henry.

Google search: all previous owners.

Obituary: James A. Henry – *Denver Post*, 19 September 2003.

Obituary: Letha F. Weller- *Elbert County News*, 23 October 2008.

Oklahoma Marriage Records: Schriners.

US Cemetery and Funeral Home Collection: Weller.

US Census: 1900-1950.

US Public Records Index: Mudd.

US Roman Catholic Diocese Sacramental Records: Schroeder.

World War II Draft Cards: Schriners, Henry.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

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Applicable Town of Elizabeth landmark criteria:

- ☒ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☒ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☐ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☒ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1920**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property has had numerous owners over its 102-year history. David and Kristine Mudd, who owned 723 S. Banner from 1981 to 2002, are the only individuals who are known to have resided at the house. Architecturally, this home represents a good example of the Late 19th and Early 20th Century American Movements. Character-defining features include the shingle siding, bay window, wraparound porch, and decorative roof braces. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on either the National Register of Historic Places or the Colorado State Register of Historic Properties. However, it has enough architectural significance to be listed as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1920, this residential building exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. Alterations to the wraparound porch and storm doors represent relatively sensitively executed changes to the home that only impact materials and workmanship slightly. The stucco detached garage has replacement roll-up doors but otherwise retains its integrity as well. This building retains sufficient physical integrity to convey its architectural significance for listing as a Town of Elizabeth local landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

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45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

Based upon the results of both the June 2019 project and this current survey, the residential neighborhoods in Elizabeth do not possess sufficient numbers and density of significant resources with physical integrity to justify an historic district.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **bannersts0723-1.tif through bannersts0723-4.tif**

Digital photographs filed at: **Town of Elizabeth
151 S. Banner Street
Elizabeth, CO 80107**

48. Report title: **n/a**

49. Date(s): **05/26/2022**

50. Recorder(s): **Dr. Mary Therese Anstey**

51. Organization: **HistoryMatters, LLC**

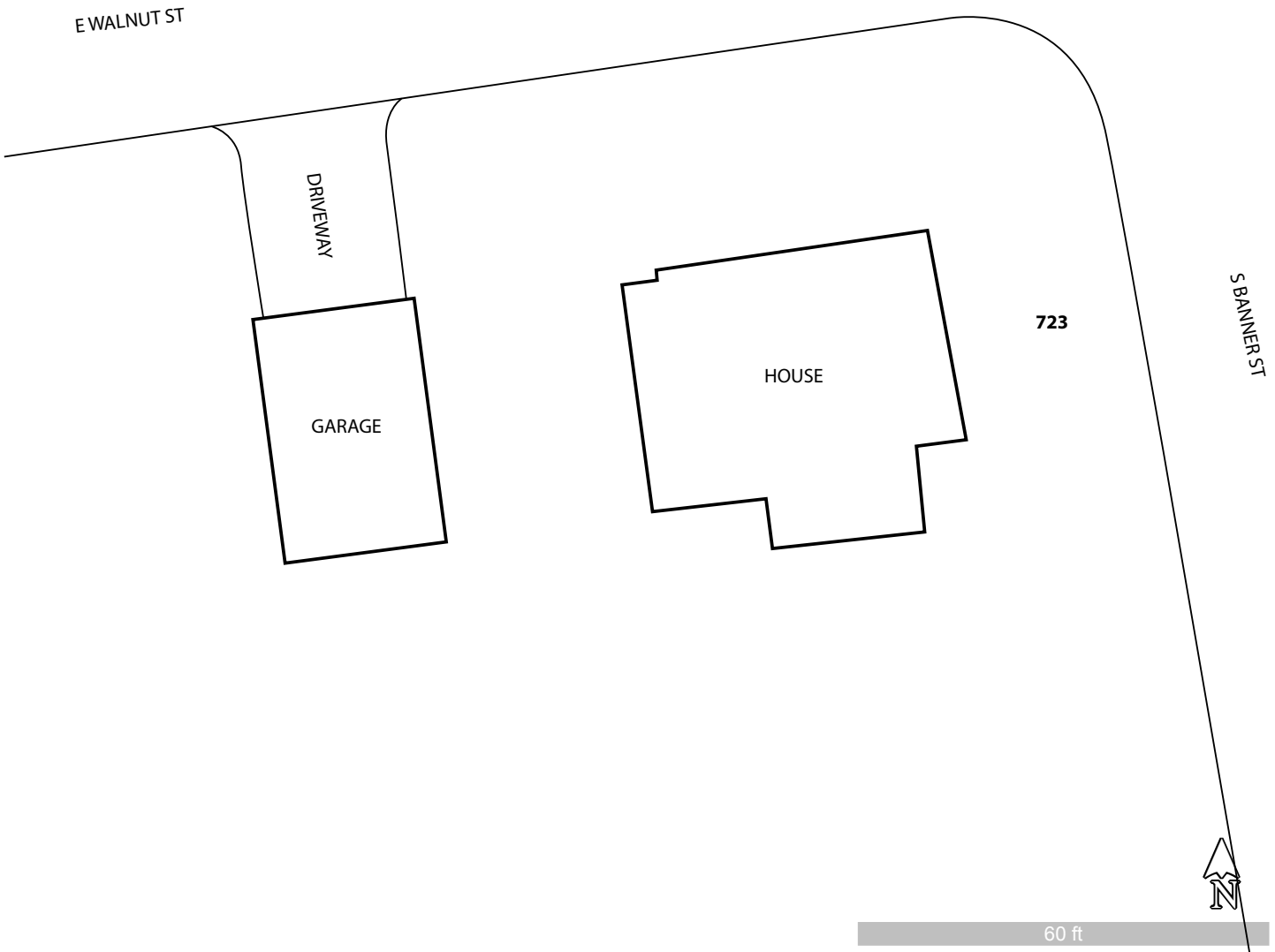
52. Address: **PO Box 3119
Buena Vista, CO 81211**

53. Phone number(s): **303-214-8069**

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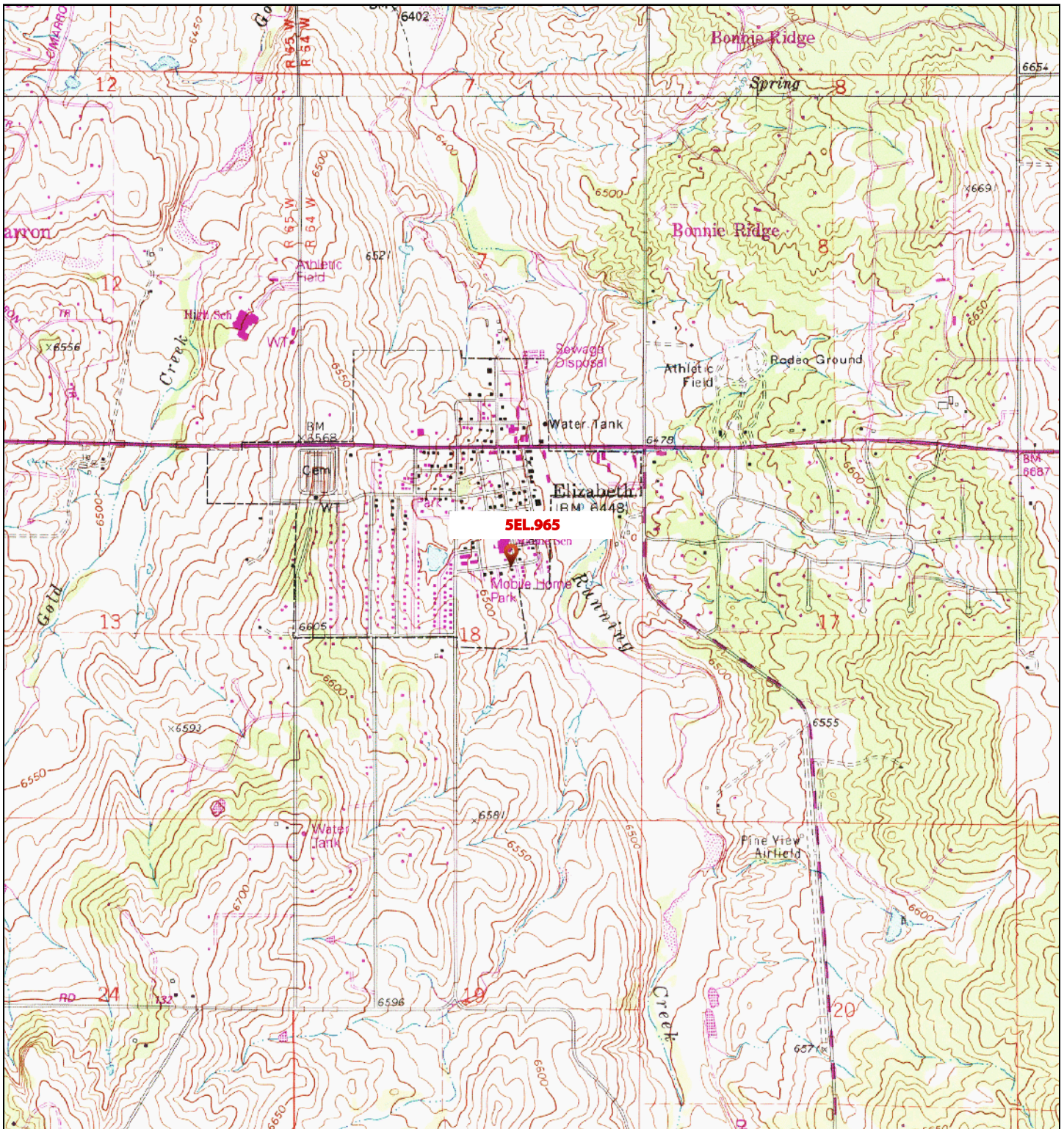
SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



bannersts0723-1

house; view to south; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:35:04 AM



bannersts0723-2

house; view to west; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:33:58 AM



bannersts0723-3

house; view to northwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:36:09 AM



bannersts0723-4

garage; view to southwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:36:45 AM

COLORADO CULTURAL RESOURCE SURVEY

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Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.983**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **McClellan (possibly) Residence**
6. Current building name: **French House**
7. Building address: **125 West Elm Street**
8. Owner name: **Ronald French**
- Owner organization:
- Owner address: **PO Box 1101
Elizabeth, CO 80107**

Parcel number: **8418204013**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
SW 1/4 NE 1/4 NE 1/4 NW 1/4 of section **18**
10. UTM Reference Zone: **13**
Easting: **534499** Northing: **4356783**
11. USGS quad name: **Elizabeth** Scale: **7.5**
Year: **1994**
12. Lot(s): **Block 2, Lots 15-18**
Addition: **Elizabeth Halls** Year of addition: **1891**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **960 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Porch
21. General architectural description:
Oriented to the south, this Late Victorian/ Edwardian style home rests on a concrete foundation. The rectangular-shaped house is faced in horizontal siding. The house is painted a light tan. The home has a front-gabled roof covered in asphalt composition shingles. The oversized gable face is sided in horizontal siding. The nearly full-width front porch features a hipped roof with slender carved, wooden supports. The primary entry is centered on the façade. It is reached via a brick-paved walkway and two brick steps up to the brick front porch. The front door appears to be wooden with panels at its bottom and a large rectangular fixed pane at the top. The house also has a white metal storm door. There are large, identical, rectangular, vinyl, double-hung windows flanking the front door.
- The eastern side of the house faces the unpaved driveway. From this angle, there appears to be a small, shed-roofed addition that steps back slightly at the rear of the building. This portion of the house contains a small, rectangular, double-hung, vertically-oriented, vinyl window. The**

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original part of the house features three more windows. Nearest the façade there is a rectangular, vertically-oriented, double-hung, vinyl window. An identical window appears near the center of the east side of the house. North of this window, closer to the rear addition, there is a small, nearly square, slider, vinyl window. A metal stovepipe extends through the roof near the southeast corner of the house.

The western side of the house faces the side yard and features four windows. Nearest the façade and the rear corner there are nearly square, slider, vinyl windows. The other two rectangular windows are virtually identical to the two on the eastern side (and nearest the façade). There also is a small satellite dish attached to this side of the home.

The northern (rear) side of the house was not visible from the public right of way.

22. Architectural style: **Late Victorian/Edwardian**

Other architectural style:

Building type:

23. Landscape or special setting features:

The house features mature landscaping, a grass lawn, and a chain link fence atop a stone wall. A metal, locking, agricultural style gate appears at the end of the driveway. There is a large metal playground slide in the side yard. The property is sited on a level lot with an elevation of 6499 feet above mean sea level.

24. Associated building, features or objects:

Garage

This building is difficult to see as it is located behind the house. It appears to be rectangular, faced in rusted corrugated metal on its north and east sides and non-rusted metal on the west side. It has an east-facing door that may be wooden painted light tan with a center screened opening. The garage door is not visible from the public right of way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1909** ☒ Actual ☐ Estimate

Source of Information: **Elbert County Assessor (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Jasper Lawrence McClellan**

Source of Information: **Abstract book- Elizabeth. Elbert County Abstract and Title, Kiowa.**

29. Construction history:

According to Elbert County assessor records, this house was constructed in 1909. An analysis of the style, building materials, and other historical records corroborate this date of construction. The small, shed-roofed rear addition appears to be an early alteration; date unknown, but estimated as 1920s to 1940s. Vinyl windows are newer; date unknown.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Residential

35. Historical background:

Members of the McClellan family owned this property for sixty-six years, from 1903 until 1969. It seems likely Jasper Lawrence McClellan arranged for construction of the home in 1909. He was born in 1868 in Illinois. On 8 September 1892 he married Minnie Etta Lafferty in Mercer, Illinois. The couple had two children: daughter Laura (born 1894) and son George Alvin (born 1895). The family lived in Elbert in 1910, with Jasper working as a teamster for a general store. Son George joined the military on 6 December 1918 and received his military training at Camp Funston in Kansas. Upon his return to Elizabeth, George was a contributing author to the "Serviceman's Column" in the local newspaper. By the 1920 Census the elder McClellans had moved to Elizabeth and Jasper continued in a similar job. Both children still lived at home becoming, respectively, a music teacher and a salesman at a general store. In 1930 George and Laura both had left home, with George living elsewhere in Elizabeth with his wife Agnes O. and their daughter Betty F. (born in ca 1922). George now worked at a grocery store and Agnes was a public-school teacher. George McClellan became a partner, along with R.G. Holt, in the Elizabeth Mercantile Company by 1940. Since these ten-year enumerations rarely noted street names, it is difficult to state definitively whether Jasper and Minnie McClellan lived at 125 E. Elm. However, it is interesting to note that the 1940 entry for the Wilsons (148 W. Elm- 5EL.984) appeared directly above the McClellans. This fact proves the two families were neighbors and lends credence to the supposition that both may have lived on Elm Street in 1940. Jasper McClellan passed away in 1964 and Minnie died in 1969, with both of them buried in the Elizabeth Cemetery. Upon his mother's death George inherited 125 W. Elm Street.

George McClellan sold the house to Edward Yates and Bertha C. Keith in 1969. Again, there is no evidence the Keithers lived at this address. In fact, the couple never lived in Elizabeth at all. Keith was born on 9 December 1918 in Moberly, Missouri. He married Betha Edith Ronimous on 9 April 1940 and the couple had at least one son. Keith died on 19 September 2005.

The Keithers transferred 125 W. Elm to Carol Faye (nee Nichols) Boone in 1979 and she lived at this address. Boone was born on 17 February 1941 in Scott City, Kansas. She moved to Elbert County in 1954. Boone both served on the Elizabeth City Council and owned Boone Egg Farm. She divorced her first husband Ronald R. Boone on 21 June 1983 and remarried Lee Reed in 1990. She had two children: Randy and Ronda, both of whom lived in Elizabeth. Boone passed away on 16 April 2005 in Elizabeth.

Boone sold this home to Michael D. New in 1995 and he lived at this address for three years. In 1998 he transferred ownership to current owner Ronald Charles French, who lived here until ca 2019.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract and Title, Kiowa.

Colorado Divorce Index: Boone.

Elbert County Assessor (online).

Family Search: Keith.

Find-a-Grave: McClellan, Boone.

Google search: all former owners.

Illinois Marriage Records: McClellan.

McClellan Furlough- *Elbert County Tribune*, 1 July 1918.

Public Records Index: Boone, New, French.

Social Security Death Index: Keith.

US Census: 1900-1950.

Veterans Administration Master Index: McClellan.

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☐ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☐ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☐ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

Architectural Inventory Form

Page 6

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1909**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

There is evidence that the original owners Jasper and Minnie McClellan likely lived at this address. This home also is important for its association with owner-occupier Carol Boone who served on the Elizabeth City Council. However, this history is relatively recent. Architecturally, this building represents a modest example of Late Victorian/ Edwardian style. Character-defining features include its front porch with carved wooden supports, front-gabled roof, and prominent gable face. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1909, this residential building exhibits an average level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The newer windows negatively impact workmanship and materials. This building retains sufficient integrity to convey its significance. However, this fact is a moot point because the levels of historical and architectural significance are not sufficient for designation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

Based upon the results of both the June 2019 and August 2022 surveys, the residential neighborhoods in Elizabeth do not appear to possess sufficient numbers and density of significant resources with physical integrity to justify an historic district.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elmstw0125-1.tif through elmstw0125-5.tif**
 Digital photographs filed at: **Town of Elizabeth**
151 S. Banner Street
Elizabeth, CO 80107

48. Report title: **n/a**49. Date(s): **05/26/2022**50. Recorder(s): **Dr. Mary Therese Anstey**51. Organization: **HistoryMatters, LLC**

52. Address: **PO Box 3119**
Buena Vista, CO 81211

Architectural Inventory Form

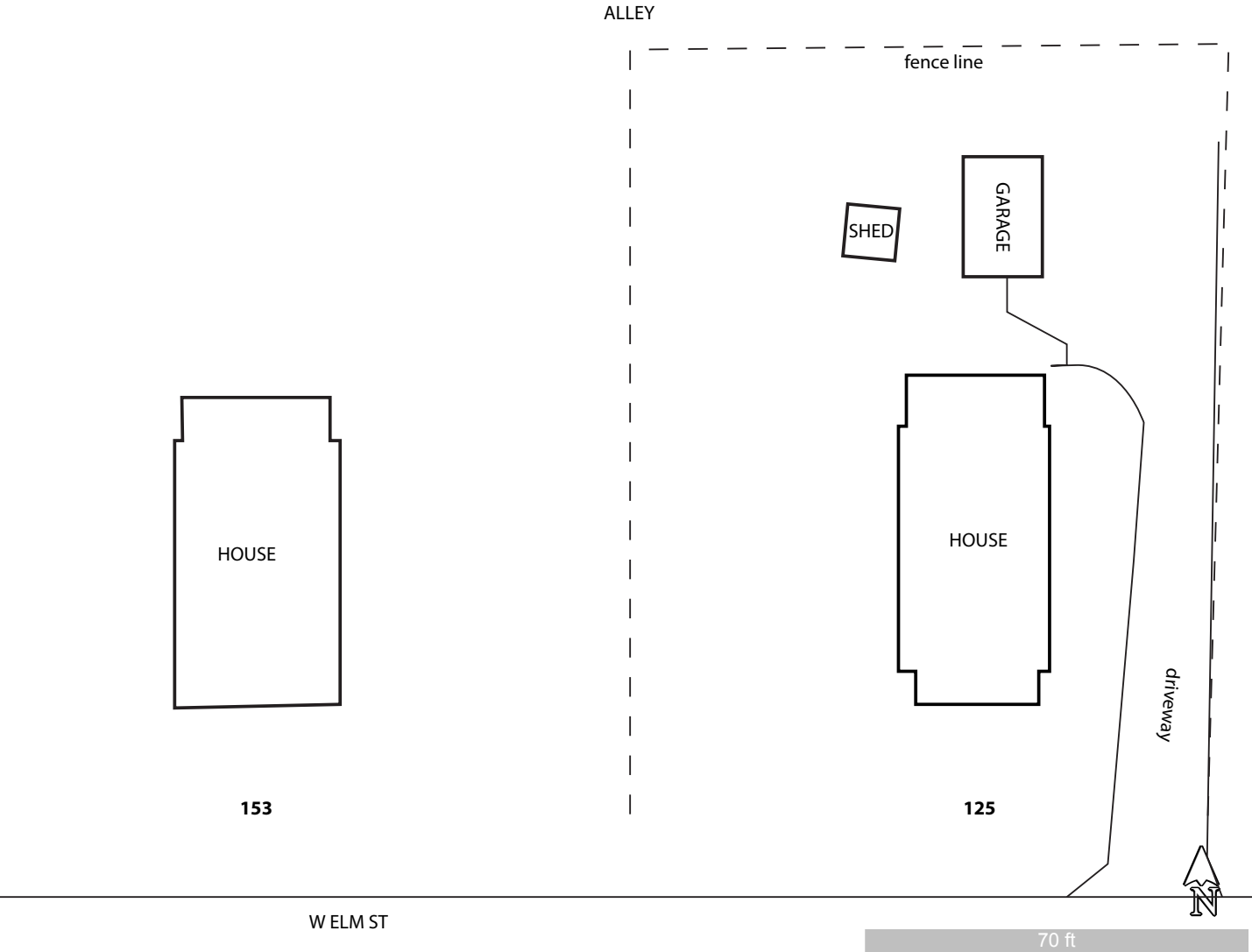
Page 7

53: Phone number(s): 303-214-8069

Architectural Inventory Form

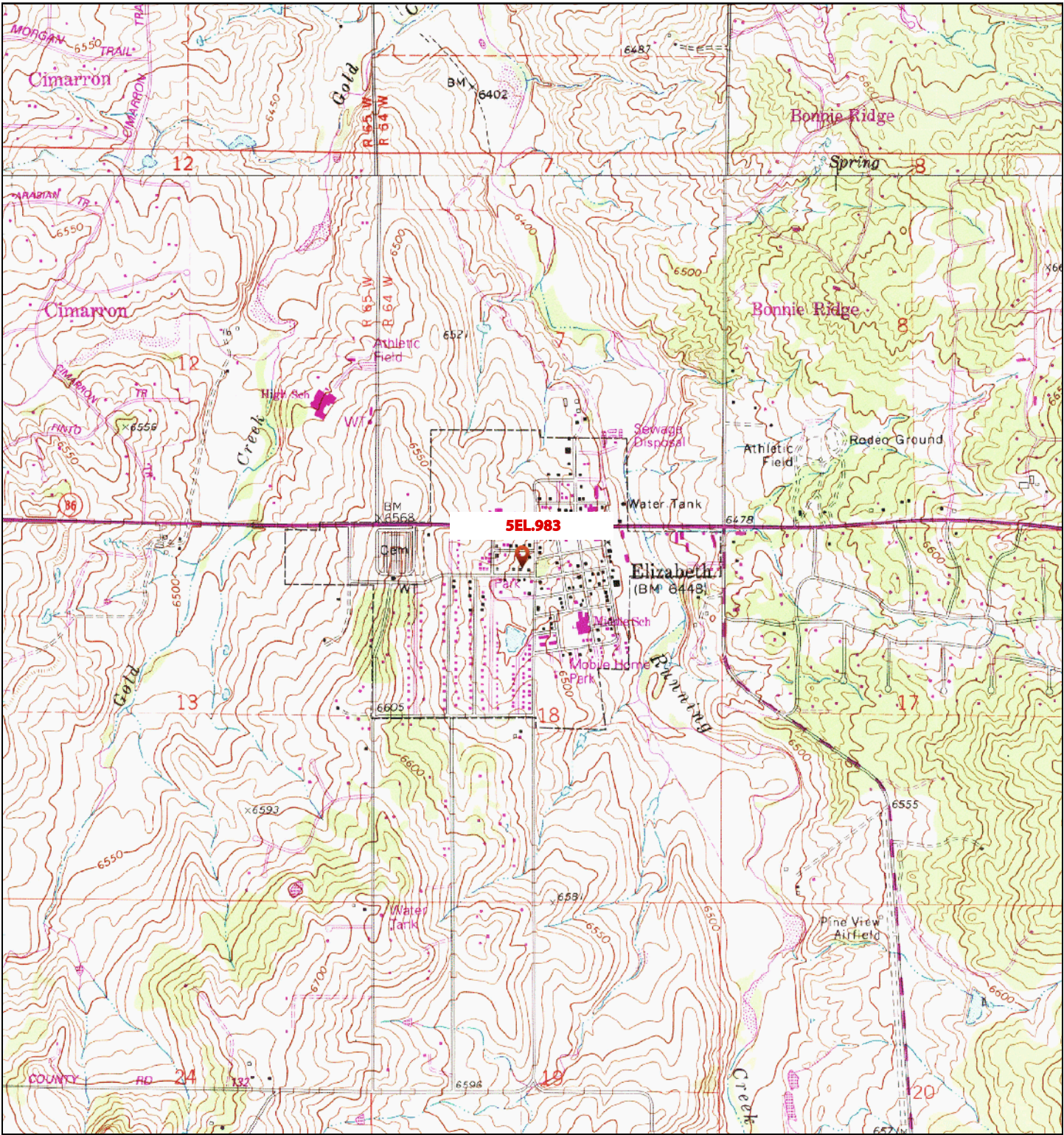
Page 8

SKETCH MAP



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



elmstw0125-1

house; view to north; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:15:10 AM



elmstw0125-2

house; view to northwest; photo by Mary Therese Anstey, History Matters, LLC

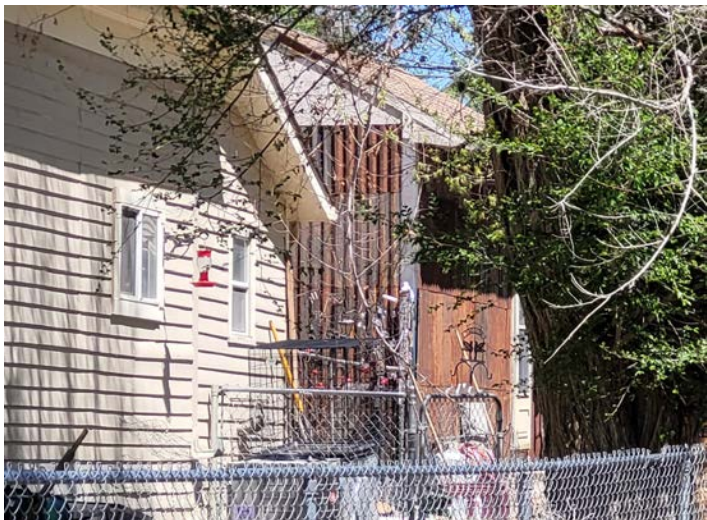
May 26, 2022 at 11:15:31 AM



elmstw0125-3

house; view to northeast; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:16:25 AM



elmstw0125-4

house (left) garage (right); view to northwest; photo
by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:15:45 AM



elmstw0125-5

slide; view to northwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:20:42 AM

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.984**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **Wilson (likely) Residence**
6. Current building name: **Matheson LLC House**
7. Building address: **148 West Elm Street**
8. Owner name: **Matheson LLC**
- Owner organization:
- Owner address: **PO Box 98**
Matheson, CO 80830

Parcel number: **8418206003**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
NW 1/4 SE 1/4 NE 1/4 NW 1/4 of section **18**
10. UTM Reference Zone: **13**
 Easting: **534470** Northing: **4356744**
11. USGS quad name: **Elizabeth** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Block 3, Lots 31-34**
 Addition: **Elizabeth Halls** Year of addition: **1891**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **644 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence**
Porch
Roof Treatment/Flared Eave

21. General architectural description:

Oriented to the north, this No Style home rests on a concrete foundation. The rectangular-shaped house is faced in horizontal siding. The house is painted white with dark brown trim. The home has a side-gabled roof covered in asphalt composition shingles that flares slightly toward the rear. There are exposed rafter ends. The west-oriented primary entry is located within the small, integrated front porch at the northwest corner of the house. There is no storm door, and the main entry door is wooden, paneled, and may have a multi-lite window in the upper portion. This door is reached via two concrete steps with a basic wooden railing. There are a pair of windows centered on the main portion of the façade. Each is rectangular, vertically-oriented, double-hung, and wood.

The east side of the house features five more windows. Centered on this side of the building, there is a pair of windows identical to those on the

Architectural Inventory Form

Page 3

façade. Nearer the northeast corner of the house there are two smaller windows that are partially obscured by a tree trunk. Both of these windows appear to be rectangular, vertically-oriented, and wooden. They may be fixed pane as well. The final window on this side is located near the rear/southeast corner of the building. It appears quite similar to the two windows on the front corner. It may have a single operable shutter that was open at the time of fieldwork. The rear roof flare also is visible from this angle.

On the west side of the house, the simple, stick roof bracing is visible. There also are three windows. Near the center of this side of the building is a narrow, rectangular, vertically-oriented, double-hung, wooden window. Closest to the front/ northwest corner of the house there is a nearly identical window, but this one is about half the size of the previously described. The third window is located close to the rear/ southwest corner of the house and seems virtually identical to the corner windows on the east side of the house. The roof flare on this side of the building appears less fluid/ looks more like a shed roofed extension at the eaves.

The south (rear) side of the home was not visible from the public right of way.

22. Architectural style: **No Style**

Other architectural style:

Building type:

23. Landscape or special setting features:

The house features minimal landscaping, including a sparse grass lawn and older deciduous trees. A chainlink fence encloses the front yard. There is a sidewalk across the front and the driveway is located west of the house. The property is sited on a level lot. The site's elevation is 6503 feet above mean sea level.

24. Associated building, features or objects:

Secondary Residence

This modest, one-story, rectangular building is located near the northwest corner of the property, adjacent to a tall, wooden privacy fence. The side-gabled roof is covered in asphalt composition shingles, and the house has stucco siding. The entry-- a cream-colored, vinyl, faux-paneled door-- is centered on the façade. There is a small, rectangular, horizontally-oriented, (likely) fixed pane window located near the southeast corner of the house. This window has a basic wooden sill. There is a metal lean-to with a metal stovepipe and secondary entry at the extreme southeast corner of the building. Wooden privacy fence obscures all other details.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1936** ☒ Actual ☐ Estimate

Source of Information: **Elbert County Assessor (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Frank Wilson**

Source of Information: **Abstract book- Elizabeth. Elbert County Abstract County, Kiowa**

29. Construction history:

According to Elbert County assessor records, this house was constructed in 1936. An analysis of the style, building materials, and other historical records corroborate this date of construction. The assessor noted an alteration date of 1949-- it is not clear what change occurred at this time, but it may have been the rear flare/ shed roofed extension and/or some change to the front porch. The home retains its wooden windows.

30. Location: **Original Location** Date of move(s):

Architectural Inventory Form

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Residential

35. Historical background:

Frank Wilson appears to have been the original owner of 148 W. Elm. He was born on 18 January 1881 in Nuckolls County, Nebraska. Census records from 1940 show him working as a janitor at the public school and living with his wife Josephine (1879-1967). The couple had at least two daughters-- Mary Gladys (1917-1990) and Dorothy Ellen (1911-1999)-- but neither was living at home in 1940. Since census records rarely noted street names, it is difficult to state definitively whether the Wilsons lived at this address. However, it is interesting to note that the 1940 entry for the McClellans (125 W. Elm- 5EL.983) appeared adjacent to the Wilsons. This fact proves the two families were neighbors and lends credence to the supposition that both may have lived on Elm Street in 1940. Wilson worked as a common laborer in 1950, and he passed away suddenly on 14 April 1958 in Denver. He is buried in the Elizabeth Cemetery. Ownership of this property transferred briefly to Bernard D. Wilson, perhaps Frank's younger brother. Bernard sold 148 W. Elm (unclear to whom) in 1959.

In 1961 Logan W. Graham purchased 148 W. Elm, but there is no evidence whether he lived here. In fact, there is no proof he even lived in Elizabeth. Graham was born 8 March 1925 in Miller, Missouri. In 1943, when he registered for the draft, he was living in Bent County, Colorado. He divorced his wife Lorene J. on 30 August 1969. He passed away on 13 March 1985 and is buried at Fort Logan National Cemetery where his gravestone indicated he served in the US Navy during World War II.

Between 1968 and 1978, the Colorado Central Credit Union owned this property and it likely served as rental housing. In 1978 ownership of 148 W. Elm transferred to owner-occupiers Ernest J. and Blanche Gwendola Looney. Ernest was born in 1927. He served in the US Army from 7 September 1945 to 15 February 1947. It is unclear when he married Blanche (1924-1985), but in 1967 the couple lived in Denver and Ernest worked at the General Iron Works. Records show the couple living at this address in 1988, but they likely moved here in ca. 1968. Ernest died in 1986 and is buried in the Elizabeth Cemetery.

In 2004 James A. and Kathleen A. Budd purchased this house. Kathleen (1949-) was James' mother, and although James graduated from Elizabeth High School in 1997, there is no evidence he ever resided at 148 W. Elm. James, a former construction worker and real estate agent with a wife and two children, died on 20 December 2011 while living and working on his sailboat in Panama. As of 2013, the current owner of the house is Matheson LLC; currently Kathleen Budd lives in Matheson, CO.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract County, Kiowa.

Colorado Divorce Index: Graham.

Death Certificate: Looney, B.

Denver City Directory, 1967: Looney.

Department of Veteran Affairs Death File: Looney.

Elbert County Assessor records (online).

Find-a-Grave: Wilson, F.; Wilson, B; Graham; Looney.

Google search: all previous owners.

"Obituary: James A. Budd." *Denver Post*, 20 January 2012.

Architectural Inventory Form

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Public Records Index: Looney.

US Census: 1940-1950.

World War II Draft Cards: Graham.

World War II Enlistment Records: Looney.

VI. SIGNIFICANCE

37. Local landmark designation:
- ☐
- Yes
- ☒
- No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☐ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☐ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☐ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;

Architectural Inventory Form

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- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1936**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Multiple families or entities have owned 148 W. Elm over its 86-year history. It is most firmly associated with the (likely) sole owner-occupiers: janitor Frank and his wife Josephine Wilson who lived here from 1936 until Frank's death in 1958. Architecturally, this humble house is in keeping with its 1936 date of construction, in the midst of the Great Depression. Character-defining features include its basic construction materials, simple shape, exposed rafter ends, and visible roof braces. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1936, this residential building exhibits a rather high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The (likely) rear alteration impacts design only slightly and the building still has its wooden windows. This building retains sufficient physical integrity to convey its architectural significance for listing. However, this is a moot point since the property does not possess sufficient significance for designation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

Based upon the results of both the June 2019 project and this current survey, the residential neighborhoods in Elizabeth do not possess sufficient numbers and density of significant resources with physical integrity to justify an historic district.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elmstw0148-1.tif through elmstw0148-4**
- Digital photographs filed at: **Town of Elizabeth**
151 S. Banner Street
Elizabeth, CO 80107

48. Report title: **n/a**49. Date(s): **05/26/2022**50. Recorder(s): **Dr. Mary Therese Anstey**

Architectural Inventory Form

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51: Organization: HistoryMatters, LLC

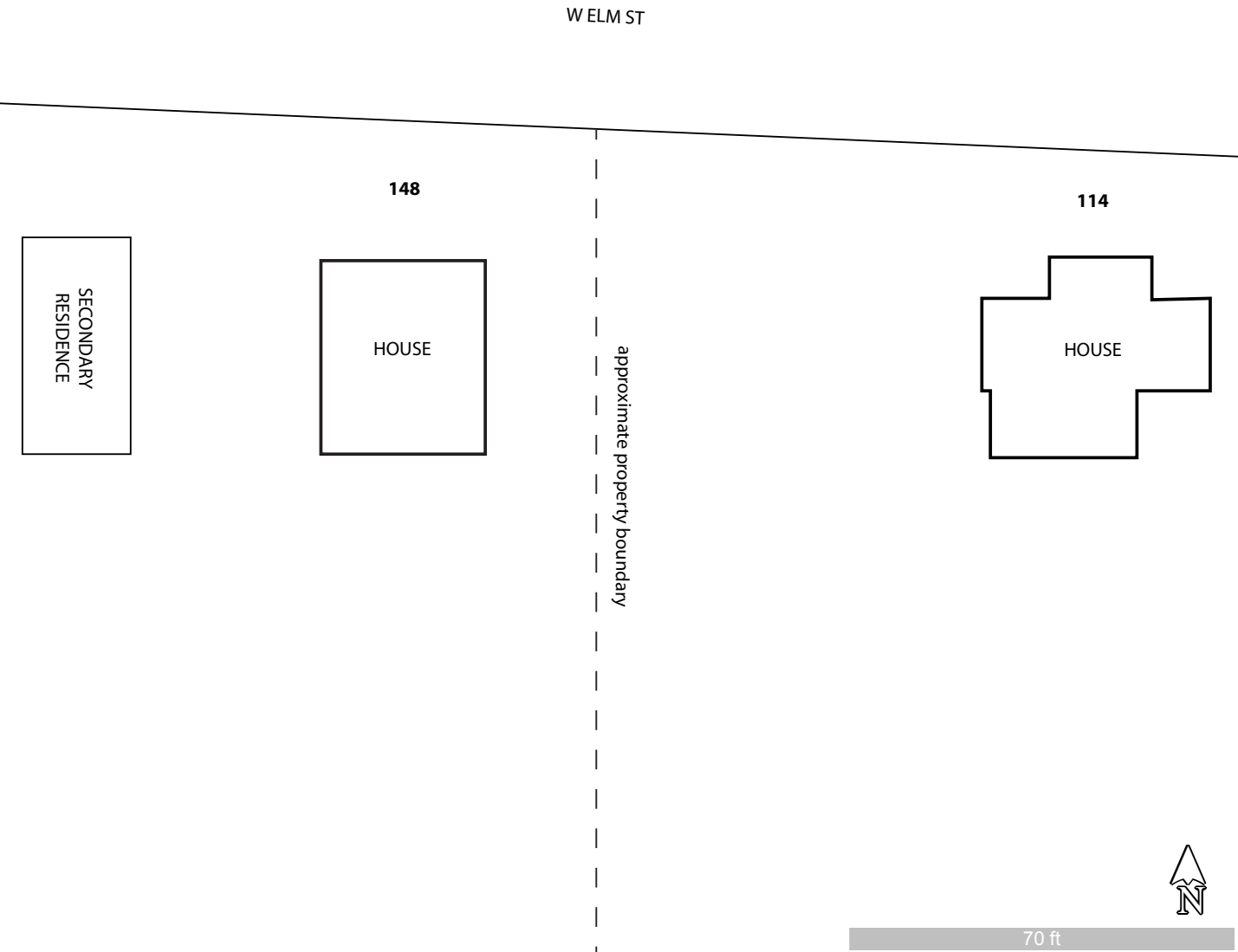
52: Address: PO Box 3119
Buena Vista, CO 81211

53: Phone number(s): 303-214-8069

Architectural Inventory Form

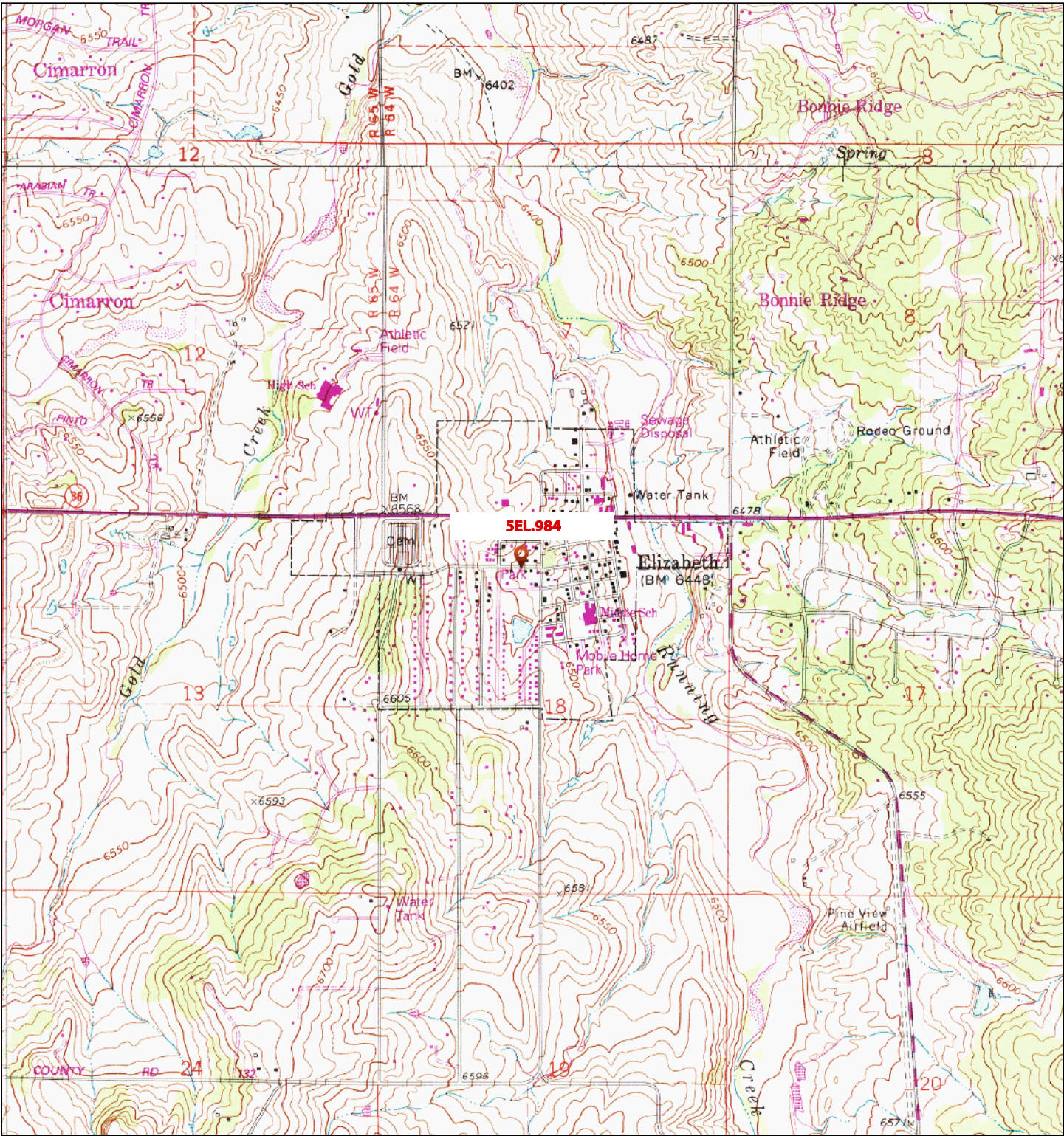
Page 8

SKETCH MAP



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



elmstw0148-1

house; view to south; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:18:15 AM



elmstw0148-2

house; view to southwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:18:38 AM



elmstw0148-3

house; view to southeast; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:19:45 AM



elmstw0148-4

secondary residence; view to southwest; photo by
Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:19:12 AM

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.985**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **Reed House**
6. Current building name: **Purcell House**
7. Building address: **153 West Elm Street**
8. Owner name: **Amanda and Tanner Purcell**
- Owner organization:
- Owner address: **6619 Catalpa Court
Frederick, CO 80530**

Parcel number: **8418204012**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
SW 1/4 NE 1/4 NE 1/4 NW 1/4 of section **18**
10. UTM Reference Zone: **13**
 Easting: **534462** Northing: **4356784**
11. USGS quad name: **Elizabeth** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Block 2, Lots 11-14**
 Addition: **Elizabeth Halls** Year of addition: **1891**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **720 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 Other wall materials:
18. Roof configuration: **Pyramidal Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Garage/Attached Garage
21. General architectural description:
Oriented to the south, this Late 19th and Early 20th Century American Movements style home rests on a concrete block foundation. The rectangular-shaped house is faced in horizontal siding. The house is painted white and has tan trim. The home has a pyramidal hipped roof covered in asphalt composition shingles with exposed rafter ends. The primary entry faces west and is located within the simple corner porch with the single wooden support. This door was difficult to see from the public right of way, but appears to be wooden with no storm door. A short flight of west-facing concrete stairs, with a simple metal pipe railing painted gray, leads up to the front porch. Another, much longer, flight of concrete stores extends from the sidewalk up to a flat walkway near the southwest corner of the house. The main façade features a three-window grouping. Each window is rectangular, vertically-oriented, double-hung, and wooden. At grade, near the southeast corner of the house, there is a small integrated garage. This attached garage features two wooden, swinging doors with tan trim; they have the appearance more of barn or

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shed doors rather than modern garage doors. Concrete block retaining walls extend from the foundation, likely defining an original driveway but now overgrown with sparse grass.

The west side of the house features three identical windows and a secondary entry. All of the windows are rectangular, vertically-oriented, double-hung, and wooden. The side door is located near the northwest corner of the house and within a likely addition. A tree trunk partially obscures this entrance, but it may be solid wood. There is no storm door.

The integrated front porch, located near the southeast corner of the house, is visible on both the façade and east side. The extreme rear/northeast corner of the house, however, is difficult to see from the public right of way. North of the porch there is a three-window unit identical to the one on the façade.

The rear (north) side of the house was not visible from the public right of way.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

The house features mature landscaping composed of grass lawn and mostly deciduous trees. The driveway now is located east of the house and runs from the street to the rear of the property. The property is sited on a level, but slightly elevated, lot with an elevation of 6508 feet above mean sea level.

24. Associated building, features or objects:

Railroad car (or perhaps truck portion)

Located in the backyard near the northeast corner of the lot, there is a rectangular, metal, flat-roofed, green former railcar.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1923** ☒ Actual ☐ Estimate

Source of Information: **Elbert County Assessor (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Charles W. Reed**

Source of Information: **Abstract book- Elizabeth. Elbert County Abstract County, Kiowa**

29. Construction history:

According to Elbert County assessor records, this house was constructed in 1923. An analysis of the style, building materials, and other historical records corroborate this date of construction. The garage and wooden windows appear to be original. The extreme rear of the house features an early (date unknown), roughly square addition.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Residential

35. Historical background:

Abstract books indicate Charles W. Reed was the original owner of 153 W. Elm, but there is no evidence he ever lived at this address. Reed was born in 1861 in Carroll, Ohio. On 28 September 1893 he married Margaret B. Hunter in his hometown. The Reeds had at least one daughter and one son: Ethel Marie (1894-1967) and John Hunter (1896-). Ethel was born in Elizabeth. By the 1920 Census Reed was working as a real estate broker in Elizabeth. He also served as the Secretary-Treasurer of the Farmers State Bank (377 E. Kiowa- 5EL.326). By the next census in 1930, Reed was a widower and living as a lodger in Denver. He died in 1938 and is buried in the Elizabeth Cemetery.

In ca 1926 Reed sold 153 W. Elm to Benjamin U. Jamison, another early Elizabeth businessman. Again, there is no evidence Jamison ever occupied this house. Jamison was born on 19 October 1860 in Virginia. In the early 1900s he had a real estate office in Denver, and advertisements where he offered to assist Elbert County residents in selling their ranches appeared in the local newspaper. In both the 1910 and 1920 censuses Jamison was single and living as a boarder. First as the only roomer in the Elizabeth home of Albert W. and Mollie B. Talbott and later, along with five others, in the Elizabeth home of Guy E. and Edith L. Homes. In 1906 he was among the incorporators of the First National Bank in Elizabeth; he then became a cashier at this institution, likely serving in this role until at least 1921. Jamison died on 24 March 1928.

Ownership of this property transferred to Helen Nott Metzger in ca 1934; there is no evidence she lived at this address. The 1940 Census did show her residence as a home on Grant Street. Helen Nott was born on 26 February 1898 in Arapahoe County, Colorado. By 1920 she lived with her parents in Kiowa and worked as a stenographer for Elbert County. She married her first husband Ernest Samuel Metzger on 14 February 1922 in Arapahoe County. The couple had at least one son: John E. (born in 1931). In 1940 her husband owned Metzger Auto (381 E. Kiowa- 5EL.998) in Elizabeth. It is unclear when she parted with Metzger or married her second husband Benjamin Vernon Fraser. She died in April 1984 and is buried at Fairmount Cemetery in Denver. In 1938 she sold this house at 153 W. Elm to Edward J. Phillips.

Phillips, who also never resided at the property, was born in 1895 in Elbert County. He served as a Corporal in the "CAC" artillery branch during World War I, departing Marseille, France, and returning to Elizabeth on 10 February 1919. Starting in ca 1920 he was the Managing Editor of the Elbert County Tribune and he continued his work with newspapers until at least 1930. On 26 September 1925 he married Bernice V. Brumbaugh in Sedalia, Colorado. By the 1940 Census the Phillipses owned a home in Elizabeth and he worked as the manager of an electrical plant. Phillips died in 1973 and is buried in the Elizabeth Cemetery. In 1948 Phillips sold 153 W. Elm to Michael V. Tapparo, another non-resident who owned the property for only two years.

Tapparo sold this home to Dale Alonzo and Mildred J. Brown in 1950. There is no evidence the Browns ever lived in Elizabeth. Brown was born on 16 July 1923 in Eads. In 1950 he and his wife, the sister of Elizabeth businessman Harold S. Hundley who owned the Elizabeth Locker Plant (366 E. Grant- 5EL.990), lived and worked as ranchers in Kiowa. Brown died on 2 November 2007 in Tuscon, Arizona. The Browns transferred ownership of this home to Adolph E. Nelson in 1956.

Nelson owned the property for two years then sold it to Kenneth Edmund and Virginia R. Scott. Kenneth Scott lived at this address in the mid -1990s. Scott was born in 1903 in Carroll County, Missouri, but grew up in Baldwin, Kansas. He arrived in Elbert County on 13 May 1915, moving permanently to Kiowa in 1922. He and his parents worked on their farm and Scott chose not to attend the University of Kansas to pursue an electrical engineering degree. He may have been married multiple times, and had three sons and a daughter with wife Lindle Denning. Scott began his association with the Elbert County and Colorado Farm Bureau in 1948 and also served as vice president of the Elbert County Historical Society (date unknown). In 1957 he established Kenneth E. Scott Trucking in Kiowa. He also became the chairman of the Elbert County Republican Party in 1977. Scott died on 1 May 1997 in Simla, Colorado.

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In 2012 one of Scott's descendants, Virginia R. Scott, sold this property to current owners the Purcells. Over the last ten years the home has been associated with Tanner, Tanner and Amanda, and Danny Purcell. According to the Elbert County Assessor, none of the Purcells currently reside at this house.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract County, Kiowa.

Advertisements: *Elbert County Banner*- Jamison, 13 Dec 1901; 3 May 1907.

Army Transport Service Passenger Lists: Phillips.

Denver Public Library Wedding Index: Metzger.

Douglas County Libraries Oral History Interview: Scott.

Elbert County Assessor records (online).

Find-a-Grave: Reed; Jamison; Metzger, H; Phillips; Brown (Hundley); Scott.

Google search: all previous owners.

Incorporation of First National Bank: *Elbert County Banner*, 15 June 1906.

Norris family tree: Brown.

"Obituary: Kenneth E. Scott." *Colorado Springs Gazette*, 5 May 1997.

Reed family tree.

Register of Civil, Military, and Naval Service: Reed.

Social Security Applications and Claim Index: Brown.

US Census: 1920-1950.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☐ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;

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- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☐ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☐ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1923**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property has had numerous owners over its 99-year history. However, there is only one known owner-occupier: Kenneth E. Scott who resided here in the 1990s. The accomplished Scott had experience in farming and ranching, the trucking business, and both political and volunteer positions. He is most associated with the community of Kiowa where he lived for over sixty years. Architecturally, this home represents a modest example of the Late 19th and Early 20th Century American Movements style/ period. Character-defining features include the pyramidal hipped roof, overhanging eaves, exposed rafter ends, and integrated front porch. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1923, this residential building exhibits a rather high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The small square addition on the rear is an early change and is now historic. This building retains sufficient physical integrity to convey its historical significance for listing. However, this is a moot point since the property does not possess sufficient significance for designation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

Based upon the results of both the June 2019 and August 2022 surveys, the residential neighborhoods in Elizabeth do not appear to possess

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sufficient numbers and density of significant resources with physical integrity to justify an historic district.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **elmstw0153-1.tif through elmstw0153-4.tif**

Digital photographs filed at: **Town of Elizabeth
151 S. Banner Street
Elizabeth, CO 80107**

48. Report title: **n/a**

49. Date(s): **05/26/2022**

50. Recorder(s): **Dr. Mary Therese Anstey**

51. Organization: **HistoryMatters, LLC**

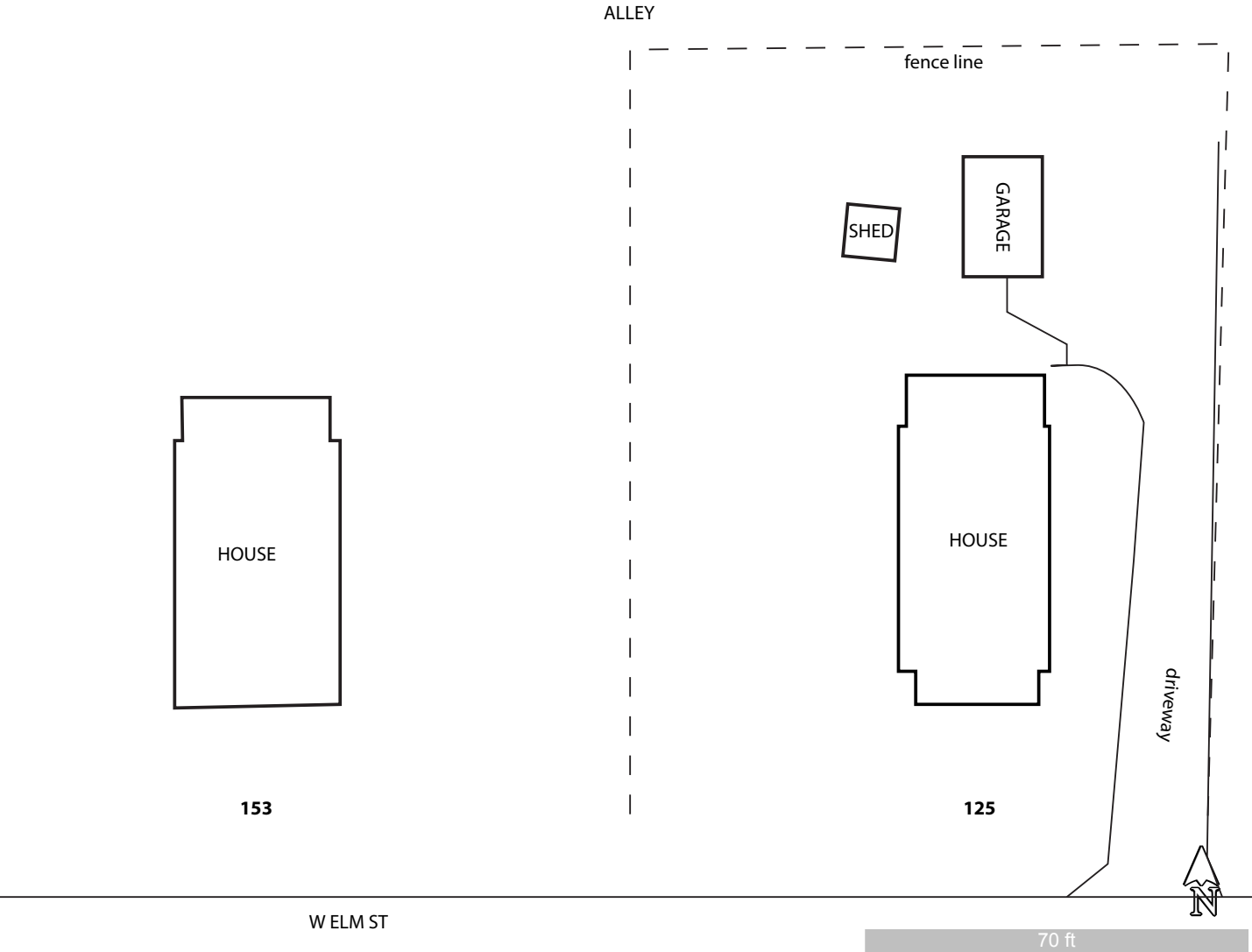
52. Address: **PO Box 3119
Buena Vista, CO 81211**

53. Phone number(s): **303-214-8069**

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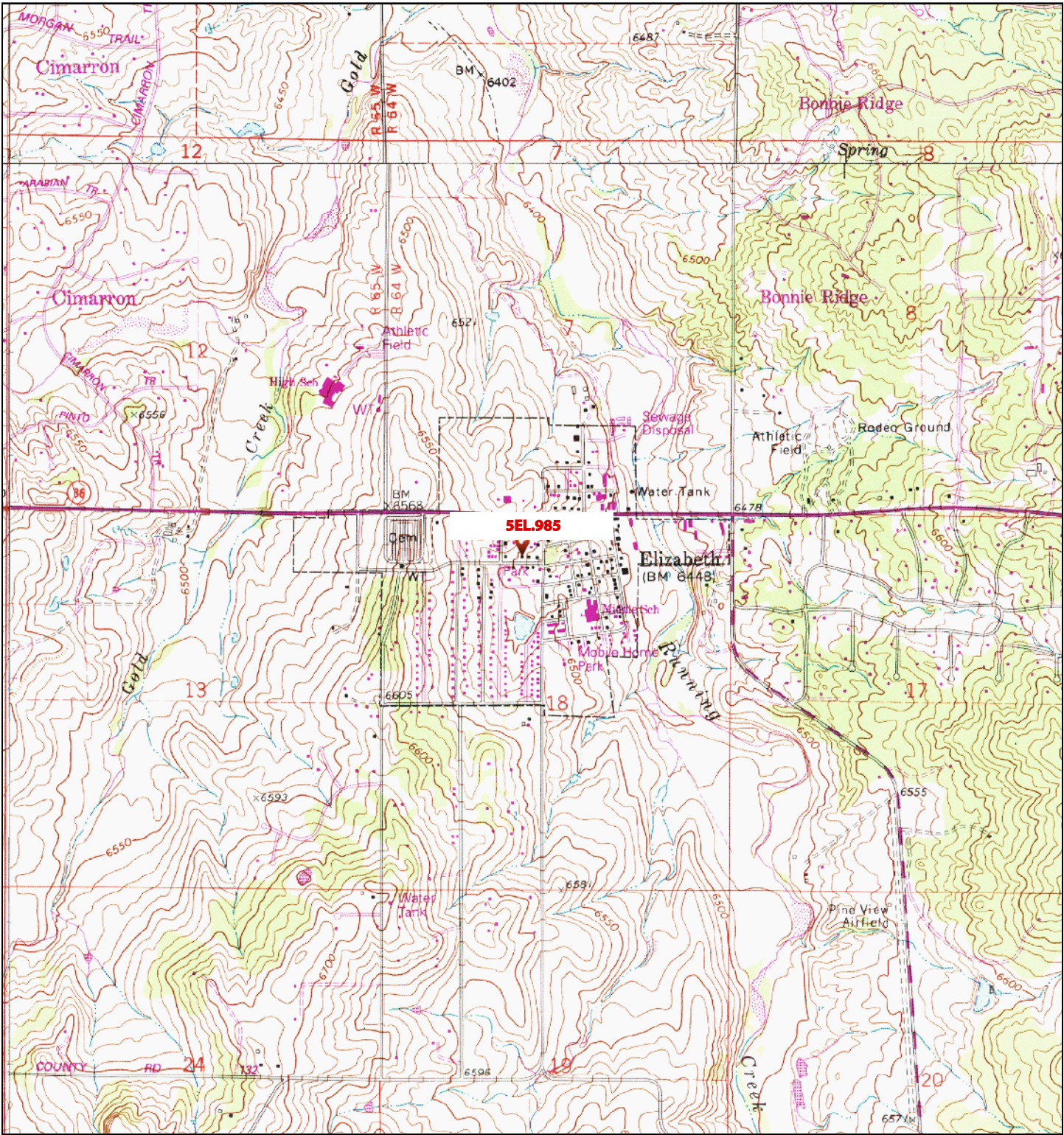
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SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



elmstw0153-1

house; view to northwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:28:57 AM



elmstw0153-2

house; view to northeast; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:28:38 AM



elmstw0153-3

house; detail of porch; view to northeast; photo by
Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:17:38 AM



elmstw0153-4

railroad car (or perhaps truck portion); view to northwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:17:53 AM

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.986**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **Garland House**
6. Current building name: **Reinhardt Residence**
7. Building address: **167 East Grant Street**
8. Owner name: **Sally K. Reinhardt**
- Owner organization:
- Owner address: **PO Box 2722**
Elizabeth, CO 80107

Parcel number: **8407411003**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
NE 1/4 SE 1/4 SE 1/4 SW 1/4 of section **7**
10. UTM Reference Zone: **13**
 Easting: **534614** Northing: **4357085**
11. USGS quad name: **Elizabeth** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Block 5, Lots 5 and 6 plus E. 29 ft of Lot 4**
 Addition: **Elizabeth Garlands** Year of addition: **1890**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1016 square feet**
16. Number of stories: **1.5**
17. Primary external wall material(s): **Wood/Shingle**
Asbestos
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Roof Treatment/Overhanging Eaves
21. General architectural description:
Oriented to the south, this one-and-one-half story Bungalow type home rests on a concrete foundation. The irregularly-shaped house is faced in square wooden shingles. The house is painted tan with white and green trim. The building has a cross-gabled roof with exposed rafter ends and is covered in asphalt composition shingles. The primary entry is situated within the integrated front porch located at the southeast corner of the façade. The double front door is multi-lite, wood, and painted green. The storm door is white wood with a narrow, rectangular, screened opening in the upper three-fourths of the door. West of this entry there is a small, rectangular, horizontally-oriented, three-light, fixed-pane window with milled trim. Three painted, concrete steps lead up to the front porch. A simple wooden railing appears to the east of these stairs. The porch features large, square support columns that also are covered in wooden shingles. The porch also features a half-height wall covered in square shingles and spanning the area between the bottom of the porch's support piers and the top of the exposed foundation. The house features a

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front-gabled bay to the west of the porch. There is large, rectangular, vertically-oriented, vinyl, slider window centered horizontally within this part of the façade.

The west side of the house features a side patio/ deck with a white, wooden surround. There is large glass patio door offering access between the house and the patio. South of the patio, there is a rectangular, horizontally-oriented, wooden, fixed pane (or, perhaps, casement) window with a metal shutter or drying rack extending from the top edge of the window's trim. Toward the back of the house, there is a single-story, shed-roofed bump out. This part of the house features two windows and a secondary entrance. The first window is oriented to the south and is rectangular, horizontally oriented, multi-lite, and possibly wood. The second window faces west. The two-window unit has a white (likely wooden) planter box below it and features two rectangular, vertically-oriented, (likely) fixed pane wood windows. The side door is located near the northeast corner of the house and obscured by the trunk of a large pine tree. It appears to be a metal storm door and may have a combination window/ screened opening. The rear patio, with a similar wooden surround as delineates the outdoor slab at the southwest corner of the home, is partially visible from this side of the house.

The east side of the house features at least three windows on the basement level/ within the concrete foundation. Nearer the front of the house there are two identical windows. Both are rectangular, horizontally-oriented, and either fixed pane (two-lite) or slider. The rear/ northeast corner of the house bumps out slightly. Within the lowest level of this rear bay, there is a large, nearly square, vinyl, slider window that is situated underneath a shed roofed extension. On the front half of the house, there is another window: narrow, rectangular, horizontally-oriented, fixed pane, and possibly a vinyl, Craftsman-style replica window with faux/ interior only muntins and mullions. The upper portion of the rear bay features a tripartite window: all three windows are rectangular, vertically-oriented, double-hung, and possibly wood. The middle window of this trio is slightly wider than the flanking windows. A small pent roof with exposed rafter ends appears above this window unit.

The rear (north) side of the house is somewhat difficult to see due to the heavily wooded lot. Near the northeast corner of the house, there is a rectangular window that appears to be identical to the Craftsman-style window described on the east side. This window is tucked just below the eaves and east of a shed-roofed, square (likely) addition. This addition is faced in asbestos shingles painted to match the rest of the home. It has an east-facing, nearly square window, that looks to be fixed pane and vinyl. The rear patio also is visible from this vantage point.

22. Architectural style:

Other architectural style:

Building type: **Bungalow**

23. Landscape or special setting features:

This home is situated on a heavily wooded, corner lot with grass lawns in the front, back, and on the west side. There are numerous large, old evergreen trees on the lot. The property is sited on a relatively level lot with an elevation of 6502 feet above mean sea level.

24. Associated building, features or objects:

Detached Garage

This one-and-one-half-story, rectangular building has horizontal-siding and a front-gabled roof covered in asphalt shingles. It is located west of the house and has a long, unpaved driveway. There are two white, roll-up, vinyl doors. Centered in the gable face there is a long, narrow, rectangular, horizontally-oriented, fixed pane window. The east side of the garage features three rectangular, horizontally-oriented, fixed pane windows. The other sides of the garage are not visible from the public right of way. Date of construction: ca 1970s-1990s.

Shed

This one-story, nearly-square, front-gabled building resembles an outhouse. The roof has exposed rafter ends and is covered in asphalt composition shingles. The building has horizontal siding. It is located near the non-sloping part of the eastern lot line. The north and east sides of this building feature former window openings now covered with horizontal siding painted green. Neither the west nor south sides of the shed are visible from the public right of way. Date of construction: ca 1917.

Doghouse

This small, rectangular structure is located closer to the garage and near the rear/ northern property line. It has horizontal siding and a front-gabled roof covered in asphalt composition shingles. Date of construction: Unknown.

IV. ARCHITECTURAL HISTORY



HistoryMatters LLC

Post Office Box 3119, Buena Vista, Colorado 81211 | 303.214.8069 | historymattersllc.com

6/8/2022

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25. Date of Construction: 1917 ☒ Actual ☐ Estimate
 Source of Information: Elbert County Assessor (online)

26. Architect: Unknown
 Source of Information:

27. Builder: Unknown
 Source of Information:

28. Original Owner: Frank E. Garland
 Source of Information: Abstract book- Elizabeth. Elbert County Abstract, Kiowa

29. Construction history:
 According to Elbert County assessor records, this house was constructed in 1917. An analysis of the style, building materials, and other historical records corroborate this date of construction. The small square extension on the rear of the property, covered in asbestos siding, likely dates to the late-1930s through the early-1950s, making it historic now. The two patios and associated doors likely were added in ca 1970 to 1990s. Selected replacement/ vinyl windows: date unknown.

30. Location: Original Location Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Residential

35. Historical background:
 The original owner of 167 E. Grant was Frank E. Garland. His father Charles platted the Garland Subdivision in 1899. It seems likely son Frank may have arranged for construction of this house and then sold it once it was complete. The dates of his ownership (1899 to ca 1919) support this theory. Garland was born in ca 1833 to parents Charles and Minerva J. Garland, farmers and stock raisers who lived in Elbert County by at least 1870. Charles also was a Civil War volunteer. Son Frank, the third of four children, was born in ca 1876. He married Bertha McKimmie on 28 October 1931 in Elbert County.

In ca 1919 Frank Garland sold the house at this address to Ernest Calvin Jones. There is no conclusive evidence he lived in this home. He was born in ca 1878 in Nebraska. He married Anna K. Cooney, a former telegraph operator at the State Capitol, on 22 February 1908 in Denver. That same year Jones and his partner Roy Brown purchased the Elizabeth-Kiowa stage line to transport mail between the two communities. He also purchased a home and livery stable at the corner of Kiowa and Banner (probably 322 E. Kiowa- 5EL.996) in 1908. Local newspapers in 1910 mentioned Jones had leased his former farm for oil drilling. The Joneses had at least two children: daughters Frances M. (born 1909) and Eleanor T. (born 1913). In 1920 Jones worked as the manager of a general store. By 1940 his wife had passed away and he was living in Denver and working as a repairman at the Bryant Hotel. Jones died in 1969 in Elizabeth.

In ca 1943 Jones sold 167 E. Grant to the first known owner-occupier: Harold W. Carson. He was born on 15 May 1899 in Denver and married Esther

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F. Daubenspeck there on 30 June 1923. The couple had at least one daughter: Beverly B. (born in 1925). The 1940 Census showed the Carson family living on Grant Street (likely in this house), indicating the fact Jones likely operated the property as a rental during his ownership. At that time Carson worked as a rural mail carrier.

The Carsons sold this home, in 1946, to Raleigh Messerschmitt. There is no evidence this new owner ever resided at this address. Messerschmitt was born on 22 April 1907 in Hedrick, Iowa. Until 1930 he lived in Benton, Iowa. By 1940 he had moved to Rochester Hills, Michigan. Five years later he had relocated to Colorado Springs. The 1950 Census, however, showed the Messerschmitt family living in Elizabeth, where Raleigh operated a produce truck and lived with his wife Olive Louise (1910-1983) and son Jeanne (later known as Jim; born 1937). He also worked for at least twenty years (dates unknown) in the State of Colorado Weights and Measures Department. In 1956 it appears the Messerschmitts lived in Boulder. Raleigh died on 23 July 1995 in Clawson, Michigan, and is buried in Longmont Cemetery.

In 1955 owners Jens E. and Jensine J. Olsen took possession of 167 E. Grant. Again, lacking street addresses on the census records, it is difficult to know whether this couple ever lived at this address. Olsen was born on 30 June 1891 in Nuckolls County, Nebraska. He and wife Jensine (1893-1977) had at least six children: Fern (1914-), Florence (1916-), Virgil V. (1917-1970), Orval R. (1920-1971), and Jens, jr. (1928-1929). The family lived in Elizabeth during the 1930s and 1940s, including somewhere on Grant Street during the 1940 Census when Jens was working as a mortuary insurance agent. After living in Denver for a time, it appears the Olsens returned to Elizabeth, and Jens, sr. died here on 10 August 1977. He, his wife, and their son Jens, jr. all are buried in the Elizabeth Cemetery.

Kenneth E. Kravich was the next owner of this property. No information was discovered about Kravich and he sold the house to Judy (nee Murdock) and Stephen W. Thompson in 1976. There is no evidence the Thompsons ever lived at this address. The couple was married on 20 December 1975 in Denver and divorced soon after on 17 February 1981 in Elbert County. The Thompsons sold this house to Dirk Gerald Potter in 1986. One or both of the Potters lived at 167 E. Grant Street. The couple married on 4 June 1983 in Castle Rock and Dirk passed away on 6 November 1991. Records showed Susan and Dirk at this address starting in 1990 with Susan remaining after her husband's death and until 2000. Susan Potter sold this property to current owners-occupiers James D. and Sally K. Reinhardt in 2000.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract, Kiowa.
 Colorado County Marriage Records: Jones, Carson, Thompson.
 Colorado Divorce Index: Thompson.
 ColoradoGravestones.com: Olsen.
 Colorado Marriages: Garland.
 Corrigan family tree: Garland, C.
 Death Certificate: Potter.
 Elbert County Assessor records (online).
 Find-a-Grave: Messerschmitt.
 Google search: all previous owners.
 M'Lynn's family tree: Potter.
 Oil drilling: Jones- *Elbert County Banner*, 19 August 1910.
 Olseson family tree: Olsen.
 Social Security Applications and Claims Index: Potter.
 Thomas-Maxwell family tree: Messerschmitt.
 US Census: 1880-1940.
 US Public Records Index: Potter.
 World War II Draft Cards: Carson.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No
 Designation authority:

Architectural Inventory Form

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Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☒ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☒ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☐ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☒ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1917**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

HistoryMatters LLC

Post Office Box 3119, Buena Vista, Colorado 81211 | 303.214.8069 | historymattersllc.com

6/8/2022

Architectural Inventory Form

Page 7

42. Statement of Significance:

This property has had several owners over its 105-year history. However, only two of those-- the Carsons (1943 to 1946) and the Potters (1990 to 2000)-- are definitively known to have lived at this address. Architecturally, this home represents a good (and one of the better in Elizabeth) example of the Bungalow building form. Character-defining features include the integrated front porch with square support piers, shingle siding, overhanging eaves, exposed rafter ends, and historic wooden windows. The level of architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places or the Colorado State Register of Historic Properties. However, 167 E. Grant is an excellent candidate for designation as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1917, this residential building exhibits a rather high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The small rear addition covered in asbestos shingles is both compatible and historic. Selected changes to windows and the additions of two new patios impact design, materials, workmanship, and feeling. However, the placement of these patios on the side and rear sides of the house, respectively, reduce this impact. The house retains sufficient physical integrity to convey its architectural significance for designation as a Town of Elizabeth local landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

Based upon the results of both the June 2019 and August 2022 surveys, the residential neighborhoods in Elizabeth do not appear to possess sufficient numbers and density of significant resources with physical integrity to justify an historic district.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

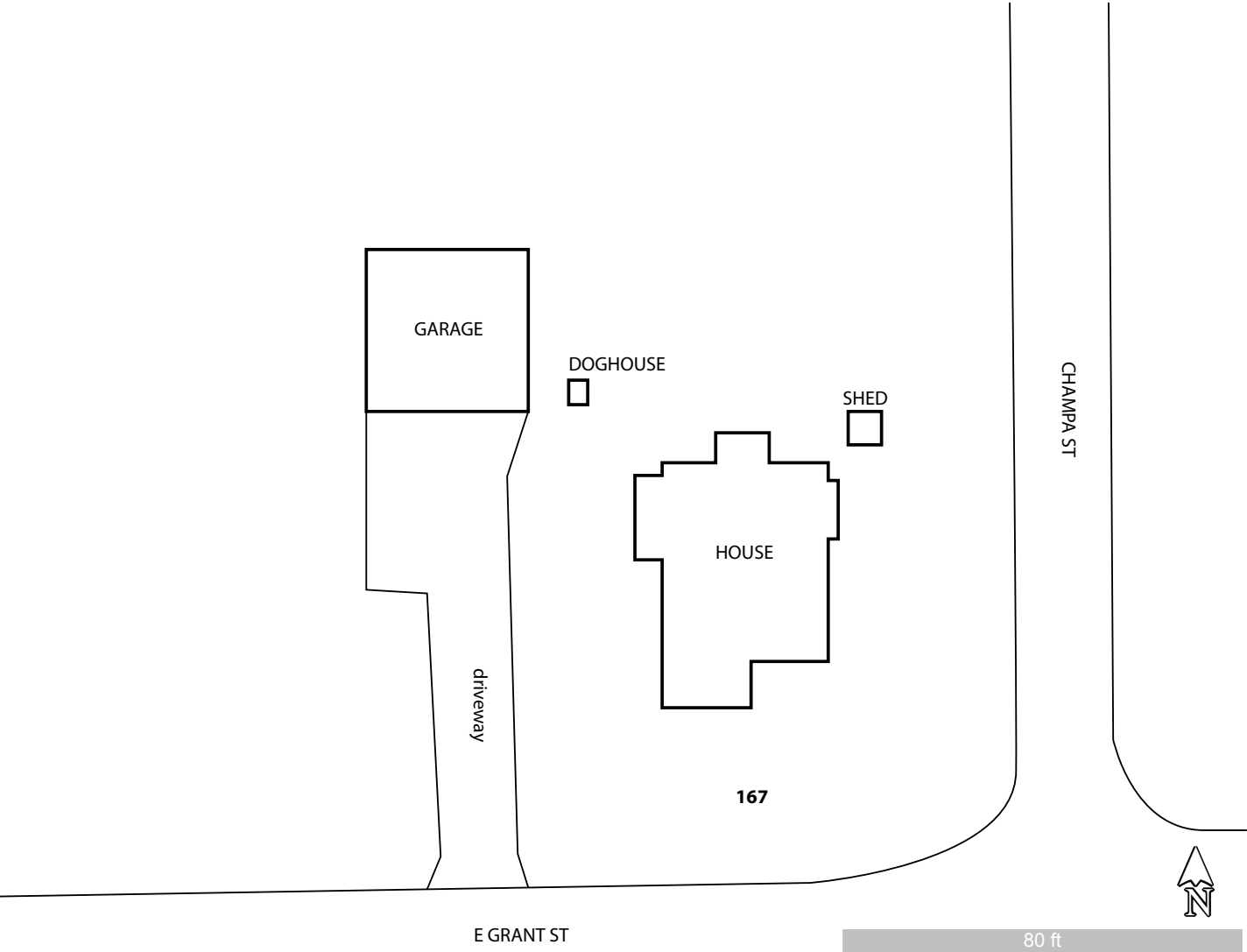
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **grantste0167-1.tif through grantste0167-7.tif**
 Digital photographs filed at: **Town of Elizabeth**
151 S. Banner Street
Elizabeth, CO 80107
48. Report title: **n/a**
49. Date(s): **05/26/2022**
50. Recorder(s): **Dr. Mary Therese Anstey**
51. Organization: **HistoryMatters, LLC**
52. Address: **PO Box 3119**
Buena Vista, CO 81211
53. Phone number(s): **303-214-8069**

Architectural Inventory Form

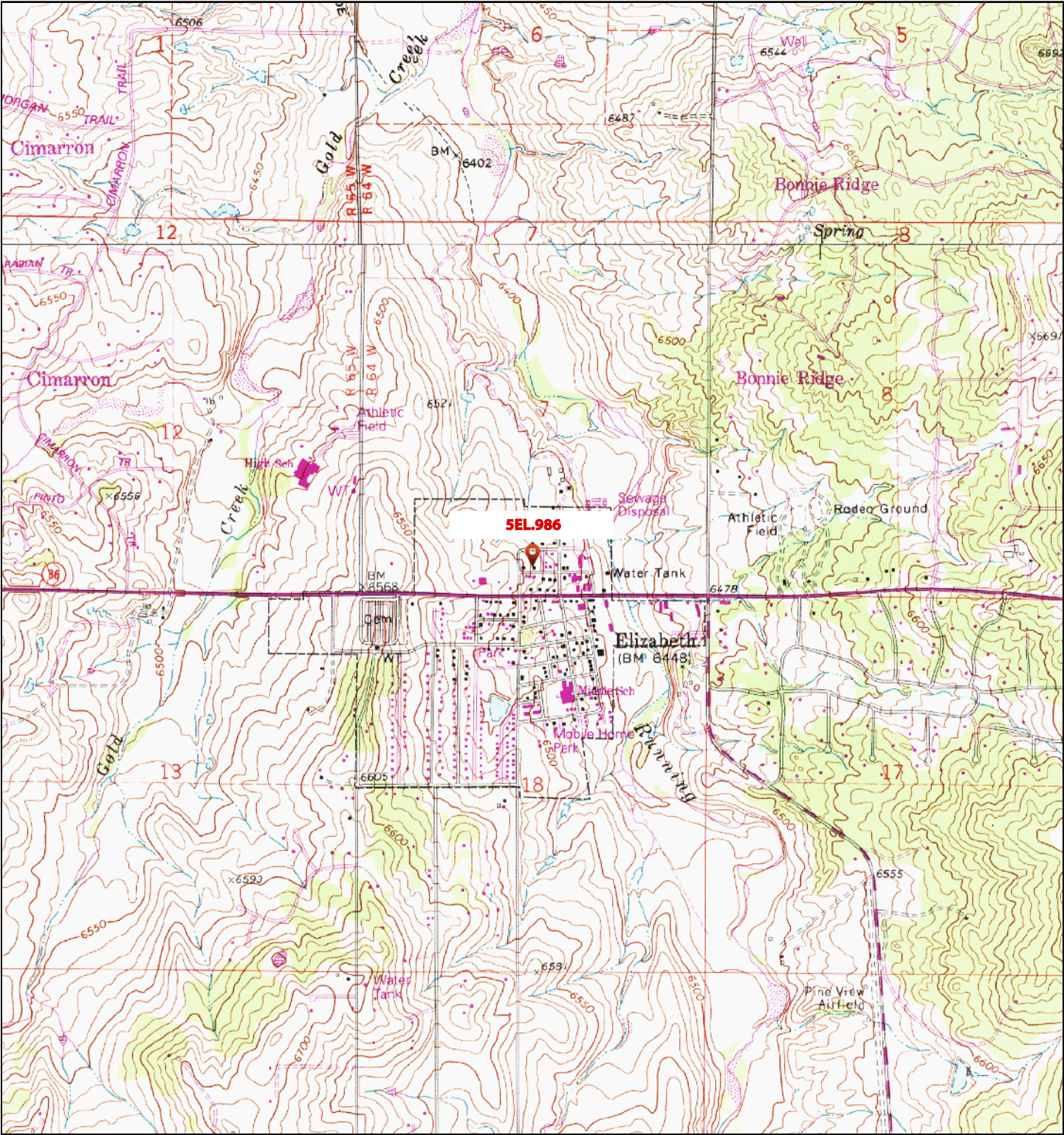
Page 8

SKETCH MAP



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



grantste0167-1

house; view to north; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 12:24:49 PM



grantste0167-2

house; view to northeast; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:23:55 PM



grantste0167-3

house; view to southwest; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:25:18 PM



grantste0167-4

shed (left) house (right); view to southwest; photo by
Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:26:28 PM



grantste0167-5

garage; view to north; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 12:23:43 PM



grantste0167-7

doghouse; view to west; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:26:37 PM

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.321**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **First National Bank**
6. Current building name: **John and Janet Taylor Living Trust Building**
7. Building address: **188 South Main Street**
8. Owner name: **The John and Janet Taylor Living Trust**
- Owner organization:
- Owner address: **Owner Address 245 Rocky Cliff Road**

Parcel number: **8418102004****Elizabeth, CO 80107**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
NW 1/4 NE 1/4 NW 1/4 NE 1/4 of section **18**
10. UTM Reference Zone: **13**
 Easting: **534867** Northing: **4356900**
11. USGS quad name: **Elizabeth** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Block 1, (89 feet of) Lot 6**
 Addition: **Elizabeth Amended** Year of addition: **1889**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1022 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Decorative Cornice**
21. General architectural description:
Oriented to the west, this Classical Revival style commercial building rests on a concrete foundation. The rectangular-shaped building is constructed of tan brick. It has a flat roof covered in synthetic material. The center date block protrudes slightly above the simple parapet and features decorative molding and two round finials at its upper edge. There is a decorative cornice with corbels. There are brick rectangular elements within the cornice's frieze, with the word "BANK" in the center of the middle one and small, decorative grates in the other two. The primary entry is recessed within the simple round-arch portico that features classical pilasters. This double door appears to be wooden with narrow, rectangular, fixed pane windows in the top of each. Large fixed pane, shopfront windows with wooden kickplates flank this door on either side. Both the front door and shopfront windows have transoms.

There is a small gap between the bank and the adjacent commercial building, making the north side visible. It has a stepped back parapet and two windows. Each window is rectangular, vertically-oriented, and double-hung with a keystone. The round arch, part of the portico, is visible

Architectural Inventory Form

Page 3

near the northwest corner of the former bank building. There is a small crack in the brickwork, running from the upper corner of the rear window and toward the rear of the building.

The south side of the building faces a small parking lot and resembles the north side, with its rounded arch in the portico near the southwest corner, stepped back parapet, and two windows like those on the opposite side. This side, however, also includes two secondary entries. The fenestration pattern along this side is arch-window-door one-window-door two (running from façade to rear). Each of these side doors is reached via two stone slab steps and both have transoms. The western door was open at the time fieldwork was completed. The eastern door was wooden, with two rectangular panels in the bottom and a large, rectangular, fixed pane window in the upper part. There are no storm doors.

The east (rear) side of the building features a single window exactly like those on the north and south sides. There is a small door, likely offering cellar access, along the foundation.

22. Architectural style: **Late 19th And 20th Century Revivals/Classical Revival**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located in Elizabeth's small commercial core and has little landscaping. A wide concrete sidewalk runs across the front of the building. There is a lilac bush near the southeast corner of the former bank. There is an unpaved parking lot south of the former bank. The property is sited on a level lot with an elevation of 6457 feet above mean sea level.

24. Associated building, features or objects:

Outhouse

This small, square, building with a shed roof and horizontal siding is located just southeast of the southeast corner of 188 S. Main. It has a basic, (likely) plywood door that faces south.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1907** ☒ Actual ☐ Estimate

Source of Information: **Date block on building**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **First National Bank**

Source of Information: **"National Bank at Elizabeth," Elbert County Tribune, 7 June 1906**

29. Construction history:

According to Elbert County assessor records and the date inscribed at the top of this building, the former bank was constructed in 1907. An analysis of the style, building materials, and other historical records corroborate this date of construction. There appear to have been few changes to this building over time. It appears to be virtually identical to an historic image from 1916 that appeared in an advertisement for the Elizabeth State Bank (*Elbert County Tribune*, 14 April 1916).

30. Location: **Original Location** Date of move(s):

Architectural Inventory Form

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade/Financial Institution

32. Intermediate uses(s): Commerce and Trade/Financial Institution
Commerce and Trade/Business
Commerce and Trade/Organizational

33. Current uses(s): Commerce and Trade/Professional

34. Site type(s): Commercial

35. Historical background:

In ca 1906 Elizabeth resident Joseph E. Mayer sold this plot of land as a new home for the First National Bank. During the week of 7 June 1906, five businessmen (F.P. Murray, George Hames, and Peter Blumer of Elizabeth; Lee Ramsey of Denver; and B.U. Jamison of Arvada) filed articles of incorporation for this new financial institution in Elizabeth. On 27 September 1907, the First National Bank announced to readers of the *Elbert County Banner*, the bank was "making arrangements to put up its own building on the lot adjoining the Elizabeth hotel property." This same article noted the "24 x 50 feet... (facility will be) built out of white pressed brick and will be a modern, handsome structure." Less than two years later, in July 1909, the Farmers State Bank (377 E. Kiowa- 5EL.326) was dissolved when it consolidated with the First National Bank of Elizabeth. The business continued to operate at this address and gained two additional directors: C.W. Reed and Adam Rinnert, both formerly of Farmers State Bank. Sometime prior to 1915 this bank changed its name to Elizabeth State Bank; perhaps the name change is why Mr. H.G. Isbell did "some high class (sic) sign painting for the Elizabeth State bank" during the week of 14 May 1915.

In 1930 this bank, like so many others across the county, was forced to close due to the dire economic conditions of the Great Depression. American Legion Post #82 purchased the property. Congress chartered and incorporated this veterans' organization in 1919. It was established to encourage patriotism and offer support and fellowship for soldiers returning from World War I service. The Elizabeth American Legion Post's namesakes are Theodore Ehrler and Everett Finkbiner, local boys who died overseas. Ehrler was born on 11 March 1888 in Denver to German immigrant parents. During his time in Elbert County, he worked in both farming and as a cashier at both local stores (Cort-Hames Mercantile Company and Russell Gates) and, the First National Bank. On 12 October 1918 Ehrler, along with the rest of the 135th Infantry Company F, departed New York City on the Ortega. He left St. Nazaire, France, on 16 June 1919 aboard the Kroonland, "sick and wounded." He died 10 July 1919 in a South Carolina military hospital, succumbing to Addison's Disease. Ehrler is buried in the Elizabeth Cemetery. The post's other namesake, Everett Milton Finkbiner, was born on 21 June 1894 in Montpelier, Ohio. He married Lela Gerkin on 25 December 1915 in Orange County, Indiana. By 1917, when he started his military service, Finkbiner was working as a farm laborer outside Elizabeth, while his wife and young daughter Marjorie remained in Indiana. He trained at Camp Funston in Kansas, leaving with Company K, 110th Infantry, 28th Division on 28 June 1918. He was killed at the Ourcq River in France just one month later, on 28 July 1918. He is buried in Orleans, Indiana.

Ownership of 188 S. Main transferred to Harold S. and Celestine C. (nee White) Hundley in ca 1941, and members of this family held this building for the next 57 years. Hundley was born on 25 April 1903 in Reed Creek, Virginia. He married his second wife Celestine on 24 December 1935. The couple established the Elizabeth Locker Plant (366 E. Grant- 5EL.990) in 1944. Hundley was involved in civic affairs in Elizabeth, founding both the Elizabeth Fire Department and the Chamber of Commerce (originally known as the Businessmen's Association) and helping to organize the inaugural Elizabeth Stampede and assisting with construction of the community's first ballpark. He is buried in the Elizabeth Cemetery.

In 1998 Hundley's son Robert, along with his wife Jacklyn, sold 188 S. Main to Bruce A. Melms. Melms was born on 19 August 1939 in Elgin, Illinois. He was a 1962 graduate of the University of Miami-Florida, with a degree in business. He married Randy Kerby on 24 November 1979 in Denver, and the couple had four children: Mark, Kathryn, Andy, and Tom. He operated a real estate office in this building and retired in 2007. Melms passed away on 13 September 2017 in Phoenix, Arizona.

Melms transferred ownership of this building to John E. and Janet Taylor some time prior to 2016, most likely in ca 2007 when he retired. The current owner is the John and Janet Taylor Living Trust.

Architectural Inventory Form

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According to local authors Eva Adams and Lucy Hoffhines, the former bank building has had various uses. These include "a variety of gift shops, a recording studio, Steppe Sisters artist's studio founded in 1979 by Bobbie Segler and Alan Mosijczuk, a shoe repair shop- John Taylor, an attorney's office- Dorothy Stone (2004)."

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract, Kiowa.

Adams, Eva and Lucy Hoffhines. *Doing Business in Elizabeth: A History of the Business Buildings in the Town of Elizabeth, Colorado*. Elizabeth: self-published, 2004.

Advertisement: Elizabeth State Bank, *Elbert County Tribune*, 14 April 1916.

American Legion: www.aml82.org.

Army Transport Service Passenger Lists: Ehrler.

Billion Graves Record: Ehrler.

DignityMemorial.com: Melms.

Ebay military memorabilia sale: Finkbiner.

Elbert County Assessor records (online).

Elbert County Banner: 27 September 1907.

Elbert County Tribune: 14 May 1915.

"Elizabeth Banks Are Consolidated," *Elbert County Banner*, 9 July 1909.

Find-a-Grave: Hundley.

Indiana Marriage Index: Finkbiner.

"National Bank at Elizabeth," *Elbert County Tribune*, 7 June 1906.

South Carolina Death Records: Ehrler.

US Census: 1900.

World War I Draft Cards: Ehrler, Finkbiner.

VI. SIGNIFICANCE

37. Local landmark designation: ☒ Yes ☐ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☒ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Architectural Inventory Form

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Applicable Town of Elizabeth landmark criteria:

- ☒ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☒ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☒ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☒ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Commerce**

Architecture

40. Period(s) of Significance: **1907-1930; 1907**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property has had numerous owners over its 116-year history. It was home to the First National Bank and then the Elizabeth State Bank from its construction in 1907 until 1930. Architecturally, this building represents a good example of the Classical Revival style; it is the most architecturally distinctive building along Elizabeth's Main Street. Character-defining features include the round-arch portico, ornate cornice, decorative date block in the center of the parapet, and double-door main entry. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places. The Colorado Office of Archaeology already has determined it meets the criteria for listing on the Colorado State Register of Historic Properties. And it already is designated as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1907, this commercial building exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. There are no known changes to the building and it appears to be good to excellent condition. This building retains sufficient physical integrity to convey its significance for listing on the Colorado State Register of Historic Places. It already has been designated a Town of Elizabeth local landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

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45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

The project completed in June 2019 recommended a small local historic district in the commercial core of Elizabeth. The proposed boundaries of this identified district run along E. Kiowa from 344 to 381 (northern side of street only) and then continue south to the 300 block of S. Main (only 267 and 230 on the western side of the street). As part of that earlier project, 188 S. Main was surveyed at the reconnaissance level and determined to be contributing to the proposed historic district. This intensive-level survey concurs with that earlier assessment.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

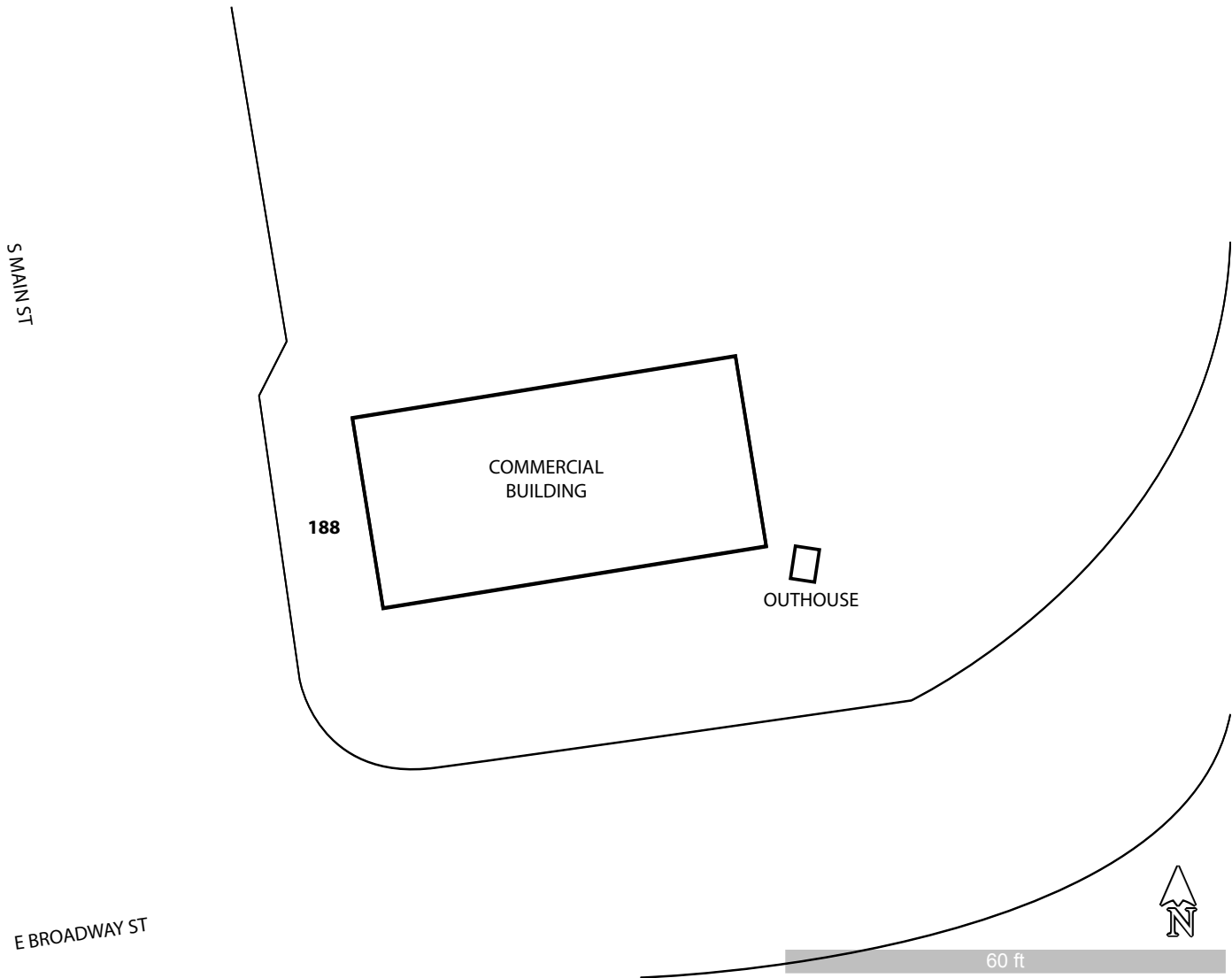
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainsts0188-1.tif through mainsts0188-5.tif**
Digital photographs filed at: **Town of Elizabeth**
151 S. Banner Street
Elizabeth, CO 80107
48. Report title: **n/a**
49. Date(s): **05/26/2022**
50. Recorder(s): **Dr. Mary Therese Anstey**
51. Organization: **HistoryMatters, LLC**
52. Address: **PO Box 3119**
Buena Vista, CO 81211
53. Phone number(s): **303-214-8069**

Architectural Inventory Form

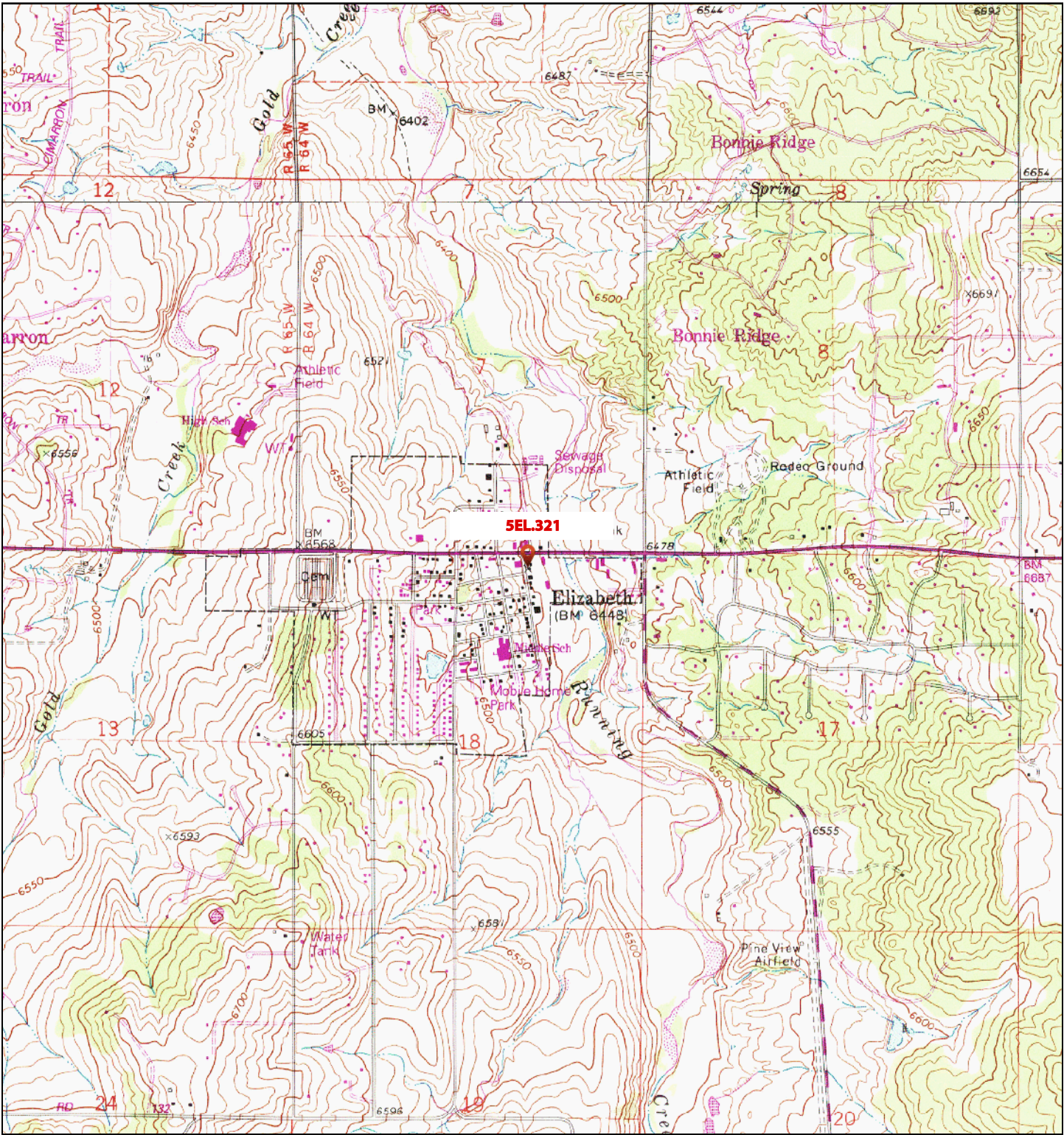
Page 8

SKETCH MAP



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



mainsts0188-1

view to east; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:46:02 AM



mainsts0188-2

view to southeast; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:46:26 AM



mainsts0188-3

view to north; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:47:22 AM



mainsts0188-4

view to northwest; photo by Mary Therese Anstey,
History Matters, LLC

May 26, 2022 at 11:48:12 AM



mainsts0188-5

outhouse; view to north; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 11:48:39 AM

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.1004**
2. Temporary resource number:
3. County: **Elbert**
4. City: **Elizabeth**
5. Historic building name: **Blumer Block**
6. Current building name: **232 Main Street LLC Building**
7. Building address: **200-244 South Main Street**
8. Owner name: **232 Main Street LLC**
- Owner organization:
- Owner address: **232 S. Main Street
Elizabeth, CO 80107**

Parcel number: **8418109001**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| State Register eligibility field assessment: | ☐ Individually eligible | ☒ Not eligible | ☐ Needs data | ☐ Previously listed |
| Local landmark eligibility field assessment: | ☒ Individually eligible | ☐ Not eligible | ☐ Needs data | ☐ Previously listed |

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
SW 1/4 NE 1/4 NW 1/4 NE 1/4 of section **18**
10. UTM Reference Zone: **13**
Easting: **534872** Northing: **4356861**
11. USGS quad name: **Elizabeth** Scale: **7.5**
Year: **1994**
12. Lot(s): **Block 2, Lots 1-3**
Addition: **Elizabeth Amended** Year of addition: **1889**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **3,255 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Facade Treatment/False Front**
Roof Treatment/Decorative Cornice
21. General architectural description:
Elbert County Assessor records list the address for this property as 200-244 S. Main. The addresses posted on the building itself are 211A, 211B, 211C, 211D (even though the east side of street sports even numbers) and 244 S. Main.

Oriented to the west, this Nineteenth-Century Commercial building rests on a concrete foundation. The rectangular-shaped commercial building is faced in horizontal siding. It is divided into five different businesses/ shops, each painted differently from its neighbor. Paint colors include cream, light blue, tan, and a slightly darker blue. The cornice along the top of 200-232 (or 211 A-D) S. Main is painted brick red with tan trim, providing a unifying element for these four shop units. This cornice features decorative corbels, rectangular panels within the frieze, and dentil molding. There is signage for the individual stores on the façade, between the cornice and the shed roof that shades the store fronts of 200-232 S. Main and covers the sidewalk. The building has a flat roof that slopes slightly toward the rear of the property and (likely) is covered in synthetic

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material. The shop at the southwest corner of the strip was added in 1971 and is addressed as 244 S. Main. It has a false front and is sided in wider horizontal siding. A small infill wall, also faced in wider horizontal siding, spans the short distance between 200-232 and 244 S. Main. This small section of the façade has a single window: rectangular, vertically-oriented, wooden, and multi-lite. Each shop in this commercial strip has its own entry. Although the doors differ, each one in the 200-232 S. Main strip is centered within its storefront and has flanking windows. The front door of 211A is wooden with a rectangular panel in the bottom and a large, rectangular, fixed pane window filling the top three-quarters of the door. Each of the windows are oversized, rectangular, double-hung, and wooden. Unit 211B features a double door entrance. Each door is wooden with narrow, fixed pane, one-over-one windows in the upper three-fourths of the door and a simple wooden panel at the bottom. The shop front windows of 211B are large, nearly square, fixed-pane, and wooden with oversized, non-operable transoms. The double doors of 211C and D are both slightly recessed. The one in 211C is virtually identical to that in the unit to the north. The final unit is the only one with no windows in its front door. The upper portion of each door features two narrow vertical panels, and the bottom has four square inset panels. The shopfront windows in both unit 211C and D are the same as those in 211B. The portion of the building addressed as 244 S. Main also has a centered primary entry. It is wooden with two narrow, vertical, fixed pane windows in the upper half. The bottom part of the door has two rectangular panels. There is a large painted concrete (or wooden) step up to the front door. Each of the front windows at 244 S. Main is large, rectangular, vertically-oriented, two-over-two, wooden, and appear to be fixed pane.

The north side of the building is faced in narrow horizontal siding painted cream. The gentle slope of the roof toward the rear of the property is particular evident from this vantage point. There are two windows, one quite close to the northwest corner of the building and the other nearly centered on this side of the building. Both are narrow, rectangular, vertically-oriented, two-over-two, wooden, and (likely) fixed pane.

The south side is faced in wider horizontal siding painted blue. There are no visible windows or doors.

The only part of the rear (east) side of this building that is visible from the public right of way: 200-232 S. Main. With the exception of 211A, which is sided in wider horizontal siding, the rear of the building features narrow horizontal siding painted cream. Units 211C and D are the only two that feature small shed-roofed, square extensions. These roofs are covered in asphalt composition shingles. Each extension features a single, east-facing window. The window for 211C is rectangular, vertically-oriented, wooden, and appears to have some of its three-over-three lites infilled with pieces of painted wood. There does not appear to be any glass in the other panes. The window for 211D is smaller, rectangular, horizontally-oriented, wooden, and fixed pane or casement.

22. Architectural style:

Other architectural style:

Building type: **Nineteenth-Century Commercial**

23. Landscape or special setting features:

This building is located in Elizabeth's small commercial core and has no landscaping in the front. A wide concrete sidewalk runs across the front of the building. To the rear there is a grass lawn with some trees. A half-height wooden slat fence runs along the northern property line. This fence has an oversized, metal, agricultural-style gate that offers access to the backyard from the adjacent, unpaved parking lot. The property is sited on a level lot with an elevation of 6457 feet above mean sea level.

24. Associated building, features or objects:

Outhouse

This one-story, shed-roofed, square-shaped building has horizontal siding. The swinging door is constructed of wide planks of wood. This accessory building is located in the backyard, adjacent to the alley/ on the eastern lot line.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **pre-1900** ☐ Actual ☐ Estimate

Source of Information: **Adams, Eva and Lucy Hoffhines. Doing Business in Elizabeth: A History of the Business Buildings in the Town of Elizabeth, Colorado. Elizabeth: self-published, 2004.**

26. Architect: **Unknown**

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Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Peter Blumer**

Source of Information: **Adams, Eva and Lucy Hoffhines. Doing Business in Elizabeth: A History of the Business Buildings in the Town of Elizabeth, Colorado. Elizabeth: self-published, 2004.**

29. Construction history:

Elbert County assessor records do not list a date of construction for this building. However, an analysis of the style, building materials, and other historical records support an estimated construction date of ca 1880s-1890s. Local authors Eva Adams and Lucy Hoffhines state this building was erected prior to 1900 and refer to it as the Blumer Block. The Assessor lists 1971 as an alteration date; this change reflects the erection of 244 S. Main. Again, according to Adams and Hoffhines, it was "built in the 1970's (sic) by David Wright, as a replacement for an original business building which had been there."

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**

32. Intermediate uses(s): **Commerce and Trade**
Commerce and Trade/Specialty Store
Commerce and Trade/Business

33. Current uses(s): **Commerce and Trade/Specialty Store**34. Site type(s): **Commercial**

35. Historical background:

Eva Adams and Lucy Hoffhines, in the book *Doing Business in Elizabeth* (2004), refer to this building as the Blumer Block and attribute original ownership to Peter Blumer. He was born in ca 1855 in Switzerland, immigrated in 1881, and became an American citizen in 1887. On 29 January 1885 he married Anna K. Tschudy in Denver. The couple had at least three children, all daughters: Anna F., Henrietta, and Nena F. Adams and Hoffhines state the Blumers operated the first mortuary business in Elizabeth from this building; local newspaper advertisements mention Blumer holding positions as notary public, insurance agent, undertaker, and druggist. In 1907 he was among the five businessmen who incorporated the First National Bank (188 S. Main- 5EL.321). From ca 1909 to ca 1912 the newspaper featured weekly mentions of Blumer's Palace Drug Store, located in the center of this building. Blumer passed away on 28 July 1925 and is buried in the Elizabeth Cemetery.

Winford Shepherd purchased this building from Blumer in ca 1918. Shepherd was born in Ohio in 1876 and married Anna Lehman of Elizabeth in June 1906. Newspaper clippings indicate he had numerous business interests. In 1904 he sold buggies; in 1906 he may have been selling furniture and sewing machines; in 1907 he accepted a position at the Gates creamery station; and in 1909 he engaged in both the training of polo ponies and acting as a substitute postman. *Doing Business* notes Shepherd operated a creamery in the northern part of this building. This business was a logical pursuit in Elbert County since it allowed for the use of surplus milk from surrounding dairy farms. Shepherd's business utilized a large concrete tank to rapidly cool the milk and he made both cream and cheese in this facility. Another newspaper mentioned, in 1918, that Watts & Worman had moved their stock of general merchandise into Shepherd's recently painted commercial building (perhaps in the south end, if his creamery was located in the northern half). Shepherd passed away in 1969.

The book on businesses in Elizabeth also mentions the presence of Potter's Shoe Shop at 211 S. Main-- no date offered but probably located on

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the north end of this building. The same publication states Dan McKimmie operated a bakery on the south end of this commercial strip (again, no date). Prior to the 1930s the Red and White grocery store, owned by E.L. Mowery, also was located here.

In 1938 the Elbert County Farmers Exchange purchased this property. This business operated as a farmer's co-op that two gentlemen, Greenlee and Livingston, might have managed. In 1944 Emil R. and Gladys M. (nee Mason) Bostrom bought this building. Bostrom was born on 17 July 1896 in Kiowa. He married his wife on 23 May 1931 in Denver. The couple had at least one daughter: Janet J. (born in 1935). The 1940 Census showed the Bostroms living in Elizabeth and Emil working as the Manager of the Farmer's Union Store. Adams and Hoffhines state he sold insurance, dealt in general farm machinery, both sold and repaired International Harvester products, managed a cream station, and traded in grain and coal at his business in this building. When he sold both his business and this building in 1970, it was the oldest continuous International Harvester dealership in Colorado. Bostrom died in 1986 and his wife passed away in 1998.

The next owners of 200-244 S. Main, purchasing the property in 1970, were David K. and Ana L. Wright. According to David, the International Harvester store used the entire building then. Wright also was responsible for rebuilding 244 S. Main on the historic foundation, the former (date unknown) home of a Case and John Deere tractor dealership. The Wrights operated the Black Forest Pottery Shop on this site and, between at least 1994 and 1996, lived at 619 S. Main (5EL.1015). They sold this commercial building to Elmer H. and Katherine Hansen in 1981. Just eight years later, the Hansens transferred ownership to their daughter Kristina Lynn Mudd. She owned a store call the Jabberwocky that was located in this building. She and her husband lived at 723 S. Banner (5EL.965) from the early-1980s to the early-2000s. Between 1970 and ca 2004, 244 S. Main was home to the following enterprises: a café and coffee shop, a stained glass and gift store, the Elizabeth Chamber of Commerce, PAWS (nail salon), and Kelly Goldsmith's antique store called Clara's Cupboard (in 2004). The entire commercial property was associated with members of the Mudd family or their LLC until 2012 when current owner 232 Main Street LLC took possession of the building. Currently, Antiques and Art occupies 211A-B, the Powder River Hat Company is located in 211 C-D, and the business at 244 S. Main is called Prickly Pear Antiques.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract, Kiowa.

Adams, Eva and Lucy Hoffhines. *Doing Business in Elizabeth: A History of the Business Buildings in the Town of Elizabeth, Colorado*. Elizabeth: self-published, 2004.

Bostrom family tree.

Colorado Census, 1885: Blumer.

ColoradoGravestones.com: Bostrom.

Colorado Marriage Records: Blumer.

Elbert County Assessor records (online).

Find-a-Grave: Blumer.

Google: All previous owners.

US Census: 1900-1950.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Associated with the lives of persons significant in our past.

☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.

☐ Qualifies under Criteria Considerations A through G (see manual).

☒ Does not meet any of the above National Register criteria.

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Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☒ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☒ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☒ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☒ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☒ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☒ General criteria b: Retains original design features, materials and/or character;
- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Commerce****Architecture**40. Period(s) of Significance: **pre-1900-1972; pre-1900**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property has been a mainstay of Elizabeth's commercial development since before 1900, providing vital goods and services to the local community. Architecturally, this building is a good example of the Nineteenth-Century Commercial building use type. Character-defining features include kickplates, window transoms, bracketed cornice, door transoms, and recessed entries. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places or the Colorado State Register of Historic Properties. However, it does possess sufficient historical and architectural significance for listing as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed prior to 1900, this commercial building exhibits a moderate level of physical integrity relative to the seven aspects of integrity as defined

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by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The 1970 addition at 244 S. Main is now considered historic. This site retains sufficient physical integrity to convey its historical and architectural significance for listing as a Town of Elizabeth local landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

The project completed in June 2019 recommended a small local historic district in the commercial core of Elizabeth. The proposed boundaries of this identified district run along E. Kiowa from 344 to 381 (northern side of street only) and then continue south to the 300 block of S. Main (only 267 and 230 on the western side of the street). As part of that earlier project, 188 S. Main was surveyed at the reconnaissance level and determined to be contributing to the proposed historic district. This intensive-level survey concurs with that earlier assessment.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

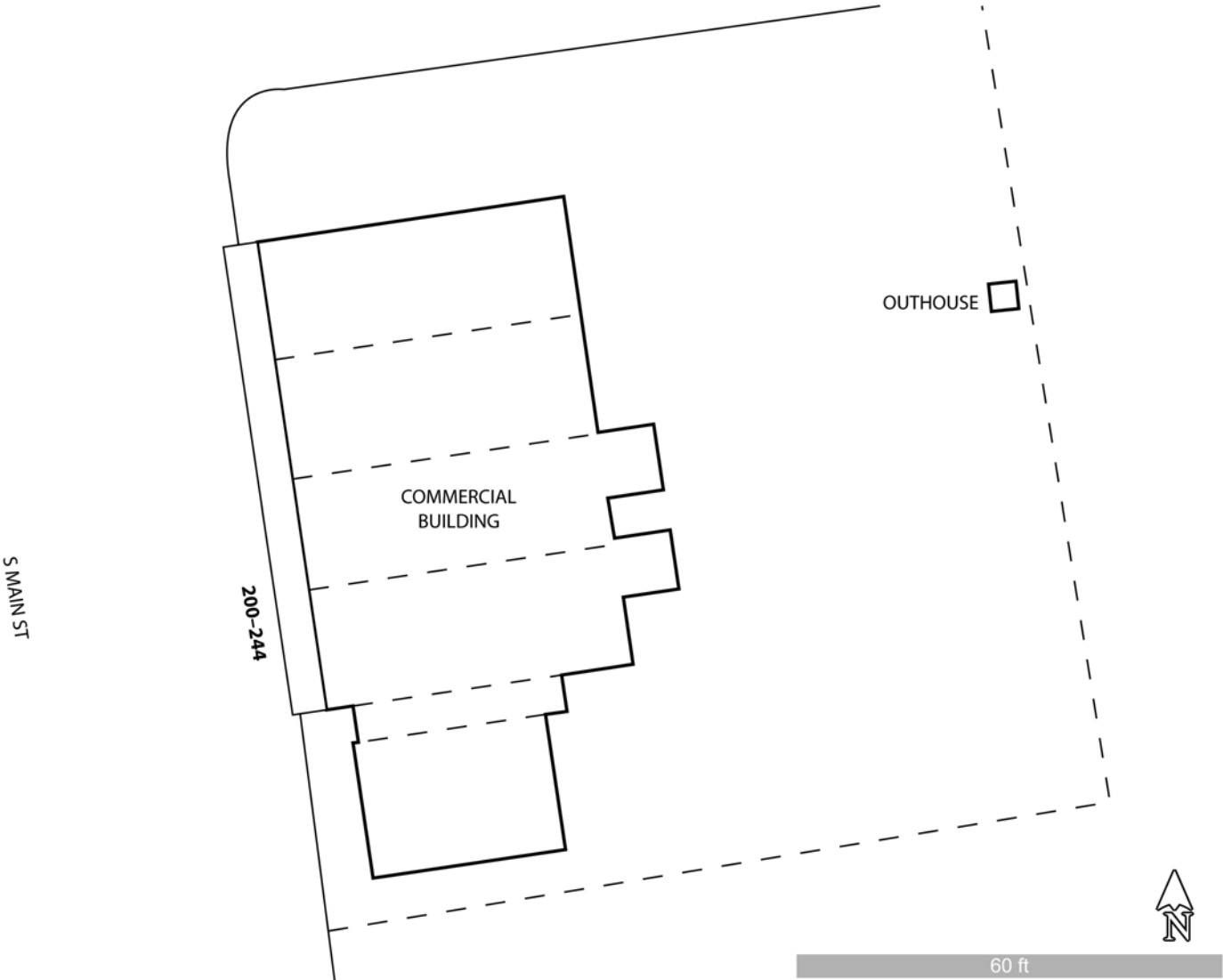
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): mainsts0200-0244-1.tif through mainsts0200-0244-5
 Digital photographs filed at: Town of Elizabeth
 151 S. Banner Street
 Elizabeth, CO 80107
48. Report title: n/a
49. Date(s): 05/26/2022
50. Recorder(s): Dr. Mary Therese Anstey
51. Organization: HistoryMatters, LLC
52. Address: PO Box 3119
 Buena Vista, CO 81211
53. Phone number(s): 303-214-8069

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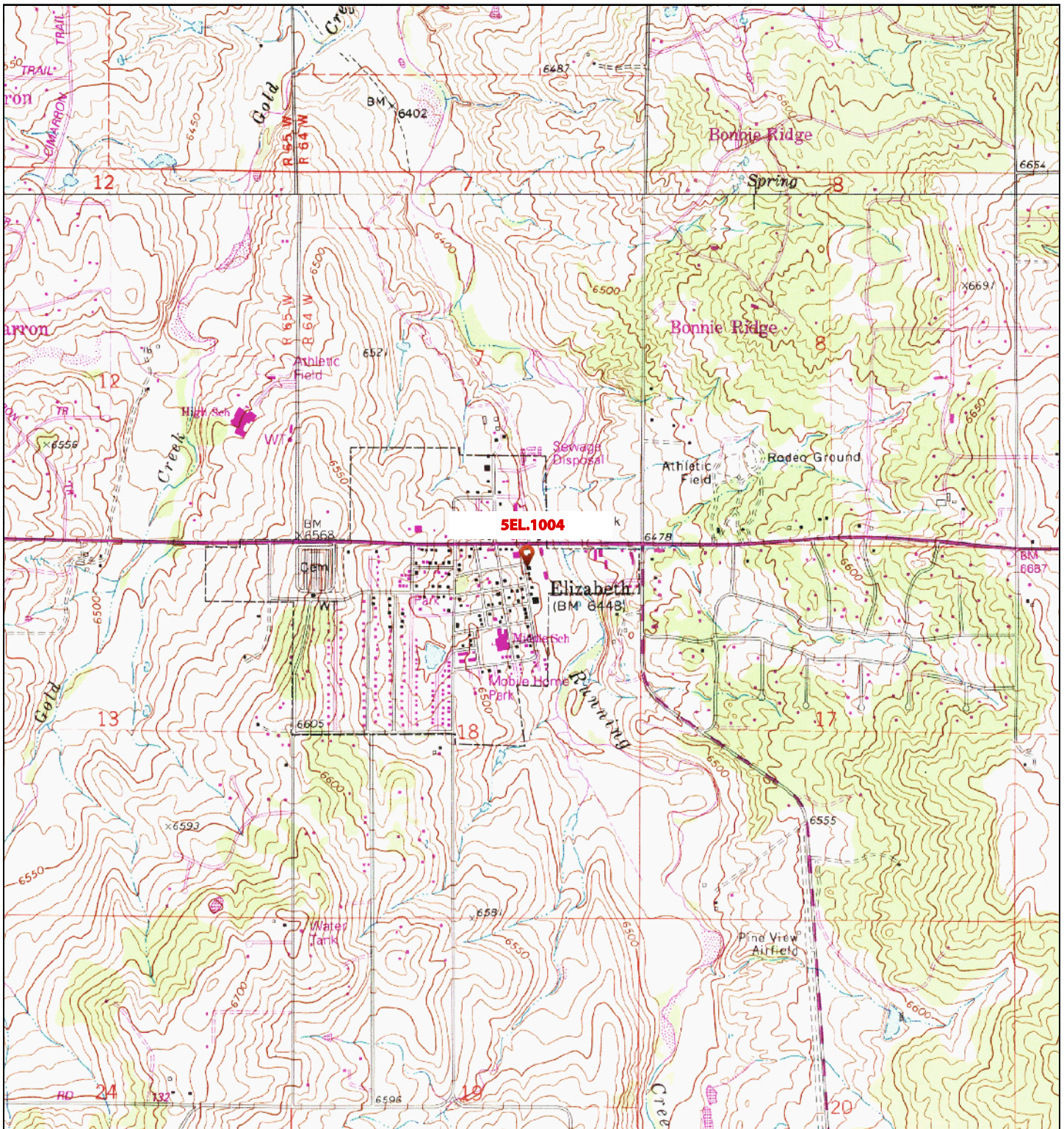
SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994

COLORADO CULTURAL RESOURCE SURVEY

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Date _____ Initials _____

- _____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5EL.1007** Parcel number: **8418109003**
 2. Temporary resource number:
 3. County: **Elbert**
 4. City: **Elizabeth**
 5. Historic building name: **Huber Residence**
 6. Current building name: **1897 House**
 7. Building address: **286 South Main Street**
 8. Owner name: **Linda M. and Donald Bulmer and Jennifer R. and Eric W. Fleming**
 Owner organization:
 Owner address: **5120 Silver Hare Lane**
Castle Rock, CO 80104

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **8S** Range: **64W**
SW 1/4 NE 1/4 NW 1/4 NE 1/4 of section **18**
10. UTM Reference Zone: **13**
Easting: **534876** Northing: **4356829**
11. USGS quad name: **Elizabeth** Scale: **7.5**
Year: **1994**
12. Lot(s): **Block 2, Lots 4-6**
Addition: **Elizabeth Amended** Year of addition: **1889**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **432 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood/Weatherboard**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
21. General architectural description:
Oriented to the west, this two-story, Late Victorian style building rests on a concrete foundation. The L-shaped former house is faced in white weatherboard with a faux-board and batten/ vertical siding pattern. It has a front-gabled roof covered in asphalt composition shingles. The primary entry is centered within the front-gabled portion of the façade. This door is black wood (or metal) with a large, rectangular, vertically-oriented, fixed pane window in its upper part. On the upper story there is a large two-window unit. Each window is rectangular, vertically-oriented, double-hung, two-over-two, and (likely) wooden. In the single-story, shed-roofed portion of the façade, there is another pair of windows. Each of these is somewhat squat, rectangular, vertically-oriented, double-hung, and wooden.
- The north side of this former house has two windows. The one closest to the façade appears to be casement, nearly-square, sixteen-lite, and likely wooden. It has a plexiglass storm window as well. The second window is located close to the shed-roofed, rear addition that is visible at the northeast corner of the building. This window appears to be a vinyl slider and it is nearly-square (but smaller than the other window on this side**

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of the building.)

The south side of this now-commercial building features a secondary entrance and a window within the one-story, shed-roofed part of the building. The side door is located near the building's southwest corner. The black wooden door appears to have panels in the bottom half and a multi-lite, fixed pane window in the upper portion. The window located close to the southeast corner of the former house likely is original. It is rectangular, vertically-oriented, double-hung, wooden, and three-over-one.

The east (rear) side features a patio, back door, and three windows. The wooden patio with the simple, wooden railing is located near the southeast corner of the house, within the ell formed by the shed-roofed rear addition to its north. The window within the shed-roofed portion of the main house may be a vinyl slider. In the upper story of the front-gabled part of the house, there is a rectangular, vertically-oriented, double-hung, wooden window with an air conditioner inserted into the lower portion. The single-story rear addition features the back door under a front-gabled pediment. The back door appears virtually identical to the side door; however, it is painted barn red. North of this door there is a rectangular, horizontally-oriented, vinyl, fixed pane window. There is cellar access along the foundation, north of the back door.

22. Architectural style: **Late Victorian**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located in Elizabeth's small commercial core and has no landscaping in the front. A wide concrete sidewalk runs across the front of the building. To the side and rear there is a grass lawn. There are some deciduous trees along the northern lot line. A half-height wooden slat fence runs around the side and rear yards. There is a red, classic, Ford truck in the side yard. The property is sited on a level lot with an elevation of 6459 feet above mean sea level.

24. Associated building, features or objects:

Former cobbler shop

This one-story, rectangular building is faced in stucco and painted maroon. The side-gabled roof is covered in asphalt composition shingles. It is located along the western lot line/ sidewalk, north of the main building on the site.

(possible) Secondary dwelling

The rectangular, one-story building is located near the southeast corner of the lot. It has a side-gabled roof covered in asphalt composition shingles. The south-oriented building is sided in weatherboard painted brick red. The primary entry-- a blue, vinyl, faux panel door-- is located at the southeast corner of the façade. West of this door there is a rectangular, horizontally-oriented, vinyl, slider window with an air conditioning unit inserted in the western half. On the west side, there is a wooden (or vinyl) double door with faux muntins and mullions. This patio door has a simple wooden surround painted white. Two windows seemingly identical to the one on the façade, flank this door. The eastern side of the building has no windows or doors. The northern side of the building has a small, rectangular, vinyl, slider window.

Shed- This structure is located behind/ north of the (possible) secondary residence. It is square, has horizontal siding, and a shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1897** ☒ Actual ☐ Estimate

Source of Information: **Interpretive plaque affixed to building**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Minnie Huber**

Source of Information: **Abstract book- Elizabeth. Elbert County Abstract, Kiowa**

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29. Construction history:

This building is known as the 1897 House. Not surprisingly, its date of construction is 1897. An analysis of the style and building materials support this date. The south side, shed-roofed extension is not original but likely represents an early, and now historic, addition. The historic image on the interpretive plaque affixed to the building shows a different fenestration pattern on the façade; it appears a centered, first-story window was removed and a secondary entrance near the southwest corner was partially blocked to create the existing window. The addition on the rear likely dates to ca 1950s-present. The former home also features replacement siding (original was narrow horizontal siding) and a few vinyl windows.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**32. Intermediate uses(s): **Domestic/Single Dwelling**
Commerce and Trade/Specialty Store33. Current uses(s): **Commerce and Trade/Specialty Store**
Commerce and Trade/Professional34. Site type(s): **Commercial**

35. Historical background:

According to both *Doing Business in Elizabeth* by Eva Adams and Lucy Hoffhines and the interpretive plaque attached to this building, 286 S. Main is believed to have originally served as housing for railroad workers. Abstract records indicate members of the Huber family owned the property for approximately 52 years. Minnie Huber was born in 1855 in Oskaloosa, Iowa. She married her husband Joseph F. (possibly also known as Francis J.) Huber (1934-1906) in 1884. The couple had at least three children: George A. (born 1880), Francis J. (born 1886), and Benjamin F. (born 1893). Minnie passed away on 22 March 1943 in Elizabeth, but she is buried at Riverside Cemetery in Denver. Both sons George and Benjamin F. Huber owned this property for a time.

In ca 1949 the Pembertons likely lived in 286 S. Main. At about the same time, Lawrence Jacob Pemberton opened a cobbler shop in the building to the north (but on this site). He was born on 23 July 1914 in Taneyville, Missouri, and his wife was Katie (1929-1998). The couple had at least five children: LeRoy, James, Alice (born 1941), Albert Ray (born 1948), and June (born 1949). Lawrence passed away on 7 March 1992 and is buried in the Elizabeth Cemetery. In 1970 he sold this property to Madjel F. Payton who owned the site for only a year. That individual transferred ownership to Cedric W. Foster in 1971, who again kept 286 S. Main for only a year. Foster sold this property to Edward H. and Dorothy H. Rosburg, who owned this house for nearly 30 years; there is evidence they also lived at this address for at least some of that time.

David Haas purchased this property in 2001, owning it for 19 years and operating an antique store known as the 1897 House. Current owners Linda M. and Donald S. Bulmer and Jennifer R. and Eric W. Fleming took ownership of this complex in 2020. The Bulmers are owner-occupiers at nearby 619 S. Main (SEL.1015) Current commercial uses at the 1897 House are an antique store and a hair salon.

36. Sources of information:

Abstract book- Elizabeth. Elbert County Abstract, Kiowa.

Adams, Eva and Lucy Hoffhines. *Doing Business in Elizabeth: A History of the Business Buildings in the Town of Elizabeth, Colorado*. Elizabeth: self-published, 2004.

Elbert County Assessor records (online).

Elbert County Banner, 28 July 1911.

Find-a-Grave: Huber, M.; Pemberton.

Google: all previous owners.

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Interpretive plaque affixed to building.

Keyser family tree: Pemberton.

Newcomer Family Obituaries: June (nee Pemberton) Reed.

Public Records Index: Rosburg.

US Census: 1900-1950.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Town of Elizabeth landmark criteria:

- ☐ A. (Architectural) i: Exemplifies specific elements of an architectural style or period;
- ☐ A. (Architectural) ii: Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
- ☐ A. (Architectural) iii: Demonstrates superior craftsmanship or high artistic value;
- ☐ A. (Architectural) iv: Represents an innovation in construction, materials or design;
- ☐ A. (Architectural) v: Represents a built environment of a group of people in an era of history;
- ☐ A. (Architectural) vi: Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- ☐ A. (Architectural) vii: Is a significant historic remodel.
- ☐ B. (Cultural) i: Is a site that of historic event that had an effect upon society;
- ☒ B. (Cultural) ii: Exemplifies cultural, political, economic or ethnic heritage of the Town; or
- ☐ B. (Cultural) iii: Is associated with a notable person or the work of a notable person.
- ☐ C. (Geographic/environmental) i: Enhances the sense of identity of the Town; or
- ☐ C. (Geographic/environmental) ii: Is an established and familiar natural setting or visual feature of the Town.
- ☐ General criteria a: Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- ☐ General criteria b: Retains original design features, materials and/or character;

Architectural Inventory Form

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- ☒ General criteria c: Is in the original location or same historic context if it has been moved;
- ☐ General criteria d: Has been accurately reconstructed or restored.
- ☐ Does not meet any of the above Town Register of historic sites criteria.

39. Areas of significance: **Commerce**40. Period(s) of Significance: **1950-1972**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The Huber family, early settlers in Elizabeth, were the original owners of this former house and were associated with the property for approximately 52 years. There has been some sort of commercial activity on this site since 1950 when Lawrence J. Pemberton opened his cobbler shop in the building north of the main house. Architecturally, this building represents a modified example of the Late Victorian style. Character-defining features include the front gabled roof and two-story construction. The level of historical and architectural significance of this property is not sufficient to qualify for individual listing on the National Register of Historic Places or the Colorado State Register of Historic Properties. However, it possesses sufficient historical significance for listing as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1897, this former residential building exhibits a relatively low level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Office of Archeology and Historic Preservation: location, setting, design, materials, workmanship, association, and feeling. The southern, one-story, shed-roofed addition likely was early and now is considered historic. More recent alterations, such as changes to the siding material, fenestration pattern on the façade, select replacement windows, and the rear addition all impact design, materials, and workmanship of this property. This building does not retain sufficient physical integrity to convey its historical significance for listing as a Town of Elizabeth local landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
- Local landmark eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss:

The project completed in June 2019 recommended a small local historic district in the commercial core of Elizabeth. The proposed boundaries of this identified district run along E. Kiowa from 344 to 381 (northern side of street only) and then continue south to the 300 block of S. Main (only 267 and 230 on the western side of the street). As part of that earlier project, 286 S. Main was surveyed at the reconnaissance level and determined to be contributing to the proposed historic district. This intensive-level survey concurs with that earlier assessment.

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☐ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☐ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainsts0286-1.tif through mainsts0286-8.tif**
- Digital photographs filed at: **Town of Elizabeth**
151 S. Banner Street
Elizabeth, CO 80107

Architectural Inventory Form

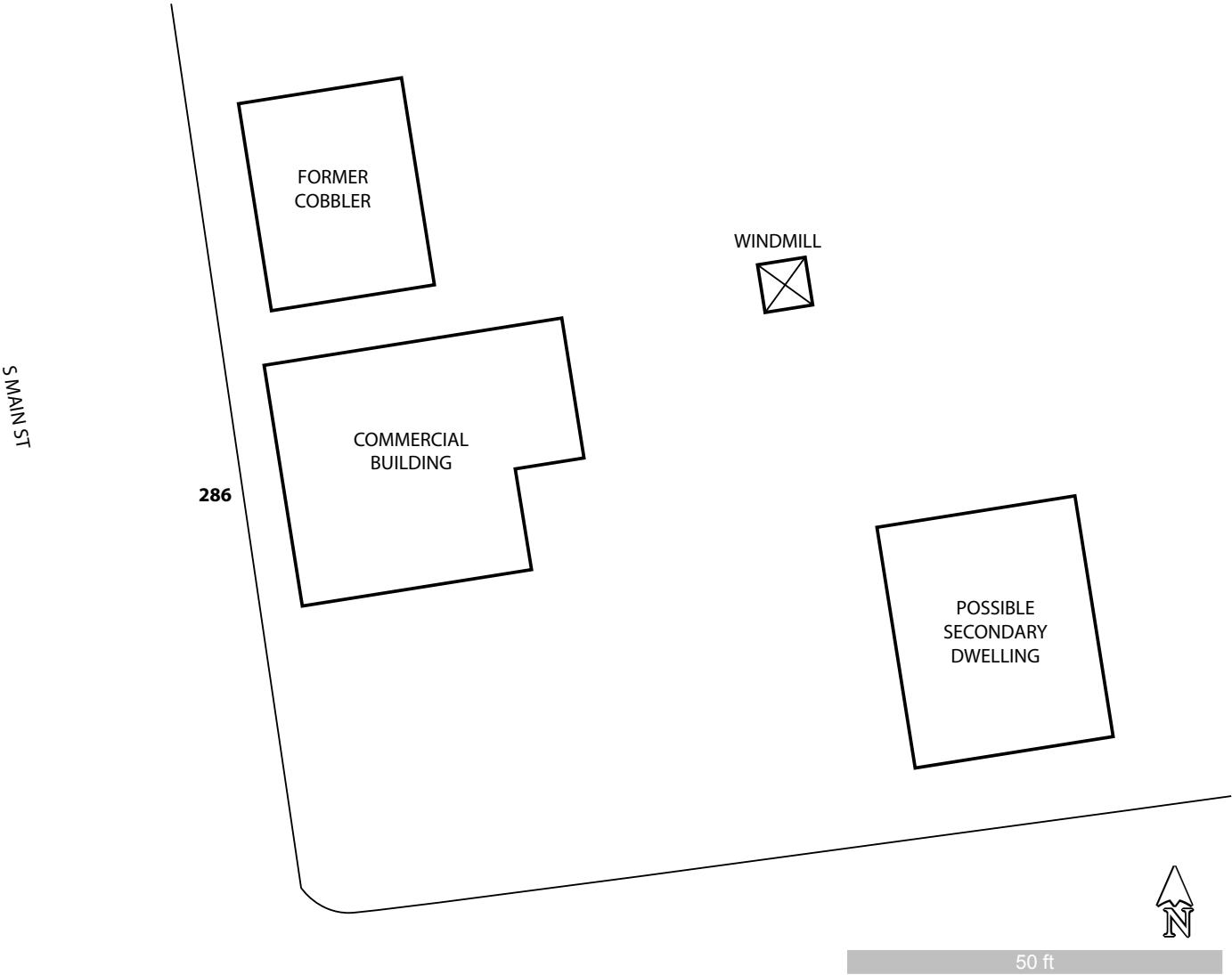
Page 7

48. Report title:	n/a
49. Date(s):	05/26/2022
50. Recorder(s):	Dr. Mary Therese Anstey
51. Organization:	HistoryMatters, LLC
52. Address:	PO Box 3119 Buena Vista, CO 81211
53. Phone number(s):	303-214-8069

Architectural Inventory Form

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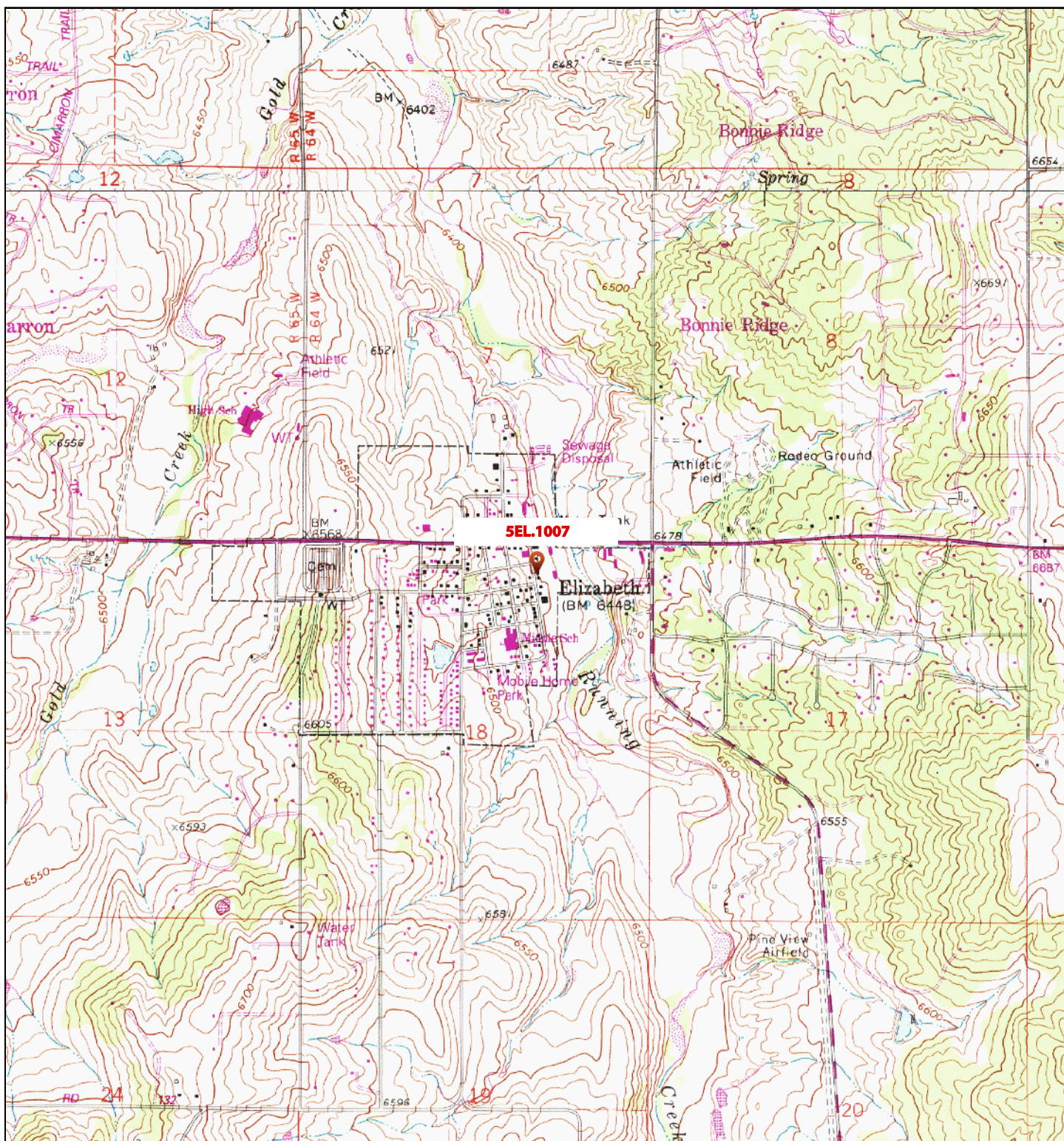
SKETCH MAP



Architectural Inventory Form

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LOCATION MAP



Source: U.S. Geological Survey 7.5' Elizabeth - 1994



HistoryMatters LLC

Post Office Box 3119, Buena Vista, Colorado 81211 | 303.214.8069 | historymattersllc.com

6/8/2022



mainsts0286-1

main building (center), cobbler shop (left), secondary dwelling (right); view to east; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:12:15 PM



mainsts0286-2

cobbler shop (foreground), main building
(background); view to southeast; photo by Mary
Therese Anstey, History Matters, LLC

May 26, 2022 at 12:11:40 PM



mainsts0286-3

cobbler shop (left), main building (right); view to east; photo by Mary Therese Anstey, History Matters, LLC

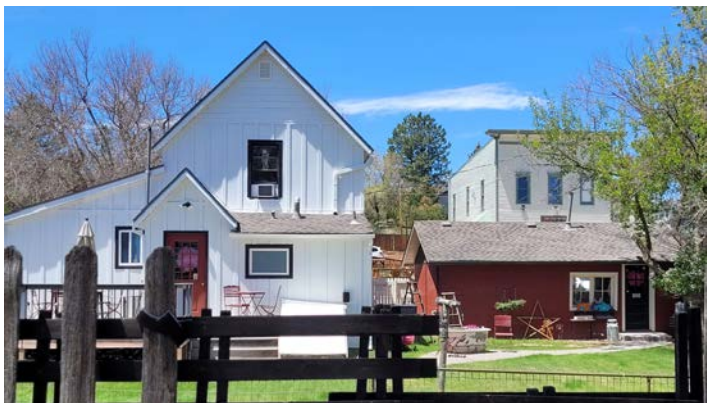
May 26, 2022 at 12:10:55 PM



mainsts0286-4

main building; view to northwest; photo by Mary
Therese Anstey, History Matters, LLC

May 26, 2022 at 12:09:54 PM



mainsts0286-5

main building (left), cobbler shop (right); view to west; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:09:08 PM



mainsts0286-6

secondary dwelling (main building in background, left); view to north; photo by Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:07:43 PM



mainsts0286-7

secondary dwelling; view to northeast; photo by Mary
Therese Anstey, History Matters, LLC

May 26, 2022 at 12:07:06 PM



mainsts0286-8

secondary dwelling; view to southwest; photo by
Mary Therese Anstey, History Matters, LLC

May 26, 2022 at 12:08:58 PM

Updated Table 5: ALL SURVEYED PROPERTIES IN ADDRESS ORDER		
Address	Site Number	Survey Level
181 North Banner Street	5EL.955	Reconnaissance
174 South Banner Street	5EL.956	Reconnaissance
213 South Banner Street	5EL.957	Intensive
218 South Banner Street	5EL.958	Intensive
325-381 South Banner Street	5EL.959	Reconnaissance
378 South Banner Street	5EL.960	Reconnaissance
417 South Banner Street	5EL.961	Reconnaissance
420 South Banner Street	5EL.962	Reconnaissance
481 South Banner Street	5EL.963	Reconnaissance
589 South Banner Street	5EL.757	Reconnaissance
624 South Banner Street	5EL.964	Reconnaissance
723 South Banner Street	5EL.965	Intensive (self-funded)
133 East Broadway Street	5EL.966	Reconnaissance
111 West Broadway Street	5EL.967	Reconnaissance
122 West Broadway Street	5EL.968	Reconnaissance
128 West Broadway Street	5EL.969	Reconnaissance
133 East Chestnut Street	5EL.970	Reconnaissance
525 Dale Court	5EL.971	Reconnaissance
551 Dale Court	5EL.972	Reconnaissance
573 Dale Court	5EL.973	Reconnaissance
235 South Elbert Street	5EL.974	Intensive
326 South Elbert Street	5EL.975	Reconnaissance
350 South Elbert Street	5EL.976	Reconnaissance
560 South Elbert Street	5EL.977	Reconnaissance
324 East Elm Street	5EL.978	Reconnaissance
349 East Elm Street	5EL.979	Reconnaissance
356 East Elm Street	5EL.980	Intensive
107 West Elm Street	5EL.981	Reconnaissance
114 West Elm Street	5EL.982	Reconnaissance
125 West Elm Street	5EL.983	Intensive (self-funded)
148 West Elm Street	5EL.984	Intensive (self-funded)

Address	Site Number	Survey Level
153 West Elm Street	5EL.985	Intensive (self-funded)
167 East Grant Street	5EL.986	Intensive (self-funded)
244 East Grant Street	5EL.987	Intensive
266 East Grant Street	5EL.988	Reconnaissance
279 East Grant Street	5EL.989	Intensive
366 East Grant Street	5EL.990	Reconnaissance
385 East Grant Street	5EL.991	Reconnaissance
154 East Kiowa Avenue	5EL.992	Intensive
187 East Kiowa Avenue	5EL.993	Intensive
251 East Kiowa Avenue	5EL.994	Intensive
273 East Kiowa Avenue	5EL.995	Reconnaissance
322 East Kiowa Avenue	5EL.996	Intensive
344 East Kiowa Avenue	5EL.997	Reconnaissance
349 East Kiowa Avenue	5EL.325	Intensive
377 East Kiowa Avenue	5EL.326	Intensive
381 East Kiowa Avenue	5EL.998	Intensive
495 East Kiowa Avenue	5EL.999	Reconnaissance
148 West Kiowa Avenue	5EL.1000	Intensive
173 East Logan Street	5EL.1001	Intensive
225 East Logan Street	5EL.1002	Intensive
122 South Main Street	5EL.324	Intensive
166 South Main Street	5EL.1003	Reconnaissance
188 South Main Street	5EL.321	Intensive (self-funded)
200-244 South Main Street	5EL.1004	Intensive (self-funded)
207 South Main Street	5EL.1005	Reconnaissance
239 South Main Street	5EL.295	Reconnaissance
271 South Main Street	5EL.1006	Reconnaissance
286 South Main Street	5EL.1007	Intensive (self-funded)
325 South Main Street	5EL.1008	Reconnaissance
338 South Main Street	5EL.322	Reconnaissance
360 South Main Street	5EL.1009	Reconnaissance
375 South Main Street	5EL.1010	Reconnaissance

Address	Site Number	Survey Level
392 South Main Street	5EL.1011	Reconnaissance
471 South Main Street	5EL.1012	Reconnaissance
523 South Main Street	5EL.1013	Reconnaissance
577 South Main Street	5EL.1014	Reconnaissance
619 South Main Street	5EL.1015	Intensive (self-funded)
109 South Pine Street	5EL.1016	Reconnaissance
131 South Pine Street	5EL.1017	Reconnaissance
188 South Pine Street	5EL.1018	Reconnaissance
191 South Pine Street	5EL.1019	Reconnaissance
233 South Pine Street	5EL.1020	Reconnaissance
265 South Pine Street	5EL.1021	Reconnaissance
425 South Pine Street	5EL.1022	Reconnaissance
451 South Pine Street	5EL.1023	Reconnaissance
473 South Pine Street	5EL.1024	Reconnaissance
722 South Pine Street	5EL.1025	Reconnaissance
755 South Pine Street	5EL.1026	Reconnaissance
226 East Poplar Street	5EL.1027	Reconnaissance
249 East Poplar Street	5EL.323	Intensive
119 West Poplar Street	5EL.1028	Reconnaissance
150 East Walnut Street	5EL.1029	Reconnaissance
170 East Walnut Street	5EL.1030	Reconnaissance
201 East Walnut Street	5EL.1031	Reconnaissance

Updated Table 6: ALL SURVEYED PROPERTIES IN SITE NUMBER ORDER		
Site Number	Address	Survey Level
5EL.295	239 South Main Street	Reconnaissance
5EL.321	188 South Main Street	Intensive (self-funded)
5EL.322	338 South Main Street	Reconnaissance
5EL.323	249 East Poplar Street	Intensive
5EL.324	122 South Main Street	Intensive
5EL.325	349 East Kiowa Avenue	Intensive
5EL.326	377 East Kiowa Avenue	Intensive
5EL.757	589 South Banner Street	Reconnaissance
5EL.955	181 North Banner Street	Reconnaissance
5EL.956	174 South Banner Street	Reconnaissance
5EL.957	213 South Banner Street	Intensive
5EL.958	218 South Banner Street	Intensive
5EL.959	325-381 South Banner Street	Reconnaissance
5EL.960	378 South Banner Street	Reconnaissance
5EL.961	417 South Banner Street	Reconnaissance
5EL.962	420 South Banner Street	Reconnaissance
5EL.963	481 South Banner Street	Reconnaissance
5EL.964	624 South Banner Street	Reconnaissance
5EL.965	723 South Banner Street	Intensive (self-funded)
5EL.966	133 East Broadway Street	Reconnaissance
5EL.967	111 West Broadway Street	Reconnaissance
5EL.968	122 West Broadway Street	Reconnaissance
5EL.969	128 West Broadway Street	Reconnaissance
5EL.970	133 East Chestnut Street	Reconnaissance
5EL.971	525 Dale Court	Reconnaissance
5EL.972	551 Dale Court	Reconnaissance
5EL.973	573 Dale Court	Reconnaissance
5EL.974	235 South Elbert Street	Intensive
5EL.975	326 South Elbert Street	Reconnaissance
5EL.976	350 South Elbert Street	Reconnaissance
5EL.977	560 South Elbert Street	Reconnaissance
5EL.978	324 East Elm Street	Reconnaissance
5EL.979	349 East Elm Street	Reconnaissance

Site Number	Address	Survey Level
5EL.980	356 East Elm Street	Intensive
5EL.981	107 West Elm Street	Reconnaissance
5EL.982	114 West Elm Street	Reconnaissance
5EL.983	125 West Elm Street	Intensive (self-funded)
5EL.984	148 West Elm Street	Intensive (self-funded)
5EL.985	153 West Elm Street	Intensive (self-funded)
5EL.986	167 East Grant Street	Intensive (self-funded)
5EL.987	244 East Grant Street	Intensive
5EL.988	266 East Grant Street	Reconnaissance
5EL.989	279 East Grant Street	Intensive
5EL.990	366 East Grant Street	Reconnaissance
5EL.991	385 East Grant Street	Reconnaissance
5EL.992	154 East Kiowa Avenue	Intensive
5EL.993	187 East Kiowa Avenue	Intensive
5EL.994	251 East Kiowa Avenue	Intensive
5EL.995	273 East Kiowa Avenue	Reconnaissance
5EL.996	322 East Kiowa Avenue	Intensive
5EL.997	344 East Kiowa Avenue	Reconnaissance
5EL.998	381 East Kiowa Avenue	Intensive
5EL.999	495 East Kiowa Avenue	Reconnaissance
5EL.1000	148 West Kiowa Avenue	Intensive
5EL.1001	173 East Logan Street	Intensive
5EL.1002	225 East Logan Street	Intensive
5EL.1003	166 South Main Street	Reconnaissance
5EL.1004	200-244 South Main Street	Intensive (self-funded)
5EL.1005	207 South Main Street	Reconnaissance
5EL.1006	271 South Main Street	Reconnaissance
5EL.1007	286 South Main Street	Intensive (self-funded)
5EL.1008	325 South Main Street	Reconnaissance
5EL.1009	360 South Main Street	Reconnaissance
5EL.1010	375 South Main Street	Reconnaissance
5EL.1011	392 South Main Street	Reconnaissance

Site Number	Address	Survey Level
5EL.1012	471 South Main Street	Reconnaissance
5EL.1013	523 South Main Street	Reconnaissance
5EL.1014	577 South Main Street	Reconnaissance
5EL.1015	619 South Main Street	Intensive (self-funded)
5EL.1016	109 South Pine Street	Reconnaissance
5EL.1017	131 South Pine Street	Reconnaissance
5EL.1018	188 South Pine Street	Reconnaissance
5EL.1019	191 South Pine Street	Reconnaissance
5EL.1020	233 South Pine Street	Reconnaissance
5EL.1021	265 South Pine Street	Reconnaissance
5EL.1022	425 South Pine Street	Reconnaissance
5EL.1023	451 South Pine Street	Reconnaissance
5EL.1024	473 South Pine Street	Reconnaissance
5EL.1025	722 South Pine Street	Reconnaissance
5EL.1026	755 South Pine Street	Reconnaissance
5EL.1027	226 East Poplar Street	Reconnaissance
5EL.1028	119 West Poplar Street	Reconnaissance
5EL.1029	150 East Walnut Street	Reconnaissance
5EL.1030	170 East Walnut Street	Reconnaissance
5EL.1031	201 East Walnut Street	Reconnaissance

HISTORIC PRESERVATION PROGRAM WORK PLAN 2022						
Category	Tasks	Start Date	Date to be completed	Status	Budget/ Funding source	HAB VOLUNTEER(S)
Training	Attend Annual Saving Places Conference	February-21	February-21	Register w/ Staff	\$3,000 HAB	
	Participate in online and in-person CLG training as offered by DOLA and History Colorado	Ongoing	Ongoing	-		
Planning	Annual work plan and budget planning	October	December	-	N/A	
	Maintain a Historic Preservation Plan for program	Ongoing	Ongoing	Chapter 8 of Compreshen sive Plan	N/A	
Operational/Administrative	CLG Annual Report	October	November 1st	-	N/A	
	CLG Audit (Every 5 years)	January-24	Jan-24	-	N/A	
	Establish designated meeting posting place	1st meeting of calendar year	1st meeting of calendar year	January meeting agenda	N/A	
	Submit meeting minutes to History Colorado	Ongoing	Ongoing	-	N/A	
	Election of Chair and Vice Chair	Last meeting of calendar year	Last meeting of calendar year	-	N/A	N/A
	Maintain copies of historic context studies and inventory reports	Ongoing	Ongoing	-	\$750, HAB	John
	Maintain promotional materials on program	Ongoing	Ongoing	-		
	Quarterly reports to the Board of Trustees	January, April, July, October	January, April, July, October	11/29 BOT	N/A	All
	Public Awareness and Communication	Ongoing	Ongoing	Quarterly Check-in	Need to establish	John
Projects	Serve as consultant for Section 106 reviews	Ongoing	Ongoing	-	N/A	Aimee
	Review and recommendation of historic alterations/designations	Ongoing	Ongoing	-	N/A	Aimee
	Ordinance update	December-21	July	BOT Approved	In-House	All
	Historic Walk and Talk	July	September	Completed	\$500, HAB	Cecilia
	Historic Preservation Education/Media articles	Ongoing	Ongoing	Ongoing	N/A	John
	Building plaques	TBD	TBD	Verifying Data	-	Cecilia, Denny
	Historic District Creation	TBD	TBD	TBD	Possibly In-House	All
	Historic Preservation Design Guidelines Update	TBD	TBD	Scope and Strategy	Possibly In-House	Aimee, Denny
	Intensive Surveys	TBD	TBD	2022 Completed	\$5,107	All

HISTORIC PRESERVATION PROGRAM WORK PLAN 2023 (DRAFT)						
Category	Tasks	Start Date	Date to be completed	Status	Budget/ Funding source	HAB VOLUNTEER(S)
Training	Attend Annual Saving Places Conference	February-23	February-23	Register w/ Staff	\$3,000 HAB	
	Participate in online and in-person CLG training as offered by DOLA and History Colorado	Ongoing	Ongoing	-		
Planning	Annual work plan and budget planning	October	December	-	N/A	
	Maintain a Historic Preservation Plan for program	Ongoing	Ongoing	Chapter 8 of Comprehensive Plan	N/A	
Operational/Administrative	CLG Annual Report	October	November 1st	-	N/A	
	CLG Audit (Every 5 years)	January-24	Jan-24	-	N/A	
	Establish designated meeting posting place	1st meeting of calendar year	1st meeting of calendar year	January meeting agenda	N/A	
	Submit meeting minutes to History Colorado	Ongoing	Ongoing	-	N/A	
	Election of Chair and Vice Chair	Last meeting of calendar year	Last meeting of calendar year	-	N/A	N/A
	Maintain copies of historic context studies and inventory reports	Ongoing	Ongoing	-	\$750, HAB	John
	Maintain promotional materials on program	Ongoing	Ongoing	-		
	Quarterly reports to the Board of Trustees	January, April, July, October	January, April, July, October	Update	N/A	All
	Public Awareness and Communication	Ongoing	Ongoing	Quarterly Check-in	Need to establish	John
Projects	Serve as consultant for Section 106 reviews	Ongoing	Ongoing	-	N/A	Aimee
	Review and recommendation of historic alterations/designations	Ongoing	Ongoing	-	N/A	Aimee
	Historic Walk and Talk	July	September		\$500, HAB	
	Historic Preservation Education/Media articles	Ongoing	Ongoing	Ongoing	N/A	John
	Building plaques	TBD	TBD		-	Denny
	Historic District Creation	TBD	TBD	TBD	Possibly In-House	All
	Historic Preservation Design Guidelines Update	TBD	TBD		Possibly In-House	Aimee, Denny
	Intensive Surveys	TBD	TBD		\$5,107	All



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: December 05, 2022
SUBJECT: Staff Report

STAFF REPORT

1. Training:

- a. Saving Places Conference 2023
 - i. February 8-10, 2023 Embassy Suites, Boulder, CO
- b. Planning Commission – Planning 101 training provided through DOLA December 20, 2022 6:30p
- c. Additional Trainings for HAB?
- d. Planning Commission – Water Training provided by the Town’s Water consultants 01/17/2023

2. HAB Code Update/Ordinance 22-09

- a. Ordinance 22-09 has received recommendation for approval by the Planning Commission and will be heard by the Board of Trustees for approval on 08/23/2022.
- b. Staff will be presenting Ordinance 22-09 for discussion at a workshop before the BOT meeting on 08/09/2022.
- c. Staff will be presenting Ordinance 22-09 for discussion and possible adoption at the BOT meeting on 09/27/2022.
- d. The BOT has passed Ordinance 22-09 at their 09/27/2022 meeting.

3. 188 South Main Street

- a. The Historic Bank Building on Main Street’s Register of Historic Places application has been submitted and eligibility letter received.

4. Discuss Work Plan

- a. The HAB has volunteered for assignments within the Work Plan.
- b. Funding opportunities for property owners to make historic façade improvements
- c. Additional items the HAB would like to modify/add

5. Intensive Surveys

- a. Mary Therese Anstey of HistoryMatters, LLC has provided an update regarding the status of our project.
- b. 723 S. Banner and 167 E. Grant are eligible for listing as Town of Elizabeth Historic Properties.
- c. The narratives and final deliverable for the nine properties have been received.



- d. The HAB can choose additional properties from the updated inventory list for additional surveys.