



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
HISTORIC ADVISORY BOARD
Monday, February 06, 2023 at 4:30 PM
Town Hall, 151 S. Banner Street**

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

CONSENT AGENDA

- [1.](#) Minutes of the regular meeting of January 9, 2023

NEW BUSINESS

2. Discussion and possible action on Election of 2023 Historic Advisory Board Historian
- [3.](#) Discussion and possible action regarding Façade Improvement Grant Recommendation to the Board of Trustees
- [4.](#) Discussion regarding upcoming Town of Elizabeth Birthday Event Historic Materials

STAFF REPORT

- [5.](#) Staff Report

BOARD REPORTS

ADJOURNMENT

A work session with the Main Street Board of Directors will begin at approximately 5:00 PM to discuss Historic District Creation and Update to Historic Design Guidelines.



**HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS
JANUARY 9, 2023**

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, January 9, 2023, at 4:35 PM by Chair John Quest.

ROLL CALL

Present were Chair John Quest, and Board Members Aimee Woodall, Denny Boehler, Bob Rasmussen, and Ronni Curtis. There was a quorum to conduct business.

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

AGENDA CHANGES

There were no changes to the agenda as presented.

UNSCHEDULED PUBLIC COMMENT

There was no unscheduled Public Comment.

MINUTES

1. Regular Minutes of December 5, 2022

Motion by Ms. Woodall, seconded by Ms. Curtis, to approve the minutes from December 5, 2022.

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

NEW BUSINESS

2. Discussion and possible action on Election of 2023 Chairperson and Vice Chairperson

Ms. Woodall nominated Mr. Quest for Chairperson.

Motion by Ms. Woodall, seconded by Mr. Boehler, to elect John Quest as the 2023 Historic Advisory Board Chairperson.

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



Mr. Rasmussen nominated Ms. Woodall for Vice Chairperson.

Motion by Mr. Rasmussen, seconded by Mr. Boehler, to elect Aimee Woodall as the 2023 Historic Advisory Board Vice Chairperson.

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

3. Discussion and possible action regarding Historic Advisory Board Resolution 23-01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24- 6-402(2)(c)

Motion by Ms. Woodall, seconded by Mr. Rasmussen, to approve Historic Advisory Board Resolution 23-01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24- 6-402(2)(c).

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

Chair Quest closed the Regular Meeting and entered Public Hearing at 4:42 p.m.

PUBLIC HEARING

4. Certificate of Appropriateness Application for 338 S Main St

Chair Quest opened the Public Hearing to public comment. There was no public comment.

Chair Quest closed the Public Hearing and entered into New Business at 4:46 p.m.

NEW BUSINESS

5. Discussion and possible action regarding Certificate of Appropriateness Application for 338 S Main Street

Motion by Ms. Woodall, seconded by Mr. Boehler, to approve a Certificate of Appropriateness Application for 338 S Main Street.

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

Chair Quest closed the Regular Meeting and entered Public Hearing at 4:53 p.m.

PUBLIC HEARING

6. CLG Review of the National Register of Historic Places nomination for 188 Main Street



Chair Quest opened the Public Hearing to public comment. There was no public comment.

Chair Quest closed the Public Hearing and entered into New Business at 4:55 p.m.

NEW BUSINESS

7. Discussion and possible action regarding the CLG review of the National Register of Historic Places nomination of First National Bank of Elizabeth, 188 Main Street, Elizabeth, CO

Motion by Mr. Rasmussen, seconded by Ms. Curtis, to approve the application to CLG for review of the National Register of Historic Places nomination of First National Bank of Elizabeth, 188 Main Street, Elizabeth, CO.

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

8. Discussion and possible action regarding a joint meeting with the MSBOD regarding the Historic District Creation and Historic Design Guidelines Update

Mr. Higgins provided a staff report.

9. Discussion regarding BOT quarterly update - January 24, 2023

Chair Quest will provide a report to the Board of Trustees.

STAFF REPORTS

- Mr. Higgins reviewed his written report that was provided to the Board.

BOARD REPORTS

- Mr. Rasmussen discussed item 4 of Mr. Higgins Staff report.
- Mr. Rasmussen advised the Board that the library has a lot of Town historical information available.
- Ms. Curtis discussed community events.
- Mr. Higgins discussed the new position of Historian to be filled on the Historic Advisory Board.

ADJOURNMENT



TOWN OF ELIZABETH

Motion by Vice Chair Woodall, seconded by Mr. Boehler, to adjourn meeting at 5:27 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Town Clerk Michelle Oeser

Chair John Quest



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: February 06, 2023
SUBJECT: Façade Improvement Grant Request

SUMMARY

As a way to preserve the buildings on the Town's Historic Register or within a future Historic District, the Town could implement a Façade Improvement Grant. This grant would also provide incentive to become an individual registered building or become part of a future historic district.

Attached are façade improvement programs/grants from Dillon, Denver, Louisville, and Brush. They range from \$500 to \$100,000+. Matching of funds is a typical requirement of these programs/grants.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board consider recommending the creation of a Façade Improvement Grant to the Board of Trustees.

ATTACHMENTS

Dillon Façade Improvement Grant

Denver Façade Improvement Grant

Louisville Façade Improvement Grant

Brush Façade Program

Dillon Façade Improvement Grant

Dillon Façade Improvement Program

Goals

- To partner with property owners and businesses to elevate the quality of the downtown area and align with the Mountain Lakestyle Architectural Guidelines
- To draw more businesses, residents and guests to the downtown area

Eligibility

- Properties located in the Core Area zoning district
- Only property owners may apply for the program

Projects for Consideration

- Façade improvements
- Enhance outdoor spaces for public use
- Improve landscaping and reduce water usage
- Enhance walkability and engagement with the public

Funding

- Town will match 100% of project up to \$25,000
- Payment made to property owner upon submittal of detailed receipts and completion of improvements

Other Details

- Project must follow all town and county permitting requirements
- Project must be completed within one year of approval

If you are interested or would like to discuss the program in more detail, please contact Carri McDonnell, carrim@townofdillon.com or 970-262-3404.



BUSINESS FAÇADE IMPROVEMENT PROGRAM

IMPROVE YOUR STOREFRONT - ON US!



DENVER
ECONOMIC DEVELOPMENT
& OPPORTUNITY

Small businesses are the front doors to our communities - and we want yours to look amazing!

Denver Economic Development & Opportunity's Business Façade Improvement Program provides grants up to \$75,000 per small business or property to improve their appearance and curb appeal.

ELIGIBLE IMPROVEMENTS INCLUDE:

- Façade improvements (any side of the building visible from the street)
- Architectural, design and related professional fees
- Labor, materials, and fixtures
- Rehabilitation of exterior façade to recover and/or preserve significant historical and architectural features of the structure
- Gutters and downspouts
- Doors and windows
- Exterior painting and attached exterior lighting
- Siding and trim treatments including awnings and planter boxes
- Soffit and fascia
- Fencing to enhance the outward appearance
- Appropriately scaled window areas for display or for looking into a retail business, restaurant, or service business, with lighting to facilitate night viewing
- Signs that are integrated into the architecture of the building
- Removal of barriers to access for people with disabilities
- Addition or repair of awnings or shade mechanisms affixed to the building
- Blight improvements
- Interior code violations (e.g. accessibility, fire alarms, mold)

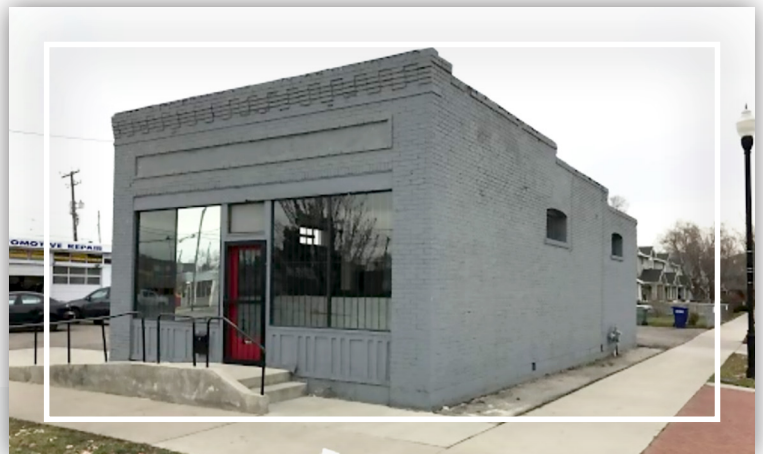
Grant applications will close by December 21, 2022 if not sooner, depending on program demand. Apply early! **Preference will be given to businesses in NEST neighborhoods and/or applicants who can contribute at least 10% of project budget.**



SCAN TO APPLY.

Give the outside appearance of your small business the upgrade it deserves!

qrco.de/bdROUg



Facade Improvement Program



Façade Improvement Program

Investing in the maintenance and vibrancy of commercial structures



The Louisville Revitalization Commission (LRC) is offering a newly created Façade Improvement Program for businesses within the qualifying Highway 42 Urban Renewal Area. The Program is intended to encourage investment in and maintenance of permanent exterior building face improvements. \$250,000 is available for calendar year 2022. This funding is available on a first come, first serve basis and is awarded as a reimbursement of eligible project costs based on the total cost of the project. Funding is awarded on a tiered basis so that smaller projects receive a higher reimbursement percentage; please see the Reimbursement Schedule for full details.

Program Eligibility

- All commercial properties located within the Highway 42 Urban Renewal Area (URA).
- Business entities must be registered with the Colorado Secretary of State and be current on filings and payment

Program Requirements

- A completed Application must be submitted to the LRC, which includes all of the following:
 - Detailed project narrative;

- Pictures of existing façade;
 - Proposed building elevations;
 - Cut sheets for windows;
 - W9 for business entity;
 - Estimated cost of improvements; and
 - Confirmation of year building constructed.
- If the business rather than the property owner is the applicant, they must submit a letter from the property owner authorizing the work
 - Requests for buildings built prior to 1955 must also complete a review with the Louisville Historic Preservation Commission
 - Significant changes must also complete a review with Planning
 - Upon approval, applicant must agree to and execute an improvement agreement with the LRC
 - Applicant must obtain all required permits and complete improvements prior to receiving program reimbursement

Reimbursement Schedule

Eligible Project Costs	Percentage to be Reimbursed
\$0 - \$15,000	100% reimbursable
\$15,000 - \$50,000	75% reimbursable
\$50,000 - \$100,000	50% reimbursable
\$100,000 +	Reviewed on a case-by-case basis

Eligible Improvements

The following improvements are considered eligible for reimbursement under the Façade Improvement Program; improvements outside of this list that are conducted in the same scope will be excluded from funding:

- Restoration and cleaning of masonry (brick, stone and concrete);
- Repair or replacement of windows (historic windows should be repaired);
- Lighting attached to the building;
- Restoration and repair of original architectural details;
- Removal of inappropriate façade materials;
- Installation or repair of awnings or canopies;
- Improvements to alley entryways;

- Parking lot/infrastructure improvements that are accessible to the general public (landscaping, bike racks, etc.);
- Creation of or improvements to outdoor seating areas (only permanent changes, not including furniture or fixtures);
- Repair or replacement of primary/main doors;
- Painting (when determined to be of an appropriate nature for the character of the property and neighborhood);
- Permanent or reusable signage that meets sign code requirements (when determined to be of an appropriate nature for the character of the property and neighborhood); and
- Zoning review fees or architectural costs.

Improvements that were completed prior to application, in-progress improvements that did not receive all required permits, improvements that are covered by insurance, and improvements that are not compatible with the original character of the building or neighborhood are also not eligible for reimbursement through the Façade Improvement Program.

Approval Process

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review. Improvements to buildings that were built prior to 1955 or improvements that constitute a substantial change will require additional reviews by the Historic Preservation Commission (HPC) or Planning, respectively.

- Business submits completed application to City
- Staff reviews application for completeness and scope of work
- City drafts review and recommendation to LRC
- Application reviewed @ LRC meeting (LRC meets once per month)
- If approved, applicant signs project agreement
- City confirms applicant has obtained or is in process for building permit
- Project improvement completed
- City verifies all approvals and permit completion
- Issue program rebate

Review the workflow the City will utilize to process applications.

Interested? Apply [HERE!](#)

Facade Improvement Program Handout (English)

Facade Improvement Program Handout (Spanish)

Highway 42 Urban Renewal Area Map

Contact

Austin Brown, Economic Vitality Specialist: abrown@louisvilleco.gov or 303-335-4529

Facade Grant

Façade Enhancement Grant Program Description

Façade Enhancement Grant Program Guidelines and Application



Before submitting an application, please read the guidelines carefully. Guidelines are included within the link above or below for your convenience.

The City of Brush! Community Development Department and Historic Preservation Board, in partnership with the Brush Area Chamber of Commerce Design Committee, in their continuing effort to support the development of local small commercial and retail businesses facilitate the Façade Enhancement Grant Program for all business owners and operators within the City limits. The following outlines the details of The City of Brush! Façade Enhancement Grant Program.

What is a Façade Enhancement Grant Program?

The City wishes to encourage and support building and business owner investment in the upgrade of their existing building storefront. The Façade Enhancement Grant Program is a process where the City will provide a 50% matching grant to business or building owners who construct eligible improvements to the façades of their buildings up to a maximum award amount ranging from \$500 to \$5000 depending on the category of work being done. The building or business owner who has funded the majority of the improvements must apply for and be approved in order to receive the 50% matching grant.

The following provides the program's criteria for eligibility and the approval process.

Eligible Properties and Applicants

All commercially operated buildings within the City limits are eligible for the Façade Enhancement Grant Program. Multiple grants can be awarded per building within a five-year period however the cumulative maximum award is \$6000 every five years per property. Any building with a zoning or building code violation is not eligible for the program. All bills, charges, or taxes due to the City of Brush! must be current.



Any commercial building owner, or business owner with building owner authorization, may apply for the grant. Grant funds are dispersed on a reimbursement basis once the completed work has been verified by City staff as compliant with the plans in the approved application. Any deviation from the approved grant project may result in the total or partial withdrawal of the grant. An 'After' picture and receipts for the finished work must be submitted within 45 days of project completion for reimbursement.

Eligible Improvements

Any exterior portion of a building that is visible to the public is eligible. This can include the front, back, and sides of the primary building, exterior doors, windows, and repair or replacement of masonry or any other decorative elements that are an integral part of the façade. The first priority will be given to the building façades that face the street.

Ineligible Improvements

Grants are not eligible for interior renovations, roof repair, or work covered by insurance.

Façade Enhancement Grant Program Categories

Design Assistance

- It is highly encouraged, though not required, to consult with Main Street Colorado for a design consultation as they offer the service for free.
- Grants up to \$500 (no match required) for design services is provided.

Paint

- 50% matching grant up to \$500.

Awnings

- 50% matching grant up to \$500.

Signs

- 50% matching grant up to \$500.



General Façade Improvement

- Maximum grant award up to \$2500 (minimum of \$8,000 in work is required to receive to the maximum award in this category).

Historic Character Enhancement

- Improvements that provide historic rehabilitation or enhance the historic character of properties located within the Main Street District.
- This category is reserved for projects that take a more restorative approach to face improvements.
- Maximum grant award up to \$5000 (minimum of \$13,000 in work is required to receive the maximum award in this category).

Administration

Applications will be reviewed on a first-come, first-serve basis. The Community Development Department has discretion regarding if and what level they may choose to fund a project.

Applications Process

1. Meet with a City or Chamber representative.
2. Utilize a design service - coordinate with a City or Chamber representative.

3. Prepare and submit a complete application with a 'Before' picture to the Chamber Design Committee or City Historic Preservation Board if pursuing Historic Character Enhancement.
4. If approved by either the Chamber Design Committee or the City Historic Preservation Board, the application is then sent to City staff for final analysis, review, and approval.
5. Upon completion of the review, City staff will provide a written response to the applicant outlining approval, approval with conditions, or denial of the application.
6. After receipt of the written response, and should the application be approved, the project can now commence.
7. Applicants have three months to start work after approval or the application becomes null and void.
8. Projects MUST be completed within 12 months of approval.
9. Once work is completed, the applicant must submit an 'After' picture and final receipts/bills within 45 days of project completion.
10. City staff inspects and verifies completed work.
11. Should the final product be consistent with Committee/Board/Staff approvals, reimbursement of funds to the applicant will be authorized



Questions

The grant application and submittal requirements are included with this packet. If you have further questions regarding the Façade Enhancement Grant Program, the City of Brush!, Community Development Department can be reached at (970) 842-5002, or by email at tpurvis@brushcolo.com. Please direct communications to Tyler Purvis, Community Development Director.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: February 06, 2023
SUBJECT: HAB TOE Birthday Event Materials

SUMMARY

The Board of Trustees has given approval to have a Town Birthday Event this year on August 25th. This event would be about one month before the Historic Walk and Talk event. The Board of Trustees would like to put some materials together which highlights some Town history specifically for this event. This could also be a good opportunity to promote the Historic Walk and Talk.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board consider assisting in the creation of the historic materials to be handed out during the Town of Elizabeth Birthday Event.

ATTACHMENTS

N/A



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: February 06, 2023
SUBJECT: Staff Report

STAFF REPORT

1. Training:

- a. Saving Places Conference 2023
 - i. February 8-10, 2023 Embassy Suites, Boulder, CO
- b. Additional Trainings for HAB?
- c. Planning Commission – Water Training provided by the Town’s Water consultants 03/07/2023

2. 188 South Main Street

- a. The Historic Bank Building on Main Street’s Register of Historic Places has been recommended for approval by the State review board and has been sent to the National Review Board. We should have an approval or additional information request by mid-March.

3. 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

4. Intensive Surveys

- a. 723 S. Banner, 167 E. Grant, and 200-244 Main Street are eligible for listing as Town of Elizabeth Historic Properties according to HistoryMatters, LLC. 188 Main Street and 619 Main Street were also marked as either state eligible or locally eligible by HistoryMatters, LLC, but are already on the Town’s Historic Register.
- b. The narratives and final deliverable for the nine properties have been received.
- c. The HAB can choose additional properties from the updated inventory list for additional surveys.

5. Town of Elizabeth Senior Center

- a. The Town has released a survey regarding a possible new Senior Center. The Town is also holding two public meetings to gather feedback on 02/18/2023 at 10am and 02/22/2023 at 6pm. Please feel free to provide feedback as valued members of the community.

6. Main Street Oral History Presentation

- a. Staff attended a webinar provided by the Colorado Main Street Program which discussed capturing oral histories. The presentation slides and a sample release



form have been attached for your reference. Staff recommends discussing this further at a future meeting.

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.1015** Parcel number: **8418125001**
- 2. Temporary resource number:
- 3. County: **Elbert**
- 4. City: **Elizabeth**
- 5. Historic building name: **Farris House**
- 6. Current building name: **Bulmer House**
- 7. Building address: **619 South Main Street**
- 8. Owner name: **Donald Bulmer**
- Owner organization:
- Owner address: **7814 Lost Lake Drive
Franktown, CO 80116**

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 NE 1/4 SW 1/4 NE 1/4 of section **18**
10. UTM Reference Zone: **13**
 Easting: **534884** Northing: **4356532**
11. USGS quad name: **Elizabeth** Scale: **7.5**
 Year: **1994**
12. Lot(s): **Block 19, Lots 1-3**
 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: **1660 square feet**
16. Number of stories: **1.5**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 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
21. General architectural description:
Oriented to the east, this one-and-one-half-story Classic Cottage rests on a concrete foundation. The rectangular-shaped house is faced in horizontal siding, painted gold with white trim. The home has a cross-gabled roof covered in asphalt composition shingles. The primary entry is centered on the façade, reached via four wooden steps up to the front porch; there also is a short wooden stair on the south side of the porch. Wooden railings with turned newel posts flank either side of the front steps. The front door is wooden with three, rectangular, vertically-oriented, fixed pane windows in its upper quarter. The door is painted brick red. Large rectangular, vertically-oriented, double-hung, wooden windows flank the front door. The porch has a nearly-flat shed roof, also covered in asphalt composition shingles. There is a prominent, centered pediment on the porch. The carved porch supports feature decorative wooden scrollwork in the corners/ near these supports. There is a single window centered in the gable face on the upper story. This window is rectangular, vertically-oriented, and may have an operable transom.

Architectural Inventory Form

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A tall, wooden privacy fence partially obscures the south side of this house. The upper portion of one window is visible. It likely is rectangular, vertically-oriented, wooden, and double-hung.

The north side of the house has a ramp to reach the front porch and door. The wooden railing for this ramp is unpainted. The main body of the house features a window identical to those on the façade. The rear, gabled bay has two windows, one in the lower story and one in the upper. Both of these windows are rectangular, vertically-oriented, double-hung, and wooden.

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

22. Architectural style:

Other architectural style:

Building type: **Classic Cottage**

23. Landscape or special setting features:

The site features mature landscaping, with a grass lawn and deciduous and trees on this corner lot. There is a sign with the address number on it near the northeast corner of the property. The property is sited on a level lot. A flight of concrete stairs extends from the sidewalk on the east side of the house. The elevation of the site is 6473 feet above mean sea level.

24. Associated building, features or objects:

Garage

This oversized, one-story, square, front-gabled building is sided in stained horizontal siding. It is located south of the main house and has a wide, concrete driveway. The roof is covered in asphalt composition shingles. The single garage door is located in the northeast corner of the building. It is a white, vinyl, rollup door with four, multi-lite windows along the top edge.

Former studio

This one-story, rectangular building may be oriented to the south. It has a flat roof, possibly covered in corrugated metal. The building is faced in stucco painted to match the main house. There appear to be small, decorative, wooden vigas extending from the surface of this secondary building. It is located northwest of the main house. The only sides visible from the public right of way are the north and west. The north side has two windows. The unit closest to the northeast corner of this building is comprised of three rectangular, vertically-oriented, double-hung, wooden windows. The other one, located closer to the northwest corner, is rectangular, horizontally-oriented, and a replacement vinyl slider. On the west end of this accessory building, it appears a former door has been converted to a window. The outline of the door on the stucco wall remains unpainted. The new window is rectangular, vertically-oriented, double-hung, and vinyl.

Shed

A tall, wooden privacy fence somewhat obscures views of this building. It is rectangular, one-story, side-gabled, and covered in horizontal siding. The shed may be oriented to the east with the door located near its southeast corner; no details of this door are visible from the public right of way. It is located near the northwest corner of the property. There are some decorative features on the north side that may be former windows blocked with wood. The east side has a single window. It is a rectangular, horizontally-oriented, vinyl slider.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1900** Actual Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Joseph L.H. Farris**

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

Architectural Inventory Form

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29. Construction history:

The Elbert County assessor records indicate a 1900 date of construction for this property. An analysis of the style, building materials, and other historical records corroborate this date of construction. Both the small, southern steps and the northern ramp represent changes from the original appearance; 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
Domestic/Hotel

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

34. Site type(s): Residential

35. Historical background:

The original owner of 619 S. Main was Joseph L.H. Farris. Members of the Farris family owned this property until 1967. Joseph Farris was born in 1864 in Kansas. There is no evidence he ever lived in this house: in 1900 and 1910 he lived in Elbert, and by 1920 he had moved to Denver. He mostly worked as a carpenter who built houses but he later opened a restaurant and bakery in Elbert. He was married to Amy C., also from Kansas, and the couple had at least three children: Edna L. (born 1891), Nellie E. (born 1897), and Aldin M. (born 1902). Farris passed away in 1925 and is buried at Crown Hill Cemetery in Wheat Ridge.

The next Farris relative to own this property was John Fletcher Keran. Joseph Farris' brother married Mrs. Eva Miner, and she was Keran's daughter. Keran was born in 1845 in Illinois. On 15 May 1865 he married Alvira Church Stites (1844-1923) in Linn, Kansas. The couple moved to Elbert by 1900, living in Kiowa in 1910, and Elizabeth by the 1920 Census. He died in Kiowa in 1929 and he, too, is buried at Crown Hill Cemetery. The only known child of the Kerans was Eva Isabell.

Eva inherited the home at 619 S. Main in ca 1928. She was born in 16 July 1870 in Linn, Kansas. On 20 August 1896 she married her first husband Simon Miner in Elbert, and they had one son, Otis E., in 1897. It is unclear when Simon died, but Eva married second husband William F. Farris (1866-1932) on 14 June 1903 in Kiowa. Farris also went by Frank W. and the couple had at least six children: Fay E. (1905-1989), Clifford F. (1907-1959), Clyde W. (1907-1980), Alvira P. (1908-1974), Albert F. (born 1909), and Mildred F. (1910-1993). This Farris family lived in Elizabeth in both the 1920 and 1930 censuses; local authors Eva Adams and Lucy Hoffhines labeled Isabel as "one of the earliest residents" at 619 S. Main. William passed away in 1932 in Elizabeth, but Isabel died over 30 years later on 17 August 1964 in Castle Rock.

Otis Elvin Miner, Eva's son from her first marriage, was the next individual to own this house. He took ownership in 1963; again, he may have inherited the home from his mother. Miner was born on 31 August 1897 in Colorado. His wife was Clara B. and the couple had at least one child, Edward S., who was born in ca 1934 in Elizabeth. The Miners lived in Elizabeth, possibly at this house, from 1920 through 1940 and Otis worked as a painter and contractor. He died on 14 April 1979 in Elizabeth and is buried in the Elizabeth Cemetery.

After so many years in the ownership of various members of the Farris family, frequent sales marked the remaining history of 619 S. Main. In 1967 Miner sold this property to David R. and Betty R. Leatherman. They owned this site until 1973, but the research did not uncover any details about the couple. The Leathermans transferred ownership of 619 S. Main to Lawrence N. and Marlene S. Perotin who only owned this house for a year. In 1974 the Perotins sold it to David K. and Anna Wright. The Wrights, who in 1970 purchased 200-244 S. Main (5EL.1004), built the stucco accessory building west of the main house and used it as an art studio. In 1993 The Wrights sold their home to John M. Crandall. Three years later he

Architectural Inventory Form

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transferred ownership of this property to Carrie L. Stern and Michelle McDaniels who are known to have resided at this address. These two owners sold the house to Paul Schwarzkopf and then he sold it to Daniel Patrick Fisher; both sales took place in 2000. In 2001 Fisher sold 619 S. Main to Rufus and Cheryl Lee Williams and, in turn, they sold the home to Raelene G. Taylor in 2001 or 2002. Taylor sold this property to Peggy Olson who likely operated the house at the Elizabeth Inn and converted the Wright's former studio to a tea room. The sign currently on the northeast corner of this lot likely dates from Olsen's ownership/ the commercial use of the home. In 2014 Olson sold this property to John and Tama Vandenburg and, in turn, that same year, the Vandenburgs sold this house to current owner Donald Bulmer. He, along with his wife Linda, is one of the current co-owners of the 1897 House at 286 S. Main (5EL.1007).

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.

ColoradoGravestones.com: Keran; Farris, E.I.; Miner.

Colorado Marriage Records: Farris, E.I.

Elbert County Assessor records (online).

Find-a-Grave: Farris, J.; Farris, E.I.

Public Records Index: Wright, Stern, McDaniels.

Rains family tree: Miner.

Rocksvold family tree: Keran.

US Census: 1900-1940.

US Phone and Address Directories: Wright.

World War II Draft Cards: Miner.

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:

Architectural Inventory Form

- 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: **1900**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property already is listed as a Town of Elizabeth landmark. Research for this product discovered more details about the former owners of 619 S. Main, including the 67-year association with members of the Farris family. Architecturally, this home represents a fine example of the Classic Cottage type. Character-defining features include the front-gabled roof, prominent porch pediment (that mimics the dormer that is more typical in this residential form), and front porch with decorative scrollwork. The level of historical and architectural significance of this property is insufficient to qualify for individual listing on the National Register of Historic Places or the Colorado State Register of Historic Properties. This property already is listed as a Town of Elizabeth local landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1900, this home 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. Minor changes to front porch access exert a very minimal impact upon design and materials. This building retains sufficient physical integrity to convey its historical and architectural significance for its 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:

Architectural Inventory Form

Despite its location on S. Main Street, this property is not a contributing resource to the downtown historic district identified during the 2019 survey project. This residence does not share the commercial significance of the resources deemed contributing to that proposed district. In addition, that previous survey work and this project both determined 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): **mainsts0619-1.tif through mainsts0619-7.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**

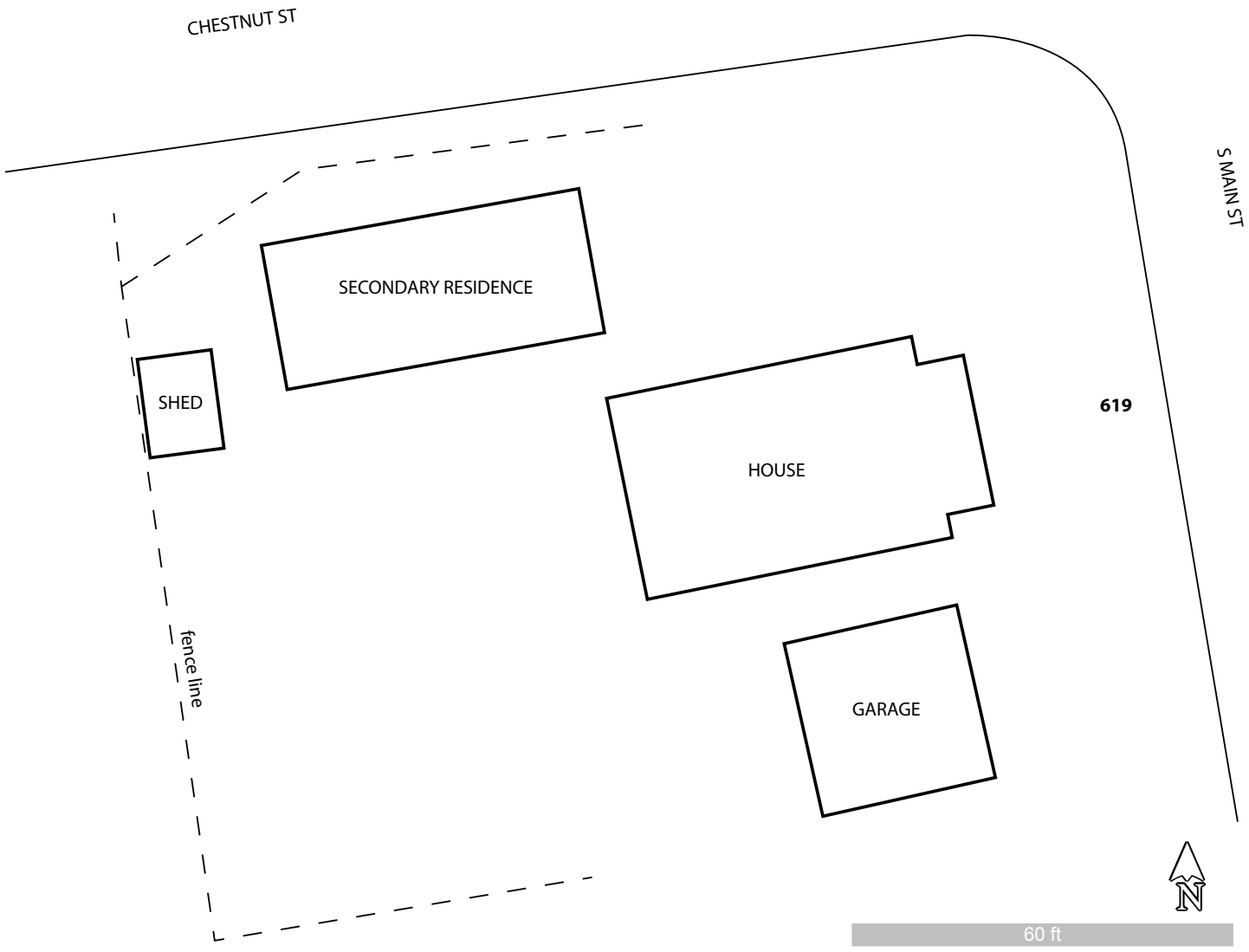
51. Organization: **HistoryMatters, LLC**

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

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

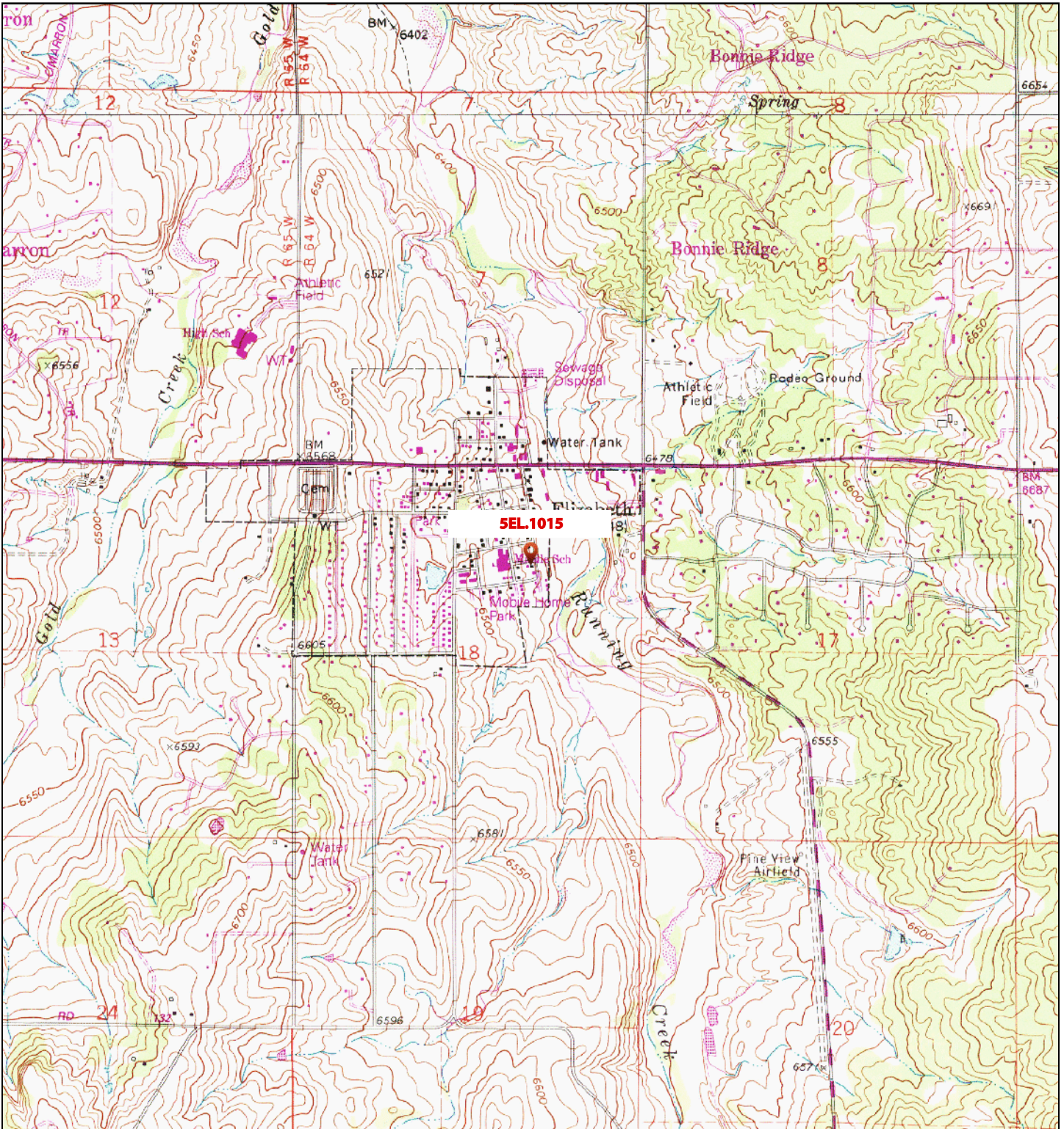
Architectural Inventory Form

SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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



mainsts0619-1.jpg

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

May 26, 2022 at 11:59:31 AM



mainsts0619-2

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

May 26, 2022 at 11:58:59 AM



mainsts0619-3

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

May 26, 2022 at 11:59:44 AM



mainsts0619-4

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

May 26, 2022 at 12:00:36 PM



mainsts0619-5

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

May 26, 2022 at 11:57:07 AM




mainsts0619-6



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

May 26, 2022 at 11:56:59 AM

Main Street: Collecting Oral Histories




Rachael A. Storm, PhD
Associate Curator of Business & Industry

What is an oral history?

- Recorded conversation
- Storytelling
- Narrators




Why oral histories?



Starting a Project

Partnerships



- Business or neighborhood associations
- Library
- Historical society

What stories do you want to capture?

- Transformations over time
- The birth and evolution of annual events, traditions, and organizational structures
- Relationships between neighbors
- Relationships between Main Street and the greater community
- Participating in traditions and what that means to participants
- Significant economic and social changes
- Annual events
- *What else?*

Where & how will you collect?

- Snowball collecting
 - Easy-to-answer questions
 - Lots of narrators
 - High traffic, public locations
- Storytelling collecting
 - More thought-provoking questions
 - Fewer narrators
 - Low/no traffic, private locations

Question types

- **Closed:** WHO or WHAT or WHEN
- **Open:** requires additional information on WHO, WHAT, or WHEN
- **Retrospective:** HOW or WHY – emotional memories
- **Connecting:** Past + Present



Whose stories?



- People who work, or have worked, on Main Street
- People who shop or do business on Main Street
- All ages

Recruiting collectors

- Availability
- Training
- Youth!



Snowball collecting event



Snowball collecting event

- Location: an events booth OR your organization's facility
- Collection:
 - Semi-private space (only to protect audio quality)
 - Unscheduled
 - Questions: closed & open, no more than 3 questions
 - Length: 1-5 minutes
- Materials collected:
 - Oral histories + release form
 - Follow-up contact info, if narrator wishes to provide it

Snowball timeline

- Prepare 1-3 questions
- Flyers
- Train collectors
 - Technology
 - Paperwork
- Prep question board
- Print release forms
- Tracking spreadsheet



Snowball documents

- Flyers
 - Where you will be located
 - What time you'll be collecting
 - May wish to include the questions you'll ask
 - Tell them how you will use the oral histories

Number	Name	Release signed	Email address for follow-up
001	<i>Jim Do</i>	<i>yes</i>	<i>n/a</i>
002	<i>Jim Do</i>	<i>yes</i>	<i>jim.do@psdnet.com</i>
003			
004			
...			



Storytelling collecting event

- Location: your organization's facility
- Collection:
 - One-on-one in a private space
 - Scheduled: yes or no
 - Questions: all types; could be sent ahead of time, if scheduled
 - Length: 1+ hours
- Materials collected:
 - Oral histories + release form
 - Photos, documents, and artifacts?

Storytelling timeline

- Prepare 8-12 questions
- Flyers
- Train collectors
 - Technology
 - Paperwork
 - Narrator care
- Reserve quiet collecting areas
- Print release forms
- Create & print spreadsheet



Storytelling docs

- Flyers
 - Where you will be located
 - What time you'll be collecting & whether they need to schedule an appointment (& how)
 - What they can bring (if they wish)
 - Tell them how you will use the oral histories


Collector: *Nancy West*

Number	Name	Release signed	Photos/other items (see log sheet)
001	<i>Jim Do</i>	<i>yes</i>	<i>yes</i>
002	<i>Jim Do</i>	<i>yes</i>	<i>no</i>
003			
...			

Photos?
Videos?
Documents?



Recording technologies




- Video camera
- Smart phone video
- Voice recorder apps
- Handheld recorders

Training & Practice





First things first

- Enter their info on the spreadsheet
- Release form signed
- Press record
- 1-2 second pause
- State
 - Date
 - Your name
 - Location
 - Narrator's name




One-on-one collecting



- Provide the narrator with physical, mental, and emotional space
- Be ok with long pauses
- Watch your own body language and words too – quietness of both is important!

Collection checklist

- Quiet space
- Box of tissues
- Bottle of water
- Narrator is 12-18" from recording device



Processing



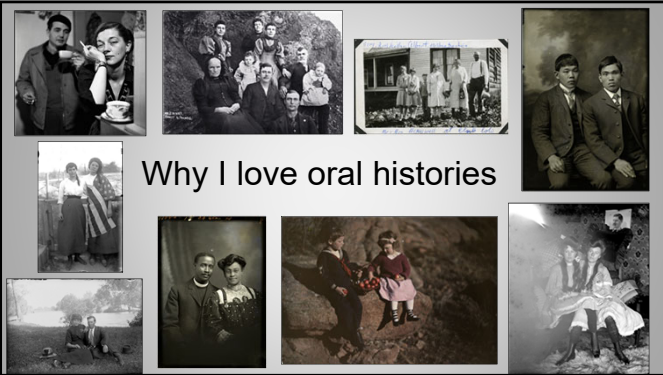
- Back it up
- Cataloging
- Indexing

Sharing

- Narrator first (1-on-1)
- QR codes
- SoundCloud or YouTube



Why I love oral histories



Thank You!

Questions?

Dr. Rachael A. Storm – rachael.storm@state.co.us



INTERVIEW RELEASE FORM

Project name: _____

Date: _____

Interviewer: _____

Tape number: _____

Name of person(s) interviewed: _____

Address: _____

Telephone number: _____

Date of birth: _____

By signing the form below, you give your permission for any tapes and/or photographs made during this project to be used by researchers and the public for educational purposes including publications, exhibitions, World Wide Web, and presentations. By giving your permission, you do not give up any copyright or performance rights that you may hold.

I agree to the uses of these materials described above, except for any restrictions, noted below.

Name (please print): _____

Signature: _____

Date: _____

Researcher's signature: _____

Date: _____

Restriction description: _____

REQUIRED

Veteran's Release Form (See reverse for Interviewer's Release Form)

TO BE COMPLETED BY VETERAN OR CIVILIAN

(In cases of deceased veterans, to be completed by the donor of the material.)

I, _____, am a participant in the Veterans History Project (hereinafter "VHP") of the Library of Congress American Folklife Center. I understand that the purpose of the VHP is to collect audio- and video-recorded oral histories of America's war veterans and of those who served in support of them, as well as selected related documentary materials such as photographs and manuscripts, for inclusion in the permanent collections of the Library of Congress. These oral histories and related materials serve as a record of American veterans' wartime experiences and as a scholarly and educational resource for Congress and the general public.

I understand that the American Folklife Center plans to retain the product of my participation in the VHP, including but not limited to my interview, presentation, video, photographs, statements, name, images or likeness, voice, and written materials ("My Collection") as part of its permanent collections.

I hereby grant to the Library of Congress ownership of the physical property comprising My Collection. Additionally, I hereby grant to the Library of Congress, at no cost, the perpetual, nonexclusive, transferable, worldwide right to use, reproduce, transmit, display, perform, prepare derivative works from, distribute, and authorize the redistribution of the materials in My Collection in any medium. By giving this permission, I understand that I retain any copyright and related rights that I may hold.

I hereby release the Library of Congress, and its assignees and designees, from any and all claims and demands arising out of or in connection with the use of My Collection, including but not limited to any claims for copyright infringement, defamation, invasion of privacy, or right of publicity.

Should any part of My Collection be found to include materials that the Library of Congress deems inappropriate for retention with the collection or for transfer to other collections in the Library, the Library may dispose of such materials in accordance with its procedures for disposition of materials not needed for the Library's collections.

ACCEPTED AND AGREED

Signature _____ Date _____
month/day/year

Printed Name _____

Name of Interviewer (if applicable) _____

Relationship to Interviewer _____

Library of Congress American Folklife Center VETERANS HISTORY PROJECT

Written Release Form

Full Name of Person Interviewed

(print): _____

Address: _____

Phone: () _____

Place of
Interview: _____

Name of Interviewer & Institution
(print): _____

Date of Interview: _____

I understand that this interview and any photographs, tape recording, or video recording are part of scholarly research by the individual and institution named above. I give permission for the following (check all that apply):

- _____ May be used for educational and research purposes at the above institution
- _____ May include my name
- _____ May be included in a school publication or exhibit
- _____ May be included in another educational, nonprofit publication or exhibit
- _____ May be used but DO NOT include my name
- _____ May be deposited in a local, state or regional archive
- _____ Other (explain)

Signature of Interviewee

Date

Signature of Parent or Guardian if
Interviewee Is a Minor

Date