



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
HISTORIC ADVISORY BOARD
Monday, March 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 February 6, 2023

NEW BUSINESS

2. Discussion and possible action on Election of 2023 Historic Advisory Board Historian – Zach Higgins
3. Discussion regarding visit to Elbert County Historical Society & Museum – Zach Higgins
4. Discussion regarding creation of Historic District and Update to Design Guidelines - Zach Higgins
5. Discussion regarding pursuit of additional Local Historic Registered Properties - Zach Higgins

STAFF REPORT

6. Staff Report
7. Discussion on 2023 Historic Advisory Board Workplan

BOARD REPORTS

ADJOURNMENT



HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS FEBRUARY 6, 2023

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, February 6, 2023, at 4:35 PM by Chair John Quest.

ROLL CALL

Present were Chair John Quest, Vice Chair Aimee Woodall, and Board Member Bob Rasmussen. 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 January 9, 2023

Motion by Ms. Woodall, seconded by Mr. Rasmussen, to approve the minutes from January 9, 2023.

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

NEW BUSINESS

2. Discussion and possible action on Election of 2023 Historic Advisory Board Historian
Discussion tabled to the March 6, 2023, meeting.
3. Discussion and possible action regarding Façade Improvement Grant Recommendation to



TOWN OF ELIZABETH

the Board of Trustee

Motion by Vice Chair Woodall, seconded by Mr. Rasmussen, to request the Town pursue incentives for grants available in façade improvements or other grants available for historic buildings.

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

3. Discussion regarding upcoming Town of Elizabeth Birthday Event Historic Materials

Discussion on providing Historic Materials for the Town of Elizabeth Birthday Event.

STAFF REPORTS

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

BOARD REPORTS

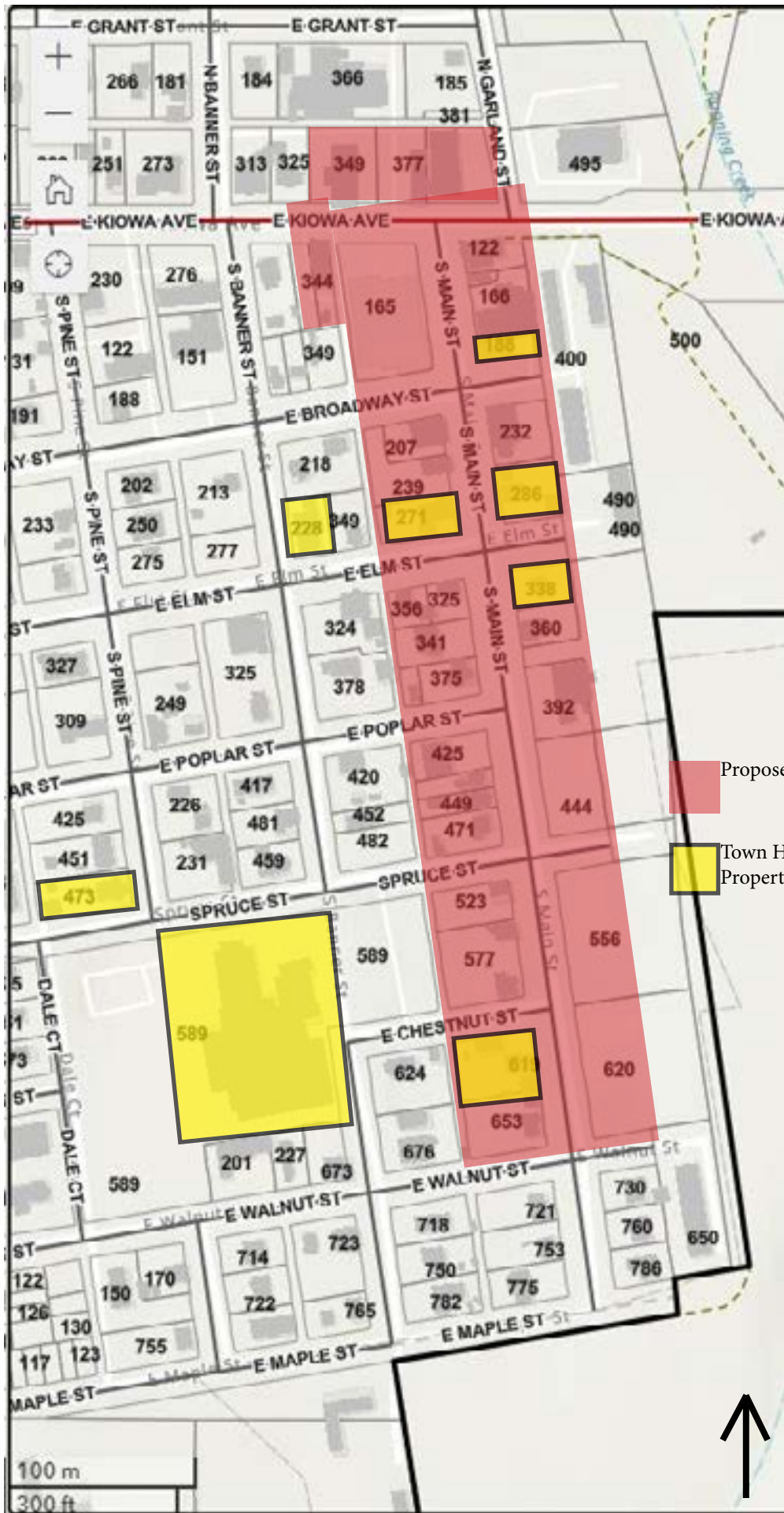
There were no reports from the Board.

ADJOURNMENT

Motion by Vice Chair Woodall, seconded by Mr. Rasmussen, to adjourn meeting at 5:04 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Town Clerk Michelle Oeser

Chair John Quest



Proposed Historic District

Town Historic Designated Properties

N

CHAPTER 6: HISTORIC PRESERVATION

Section 1: INTRODUCTION

To recognize historic buildings as significant community assets and promote the preservation and/or restoration.

1. **Brief history of Town of Elizabeth:**

Elizabeth began in 1855 as a sawmill camp operated by the Weber Brothers along the bank of Running Creek. A few years later, in 1858, gold was discovered in the creek. A gold rush followed, but the quality and quantity of the gold never led to a boom for the Town. However, settlers did steadily move in, to work the land. The economic activity of the Town revolved around logging, farming, cattle ranching and dairy farming. These activities served the needs of residents of Elizabeth and Denver as well.

In 1880, Thomas Phillips, who was a local rancher, gave a plot of land for annexation to the Town. The land was three blocks square and to the southeast of Town. Mr. Garland also donated land from his ranch to the north of Town. The Town was surveyed and platted in May 1882.

The Town was incorporated on October 10, 1890 and had a population of 300. By 1901, Elizabeth had several businesses offering general merchandise, lumber, creamery products, feed and other services.

The community prospered until 1921 when the slump in the regional economy occurred. Cattle prices fell and local ranches were adversely affected. The depression of the 1930's further aggravated the economic problems of the area. Following a 1935 flood in Elbert County, the railroad tracks that ran through Elizabeth were torn out. For the next thirty years, the Town suffered an economic decline. The population of the community declined from 326 in 1920 to 250 in 1960. Transportation improvements in the region in 1960's brought the community closer to the metropolitan area and the community began to grow slightly.

As the character of the Town began to change, Elizabeth experienced the tensions and fears of a community losing its rural identity.

In the decades of the 1970's and 1980's the community was faced with many decisions as to how or whether it should be part of the urbanization in the metropolitan area. While the community has been considering its growth options the area surrounding Elizabeth has experienced significant development.

2. **Elizabeth Historic District:** *elaborate on development, include maps*

- a. Commercial
- b. Residential

3. Elizabeth Historic Advisory Board (HAB):

The Town of Elizabeth is a Certified Local Government through History Colorado. The Historic Preservation program exists to protect the town's architectural and cultural heritage by protection of its historic resources and providing incentives for historic preservation. The Historic Preservation Program is governed by a Historic Advisory Board who reports to the Town of Elizabeth's Board of Trustees.

The HAB is defined in Section 2-8-10 and 2-8-20 of Ordinance 22-07 of the Elizabeth Municipal Code. Additional description regarding the responsibilities and authority of the HAB, as well as definitions, historic building designation procedures, and requirements of listed or registered properties are defined throughout Section 16 of Ordinance 22-07.3.

Section 2: WHY PRESERVE HISTORIC RESOURCES

1. Quality of Life:

When groups of buildings occur together in an historic district, they create a street scene that is “pedestrian friendly,” which encourages walking and personal interaction. Architectural features contribute to a sense of identity that is unique for the district, an attribute that is rare and difficult to achieve in newer areas.

2. Environmental Benefits:

Preserving an historic structure is also a sound environmental conservation policy because recycling saves energy and reduces the need for producing new construction materials. Three types of energy savings occur. First, no energy is consumed to demolish the existing building and dispose of the resulting debris. Second, energy is not used to create new building materials, transport them and assemble them on site. Third, the embodied energy, that which was used to create the original building and its components, is preserved. By reusing an historic building and the materials it was constructed with, pressure is also reduced to harvest new lumber and other materials that also may have negative effect on the environment of other locales where these materials are produced.

3. Economic Benefits:

Historic resources are finite and cannot be replaced, making them precious commodities that many buyers seek. Therefore, preservation adds value to private property. Numerous national studies document where local historic districts are established, property values typically rise or at least are stabilized. In this sense, designation of a district appears to help establish a climate for investment. Property owners within the districts know the time and money they spend on improving their properties will be matched with similar efforts on surrounding lots. They know these investments will not be undermined by inappropriate construction next door.

The condition of neighboring properties also affects the value of one's own property, people invest in a neighborhood as much as the individual structure itself and, in historic and overlay districts

where investment is attracted, property owners recognize that each benefits from the commitment of their neighbors. An indication of the success of historic preservation is that the number of designated districts across the country has increased, due to local support, such that an estimated 1,000,000 properties, both as individual landmarks and in historic districts are under local jurisdictions. Historic preservation returns under-utilized buildings to productive use. This can lead to reinvestment and increased tax revenue for local communities. According to the study, Colorado's historic areas and districts are providing affordable housing to citizens of all economic levels.

Depending on the extent of work needed, rehabilitating a historic building can cost less than constructing a new one. In fact, the guidelines for rehabilitation of historic structures presented in this document promote cost-saving measures. They encourage smaller and simpler solutions, which in themselves provide savings. Preserving building elements that are in good repair is preferred, for example, rather than replacing them.

This typically is less expensive. In some instances, appropriate restoration procedures may cost more than less sensitive treatments. In such cases, property owners are compensated for this extra effort, to some extent, in lower future maintenance costs and in the added value that historic district designation provides.

In Colorado, the economic benefits of historic preservation have been documented in *The Economic Benefits of Historic Preservation in Colorado*, a study done for the Colorado Historical Foundation in 2005. The study found that historic preservation efforts throughout Colorado, including its rural areas, act as a powerful engine for economic development. According to the study, grants and other incentives for historic rehabilitation projects have resulted in \$918.4 million in direct expenditures. Indirect impacts generated by rebuilding and revitalization amounted to over \$1.5 billion and 29,000 jobs between 1981 and 2002.

4. Incentives for Preservation:

While these economic benefits are substantial, special incentives also exist to help offset potential added costs tax credits are offered at the federal and state levels for appropriate rehabilitation and restoration. Grants are available from the Colorado State Historical Fund. Contact the Town of Elizabeth for more information regarding these incentives.

5. Responsibilities of Ownership:

Ownership of an historic property carries both the benefits described in sections A-D above, as well as implicit responsibility to respect the historic character of the property and its setting. While this responsibility does exist, it does not automatically translate into higher construction or maintenance costs. In the case of new construction, for example, these design guidelines focus on where a building should be located on a site, and what its basic scale should be and its appropriate character. The guidelines are not intended to dictate the style of the new building.

Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of Elizabeth; the community plays a vital role in helping to implement that policy through careful stewardship of the town's historic resources.

6. Preservation goals for the Town of Elizabeth:

The overall design goal for the Elizabeth Historic Advisory Board and for Elizabeth's local landmarks is to preserve the integrity of its individual historic sites and structures, and the character of its streetscapes that are unique and irreplaceable assets to the Town.

Section 3: BASIC PRESERVATION THEORY

*Write a summary to describe the Town's recent efforts to survey and identify historic structures, including total quantity and short summary of the number of buildings already designated as local landmarks, included in proposed commercial historic district, etc.
(Refer to first edit under this section.)*

1. What makes a property historically significant:

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly has historical value. A property may be significant for one or more of the following reasons:

- a. Exemplary Property. The subject property exemplifies or reflects the city's cultural, social, economic, political, engineering or architectural history.
- b. Historic Significance. The subject property is identified with a historically important person or persons, or with an important event in the history of the city, region, state or nation.
- c. Architectural Significance. The subject property embodies the distinguishing characteristics of an architectural style, type, or specimen valuable for the study of a period, type, or method of construction, or the use of indigenous materials or craftsmanship.
- d. Noted Designer. The subject property is representative of the work of a notable or master architect, builder, engineer or designer whose work influenced architecture, building, design or development in the city, region, state or nation.
- e. Archeological Importance. The subject property contains or reflects significant archeological importance.
- f. Contributing Building or Structure. The subject property has been listed as a contributing building or structure within an historic district or nominated for inclusion and/or listed on the national or state register of historic places. A contributing resource adds to the historic associations and historic architectural qualities for which the district is significant.
- g. Non-Contributing building or structure. A building, site, structure or object that does not add to the historic significance of a district. However, they are an important element in the

Elizabeth Downtown Historic District. Appropriate treatment of these buildings has a positive effect on the district. Therefore, alterations to non-contributing buildings are subject to review by the HAB.

2. Concept of Integrity:

A property also must have integrity, in that a sufficient percentage of the structure must date from the historic period. The majority of the building's structural system and materials should date from the historic period and its character-defining features also should remain intact. These may include architectural details such as dormers, porches, ornamental brackets, moldings and materials, as well as the overall mass and form of the building. These elements allow a building to be recognized as a product of its own time.

3. Alterations:

Many historic buildings in the Town of Elizabeth have elements that were significantly revised more than 50 years ago in the early to mid-20th century. These revisions should be considered part of the history of the building, and their removal should be carefully considered. Only when these elements are to be replaced with accurate restoration should they be demolished.

Some early alterations may have taken on historic significance of their own. One constructed in a manner that is compatible with the original building and that is associated with the District period of significance may merit preservation in its own right.

In contrast, more recent alterations often have no historic significance. Some additions detract from the character of the building and may obscure significant features, particularly enclosed porches. Removing such additions or alterations may be considered in a rehabilitation project.

This tradition of alterations is anticipated to continue. It is important, however, that new alterations be designed in such a manner that they preserve the historic character of the primary structure.

Section 4:

PRESERVATION PRINCIPALS AND GLOSSARY OF PRESERVATION APPROACH

1. Preservation principals that should be applied to all historic properties:

- a. Respect the historic design character of the building. Don't try to change its style or make it look older than its actual age. Confusing the character by mixing elements of different styles can weaken the appearance and historic quality of the structure.
- b. Seek uses that are compatible with the historic character and functional configuration of the building. Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.
- c. Property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the

Community Development Department. Check the Land Use Codes (LUC) to determine which uses are allowed. *(restate as it applies to Town policy/departments)*

- d. Changes in use requiring the least alteration to significant elements are preferred. In some instances, however, a radical change in use may be necessary to keep the building in active service. In order to adapt a building to the proposed new use the alterations may be too extreme and the proposed loss of historic building fabric would require a reassessment of a more appropriate use. Experience has shown that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions. Note that more radical changes in use can make projects more expensive or result in the loss of significant features. Carefully evaluate the cost of alteration, as adaptation for a radical change may prove too costly or destroy too many significant features.
- e. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset to prevent the need for intervention. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
- f. Preserve any existing original site features or original building materials and features. Preserve original site features such as rock retaining walls and outbuildings. Avoid removing or altering original materials and features. Preserve original doors, windows, porches and other architectural features.
- g. Replicate deteriorated historic features only when the existing materials cannot be repaired or when repair is economically unfeasible. Where replacement of a feature is required, the new feature shall match as closely as possible to the old in design, texture and other visual qualities and, where possible, materials

2. Glossary for Choosing an Approach:

Preservation projects may include a range of activities, such as maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features and construction of new additions. When planning a preservation approach, consider the definitions of the following terms:

- a. Preservation. The act or process of applying measures to sustain the existing form, integrity and material of a building. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. Property owners are strongly encouraged to maintain properties in good condition.
- b. Rehabilitation. The process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or additions.

- c. Restoration. The process of reproducing the appearance of a building exactly as it looked at a particular moment in time. This may include the removal of later work or the replacement of missing historic features.
- d. Remodeling. The process of changing the historic design of a building. The appearance is altered by removing original details and by adding new features that are often out of character with the original. Remodeling of a historic structure is inappropriate due to the loss of original fabric.
- e. Reconstruction. The process of rebuilding a structure, or a portion of a structure, that no longer exists exactly as it appeared historically.

Section 5: REHABILITATION GUIDELINES

1. Intent:

The guidelines contained within this document are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the guidelines for rehabilitating historic buildings. The Town of Elizabeth guidelines are an interpretation of the Standards tailored for situations commonly encountered in Elizabeth's Downtown Historic District. The Secretary's Standards can be found at <http://www.nps.gov/hps/tps/tax/rhb/guide.htm>

2. Contributing Structures:

a. Underlying Design Principles

Downtown Elizabeth's historic character derives from the large number of intact buildings built at the end of the 19th Century and in the first decades of the 20th Century. The scale and historic character of the town have been retained to a great extent because land use patterns have remained essentially the same.

The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials. Protect architectural details from moisture accumulation that may cause damage. Regularly check details that have surfaces which can hold moisture for long periods of time.

b. Character-defining Features

i. Preserve and Restore Significant Stylistic and Architectural Features

Rehabilitation and restoration projects shall preserve the distinctive architectural character and material qualities of the building.)

- 1) Historic features, including original materials, architectural details and window and door openings contribute to the character of a structure and are referred to as character-

defining features. They are often closely associated with specific architectural styles. They should be preserved when feasible. Continued maintenance is the best preservation method.

- 2) Elements that have gained significance should be retained and repaired rather than replaced, if possible.
- 3) The most stringent review will be applied to the primary street-facing façade that exhibits the main character-defining elements of the building, or a façade prominently visible from a public street or heavy-traffic area
- 4) Less prominent facades, such as those that face an alley and are not highly visible from the streets will be reviewed more leniently.

ii. Guidelines

- 1) Character-defining features should not be altered, obscured or removed.
 - a) Historic photographs of Elizabeth and its commercial buildings are widely available and should be used when determining the original character of a building.
- 2) If a storefront has been altered, restoring it to the original design is preferred.
 - a) Missing or deteriorated façade features should be restored or rebuilt based on historic evidence, not conjecture.
 - b) If evidence of the original design is missing, use a simplified interpretation of similar elements. The new element should be similar to comparable features in general size, shape, texture, material and finish.
 - c) Alterations, when design or materials are not consistent with the original design, nor historically significant in their own right, should be removed.
 - d) Original storefront elements that still exist should be uncovered.
 - e) Original openings should be uncovered where possible, and existing openings should be left open and maintained in their original configuration. New openings should be in proportion to other openings and façade elements.
 - f) Multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, materials and historic elements. It is important to prevent the whole building from being compromised by tenant individuality.
- 3) Alternative designs that are contemporary interpretations of traditional storefronts may be considered where the historic façade is missing and no evidence of it exists.
 - a) Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
 - b) However, the new design should continue to convey the character of typical storefronts, maximizing the visibility of the interior and maintaining the transparent character of the display window.

- c) Greater flexibility in treatment of rear facades is appropriate. However, care should be taken to preserve storefronts on those buildings which have traditional commercial storefronts on more than one façade, such as a corner building.
- 4) Avoid adding elements or details that were not part of the original building.
 - a) For example, decorative millwork or cornices should not be added to a building if they were not an original feature of that structure.
- 5) Retain the kickplate as a decorative panel. If the original kickplate is missing, develop a compatible design.
 - a) The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
 - b) If the original kickplate is covered with another material, consider exposing the original design.
 - c) Wood is an appropriate material for replacements on most styles. However, ceramic tile and masonry may also be considered when appropriately used with the building style.
- 6) Preserve the character of the cornice line.
 - a) Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block.
 - b) Many cornices are made of sheet metal, which is fairly lightweight and easy to repair. Areas that have rusted through can be patched with pieces of new metal.
 - c) Use historic photographs to determine design details of the original cornice.
 - d) Replacement elements should match the original in every detail, especially in overall size and profile. Keep sheet metal ornamentation well painted.
- 7) A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.
 - a) Appropriate materials include brick and stamped metal.
- 8) Retain the original shape of the transoms in historic storefronts
 - a) The band of windows above the display windows on traditional storefronts are known as the clerestory or transoms. The glass windows above doors are also known as transoms. Both introduced light into the depths of the building, saving on lighting costs. These windows should not be removed or enclosed.
 - b) The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.
 - c) If the original glass is missing in the transoms, installing new clear or textured glass is preferred. If the glass is partially missing, install new glass to match historic. However, new glass does not need to include features related to obsolete manufacturing techniques (e.g. waviness, bubbles, etc.)

9) A parapet wall should not be altered, especially those on primary elevations or highly visible facades.

- a) When a parapet wall becomes deteriorated, there is sometimes a temptation to lower or remove it. Avoid doing this because, in addition to the visual impact, the flashing for the roof is often tied into the parapet, and disturbing it can cause moisture and structural problems.
- b) Inspect parapets on a regular basis. They are exposed to the weather more than other parts of the building so watch for deterioration such as missing mortar or excessive moisture retention.
- c) Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.
- d) Do not wrap roofing material over the top of a parapet. Instead use appropriate flashing and counter flashing to address drainage concerns. Consider the use of metal flashing on the top of the parapet.

iii. Where possible, repair original details.

1) Intent

In some cases, original architectural details may be deteriorated. In this case, repair the material and any other related problems, such as poor drainage, that might have contributed to the deterioration. A scarred finish does not necessarily represent inferior materials, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.

2) Guidelines

a) Repair only those features that are deteriorated.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods. Avoid the removal of damaged materials that can be repaired.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair, and special masonry repair components also may be used.
- Removing damaged features that can be repaired is not appropriate.
- Protect features that are adjacent to the area being worked on.
- When disassembly of a historic element is necessary for its repair, use methods that minimize damage to the original materials. Document its location so it may be repositioned accurately, and devise methods so disassembled details are replaced in their original configuration.

b) Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish.

- When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain.

iv. Replace Only When Unfeasible to Preserve or Repair

1) Intent

While preservation or repair of the original feature is the preferred alternative, in-kind replacement is also an option. Replacement should occur only if the existing historic material is beyond repair, or it is economically infeasible to repair. If replacement is necessary, the new materials should be in-kind, which means they match that being replaced in material, design, color, texture and other visual qualities to the fullest extent possible.

2) Guidelines

a) Replacement of missing or deteriorated architectural elements should be accurate.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish replicates the visual appearance of the original.

b) When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.

- This is appropriate when inadequate information exists to allow for an accurate reconstruction.
- The new element should be similar to comparable features in general size, shape, texture, material and finish.

c. Preserve and Restore Primary Historic Building Materials

i. General

1) Intent

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement which matches the original should be considered. Primary historic building materials should never be covered or subjected to harsh cleaning requirements.

2) Guidelines

a) Protect wood and metal features from deterioration

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
- Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.
- Using the gentlest means possible, clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.

- b) Plan repainting carefully
- Always prepare a good substrate. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible (e.g. hand scraping), prior to painting.
 - Do not reveal bare wood unless necessary.
 - Use chemical strippers only to supplement other methods such as hand scraping, hand sanding, and thermal devices.
 - Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.
 - Repaint with colors that are historically appropriate to the building and district. Information about historical color palettes is available from several paint companies.
- c) Match the original material in composition, scale and finish when replacing materials on primary surfaces.
- If the original material is a wood kickplate, for example, then the replacement material should be wood as well unless it is demonstrated to be economically infeasible. It should match the original in size and molding profile.
 - Replace only the amount required. If a few areas are damaged beyond repair, then only they should be replaced, not the entire feature.
- d) Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials.
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
 - Primary building materials, such as wood, metal, and brick, should not be replaced or covered with synthetic or panelized materials.
- e) Covering original building materials with new materials is inappropriate.
- Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, but that are fabricated from other materials, are also inappropriate.
 - If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- f) Consider removing later covering materials that have not achieved historic significance.
- Once the non-historic siding is removed, repair the original, underlying material.

- If a building has a non-historic stucco finish, removing the covering may be difficult, and may not be desirable. Field test an area no larger than 18" x 18" of the stucco to determine how it is attached to assure that the original material underneath will not be damaged.

3) Guidelines for Masonry

a) Preserve original building materials.

- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of exterior masonry walls that could be repaired. Reconstruction may result in a building which is no longer historic.
- Repair historic stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

b) Use the gentlest means possible to clean the surface of a structure.

- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- Do not clean simply to make a building look newer.
- If cleaning is appropriate, a low pressure water wash is preferred. This should be done only when there is no possibility of freezing temperatures.
- Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found. Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- Harsh cleaning methods, such as sandblasting, can damage the historic materials, changing their appearance. Such procedures are inappropriate.

c) Brick, stone, or stucco that was not painted historically should not be repainted.

- Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.
- Removing paint that is firmly adhered to, and thus protecting, masonry surfaces is not recommended. Paint removal may damage the brick.
- New or non-historic surface treatment such as water-repellant coatings should be applied only after re-pointing and only if masonry repairs have failed to arrest water penetration problems. Coatings should breathe.

d) Re-point mortar joints where there is obvious evidence of deterioration.

- Duplicate the old mortar in strength, composition, color and texture.
- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.
- Removing non-deteriorated mortar from sound joints, then re-pointing the entire building to achieve a uniform appearance is not recommended.

d. Specific Building Features

i. Windows

Windows are one of the most important design elements in a building. Their appearance, craftsmanship, embodied energy and other qualities make them worthy of special consideration. Keeping the original windows in a historic building is most important.

1) Intent

The character-defining features of a historic window and its distinct materials and placement should be preserved when feasible. In addition, a new window should be in character with the historic building. This is especially important on primary facades.

a) In all cases and for all buildings, it is incumbent upon the applicant to complete an evaluation of the condition of the existing historic windows and provide a detailed report justifying treatment options for repair or (if applicable) replacement. This survey should be completed early in the rehabilitation planning process so that all treatment options can be fully explored. This inspection shall be completed by a qualified historic preservation specialist. The applicant will provide a physical sample of a proposed replacement window and its finish.

b) For contributing buildings, original windows should be retained and repaired unless a survey determines they are beyond repair. However, replacement of historic sashes with new wooden sashes is an acceptable treatment so long as they match the appearance of the originals. Given the special constraints of rehabilitating a historic building, a graduated approach to window treatment shall be based on whether the treatment is to a façade with prominent visibility from a public street, or a non-character defining façade, or one that is not visible from the street such as the rear. Treatment options within a façade are to be considered on a window by window basis.

c) The primary street-facing façade or prominently visible facade, which fronts the street and exhibits the main character-defining elements of the building or is highly visible from a heavy traffic area, will see the most strict window treatment requirements, which is to repair only, unless the following criteria are met.

- Poorly executed and irreversible past repair work.
- Missing previous existing window.
- Past inappropriate window replacement.
- Sash replacement is permitted so long as they match the appearance of the originals.

d) The less prominent façades, if present, are those which face an alley yet are highly visible from the street, and do not typically contain all the embellishments and design elements of the primary façade. These facades allow for in-kind window replacement, if a qualified historic preservation specialist determines that the original windows are beyond repair or repair is not economically feasible. Replacement and repair requirements are those indicated for the Primary Façade.

2) Guidelines

a) Repair of the original windows is the preferred option.

- Repairs shall match the appearance of the original window, including glazing.
- Sash replacement may be an appropriate option for damaged windows or for owners seeking a more modern window function.
- Use of vinyl or other modern materials is generally not an acceptable replacement option.

b) Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows. Repair frames and sashes rather than replacing them, whenever conditions permit.

c) Preserve the position, number and arrangement of historic windows in a building wall.

- Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature.
- Existing windows should remain uncovered, even if they are no longer used.
- Greater flexibility in installing new windows may be considered on rear walls.

d) Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
- Making a window opening into a door opening is preferable to installing a new door opening.

e) Preserve the historic ratio of window openings to solid wall on a primary facade.

Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

- Replacement windows shall match to the fullest extent possible the appearance, function and materials of the original including glazing, including leaded and stained or painted glass.
- Match a replacement window to the original in its design.
If the original is double-hung, then the replacement window should also be double-hung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
Matching the original design is particularly important on key character-defining facades.
- In a replacement window, use materials that appear similar to the original.
Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in

dimension, profile and finish.

- Match, as closely as possible, the profile of the sash and its components to that of the original window.

A historic wood window has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.

f) Use a storm window to enhance energy conservation rather than replace a historic window.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows. A metal storm window may be appropriate if the frame matches the proportions and profiles of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter.
- Match the color of the storm window sash with the color of the window frame; do not use a reflective or bare metal finish; matte is preferred. Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

ii. Doors

1) Intent

The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

2) Guidelines

a) Preserve the decorative and functional features of a primary entrance.

- Maintain features important to the character of a historic doorway. These may include the door, door frame, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

b) Maintain the original proportions of a significant door and its elements.

c) When a historic door is damaged, repair it and maintain its general historic appearance.

d) When replacing a door, use materials that appear similar to that of the original.

- A metal door, if seen from the street, is inappropriate where the original was wood.

e) When replacing a door, use a design that has an appearance similar to the original door

- Very ornate doors are discouraged unless photographic evidence can support their use.

f) Existing entries and doors should remain uncovered, even if they are no longer used.

iii. Awning and Canopies

Awnings protect pedestrians from the sun and rain, create a sense of enclosure at sidewalk level, present good locations for eye-level signs, and shield window displays from the sun. Work which involves the installation or repair of any awnings or marquee should secure design approval and the required permits prior to fabrication and construction.

1) Intent

Traditionally, awnings and canopies were noteworthy features of buildings in the downtown core and their continued use is encouraged. They must respect the architectural integrity of the façade on which they are placed, the context of their location, and the historic character of the downtown.

2) Guidelines

a) Respect the architectural integrity of the façade on which these attachments are placed inclusive of the context of the building's location, and the historic character of Downtown.

- Awnings should be compatible with other awnings nearby, particularly those on the same building, when these awnings compliment the architectural character of the building.

b) Awnings should fit within the opening of the building storefronts, and should be operable.

c) The height of awnings should provide pedestrian scale to the building and also meet code requirements.

- Locate the structural components of awnings at least 8 feet above the sidewalk
- Unrestricted valances or returns should be at least 7 feet above the sidewalk and may project no more than 2/3 of the width of the sidewalk
- Signage, if on the awning, may be located only on the valance

d) Awning shape, size, and height should be proportional to the façade on which it is placed.

- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate. Internal illumination of an awning is inappropriate.

- e) Use matte fabric for awnings; not vinyl, fiberglass, plastic, metal, wood or other unsuitable materials.
 - Fabric should be maintained in good condition.
- f) Attach awnings in a manner which does not harm nor obscure architectural elements or details and does not harm the building.
- g) The historic profiles of awnings were often at a 45 degree angle.
 - New awnings should reflect this historic angle from the vertical building wall greater than 45 degrees or less than 30 degrees.

iv. Roofs

Similar building and roof forms provide community in the character of the downtown historic district. Most commercial buildings downtown were built as simple rectangular solids, deeper than they were wide. Roofs were often flat and included distinctive details to provide visual interest.

1) Intent

The character of a historical roof should be preserved, including its form and materials, whenever feasible.

2) Guidelines

- a) Preserve the original roof form of a historic structure.
 - Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
 - Retain and repair roof detailing when visible from the street.
- b) Minimize the visual impacts of skylights and other rooftop devices.
 - The addition of features such as roof access structures, skylights, solar panels, and satellite dishes should not be installed in a manner such that they will be visible from a main thoroughfare.
- c) Preserve original roof materials
 - Avoid removing historic roofing material that is in good condition. When replacement is necessary, use materials that are similar to the original in style as well as physical qualities. Where possible, use a color that is similar to that seen historically.
 - Specialty materials such as tile, slate or concrete should be replaced with a matching material.
- d) Protect the building by maintaining good roof drainage.
 - Clean gutters and downspouts and replace deteriorated flashing.
 - Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.

v. Color

1) Intent

When altering a historic structure or site, first consider returning to the original color scheme, which can be discovered by carefully cutting back paint layers. To accurately determine the original color scheme requires professional help, but a general idea of the colors may be obtained by scraping back paint layers. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. However, it isn't necessary to use the original color schemes of the buildings. An alternative is to create a new color scheme using colors that were typical of the period.

2) Guidelines

a) With respect to the treatment of color on individual historic structures, colors that represent the appropriate period of history are preferred, but not necessarily required. Color does not damage the historic materials or alter historically significant details and can always be changed in the future, thus its application is not as critical as some other design options.

b) Some inappropriate applications of color may hinder one's ability to perceive the character of the architecture. This concern for perception of character is more relevant in the management of a commercial historic district where the assemblage of buildings on the street is important to one's perception of the character of the streetscape.

c) Colors should be muted.

- Traditional colors that match those found in nature are preferred over colors with intense chromas.
- Roof colors also should be muted
- (ID Elizabeth dominant roof colors) were the dominant roof colors in the past because of the materials used. That tradition remains today and should be respected.
- Reserve the use of bright colors for accents, such as on ornamentation and entrances.
- In most cases, only one or two accent colors should be used in addition to the base color
- Doors may be painted an accent color or they may be left a natural wood finish. Historically, some doors simply had a stain or clear sealer applied.
- Window sashes are also an excellent opportunity for accent color.
- Brilliant luminescent or "day-glow" colors are inappropriate.
- Where applicable, garage doors should be painted or stained the same colors as the areas around them.

vi. Utilities and Service Areas

1) Intent

Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.

2) Guidelines

a) Install utility conduits and HVAC equipment in a manner least damaging to the building.

- Install HVAC equipment on the ground or roof; do not suspend it from the wall or parapet of the building.
- Run cables, pipes, etc., in unobtrusive locations and on non-primary facades.
- Avoid new penetrations of the exterior wall for piping and other utility elements.

- b) Orient service entrances, waste disposal areas and other similar uses toward service lanes and away from major streets.
 - Screen service entrances with walls, fences or plantings.
 - When it will be visible from a public way, a service area screen should be in character with the building and site it serves, but it should not imitate earlier architecture.
 - Locate areas for outdoor storage, truck parking, trash collection or compaction loading, or other such uses so as not to be visible from the adjacent street.

3. Non-Contributing Structures:

Non-contributing structures are an important element in the Elizabeth Downtown Historic District. Some non-contributing buildings were built after 1930, which is the end of the period of significance for the historic district. These are more modern in style and construction. Many non-contributing buildings were built during the period of significance, but have lost architectural integrity due to alterations and additions. Alterations to non-contributing buildings are subject to review by the HAB.

- a. Intent:

Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida's historic downtown.
- b. Guidelines:
 - i. If adequate evidence of the historic design exists, returning the building to its historic appearance is encouraged.
 - ii. Alternative designs that are contemporary interpretations of traditional storefronts may be considered where the original design is missing and no evidence of it exists.
 - a) Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
 - b) See Additions and New Buildings (below) for guidance on contemporary interpretations of traditional architecture and details.

4. Additions and New Buildings:

- a. General:

The "faces" or facades of a building include everything from ground to roofline. Of concern are facades that are visible from a street, alley or other public place. Many of the downtown buildings contain architectural elements typical of late 19th and early 20th century storefronts. The form rhythm and character of the downtown established by its contributing buildings should be reinforced and enhanced as part of any alternation or new construction.

Many of the features desirable for a pedestrian-oriented downtown are precisely those features found in the original storefronts of the Town of Elizabeth's downtown commercial buildings. These features include inviting entryways, continuous display windows, and sensitively scaled proportions. They should be incorporated into new storefronts.

b. Additions to Historic Buildings

- i. Additions to historic buildings shall be limited and located as inconspicuously as possible. Where made, additions shall be compatible with the original architectural style and features of the building.
- ii. Infill development proximate to historic buildings shall be compatible with the scale, architectural qualities and traditional uses of historic buildings.

c. Architectural Character for All New Construction

i. Intent

- a) Refer to Chapters 4&5 for new constructions guidelines.

ii. Guidelines

- a) The imitation of older historic styles is discouraged for newer structures and additions.
 - One should not replicate historic styles because this blurs the distinction between old and new buildings as well as making it more difficult to visually interpret the architectural evolution of the district.
 - However, new construction should be designed in such a way that it does not overpower or detract from historic buildings. It should be compatible.
- b) Contemporary interpretations of traditional details are encouraged.
 - Interpretations of historic styles may be considered if they are distinguishable as being new.
 - New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New cornices and kickplate designs also could be used to create interest while expressing a new, comparable style.
- c) A majority of the storefront should be at the property line, except for recessed entries, and any other recessed portions should not detract from street line continuity.

5. Accessibility

Places of public accommodation are required to provide access to their services and programs under provisions of the Americans with Disability Act (ADA). Alterations to historic structures and sites that would affect their integrity should be minimized, subject to the requirements of the ADA. Example: Gently sloping an exterior sidewalk to the door rather than putting in a wheelchair ramp.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Zach Higgins, AICP Community Development Director
DATE: March 06, 2023
SUBJECT: Pursuit of Additional Local Historic Register Properties

SUMMARY

The Square Moon and HistoryMatters, LLC studies provide recommendations for properties which could be pursued for additional intensive surveys followed by local, state, or national registration. The most recent intensive surveys completed provide three properties which are not currently locally registered as candidates. 723 S. Banner, 167 E. Grant, and 200-244 Main Street have intensive surveys completed and have the majority information required for the local designation. The property owners will need to give consent for the designation process to take place.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board consider pursuing local registration for 723 S. Banner, 167 E. Grant, and 200-244 Main Street.

ATTACHMENTS

723 S. Banner Intensive Survey

167 E. Grant Intensive Survey

200-244 Main Street Intensive Survey

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.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: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

Architectural Inventory Form

Page 2

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

Page 3

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):

Architectural Inventory Form

Page 4

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

Architectural Inventory Form

Page 5

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.

Architectural Inventory Form

Page 6

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



HistoryMatters LLC

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

6/8/2022

Architectural Inventory Form

Page 7

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**

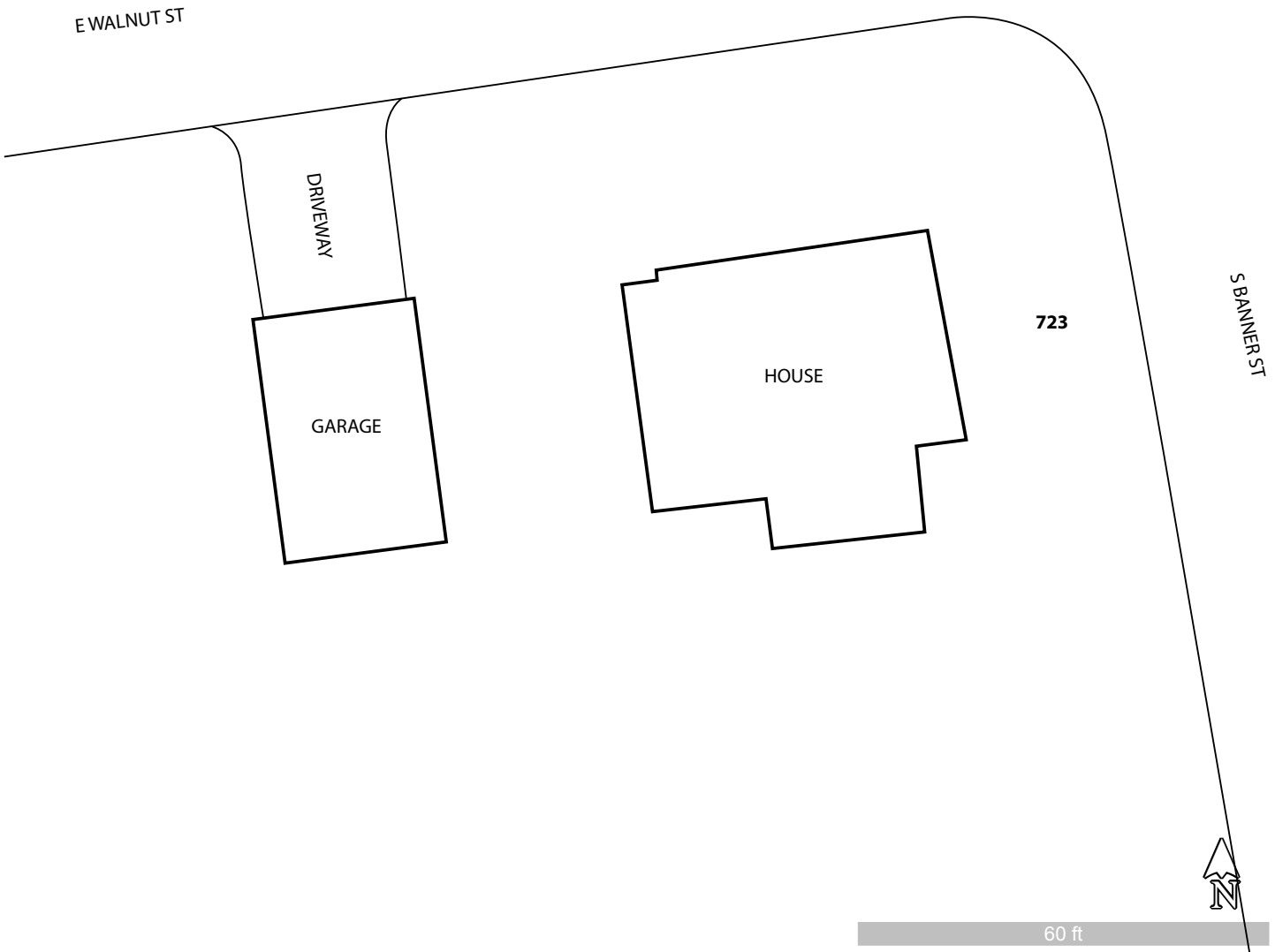
52. Address: **PO Box 3119
Buena Vista, CO 81211**

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

Architectural Inventory Form

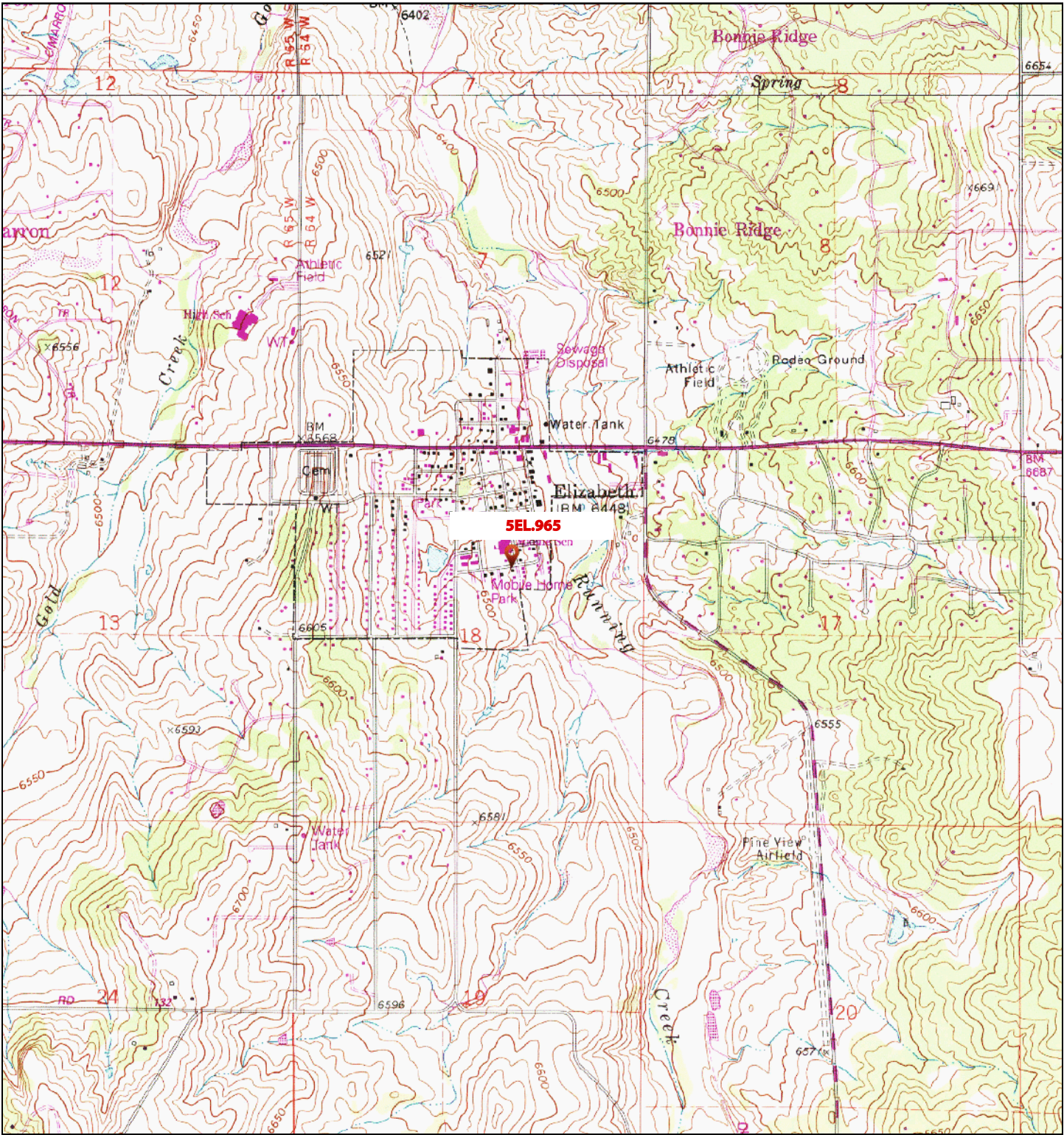
Page 8

SKETCH MAP



Architectural Inventory Form

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

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.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: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

Architectural Inventory Form

Page 2

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

Architectural Inventory Form

Page 3

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

Architectural Inventory Form

Page 4

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

Architectural Inventory Form

Page 5

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

Page 6

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

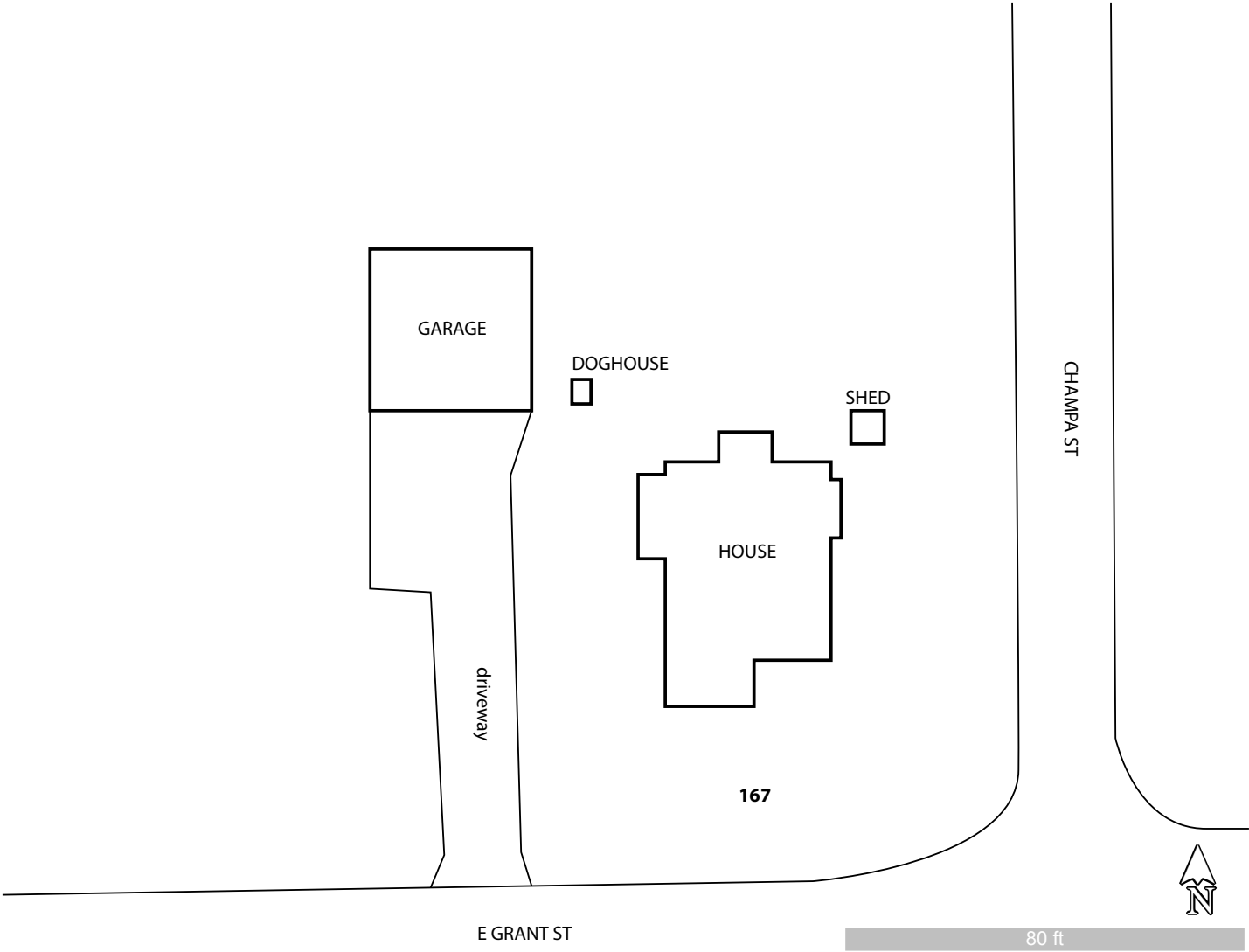
VIII. RECORDING INFORMATION

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

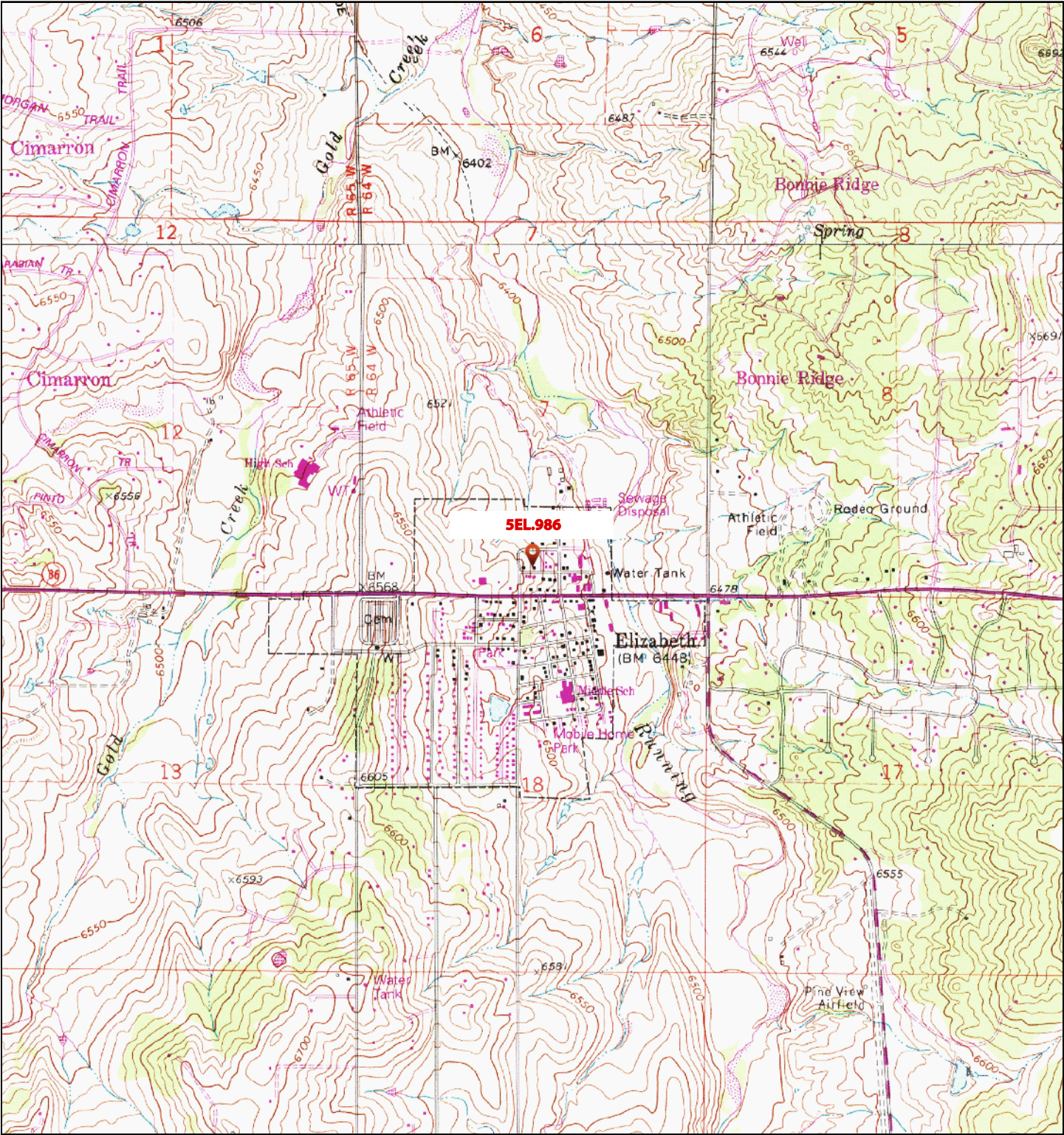
Page 8

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.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: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> 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

Architectural Inventory Form

Page 3

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**

Architectural Inventory Form

Page 4

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

Architectural Inventory Form

Page 5

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.

Architectural Inventory Form

Page 6

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

Architectural Inventory Form

Page 7

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

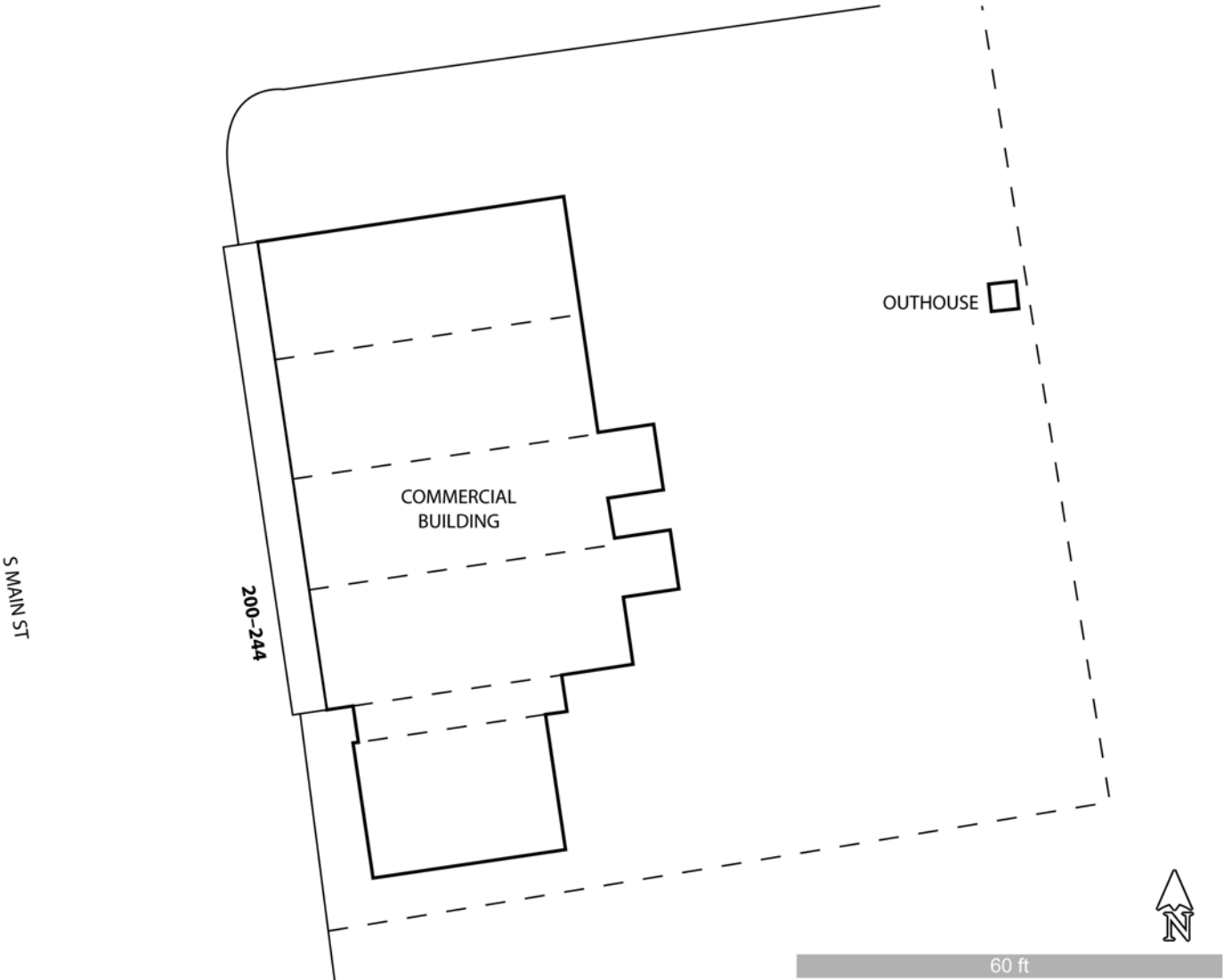
VIII. RECORDING INFORMATION

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

Architectural Inventory Form

Page 8

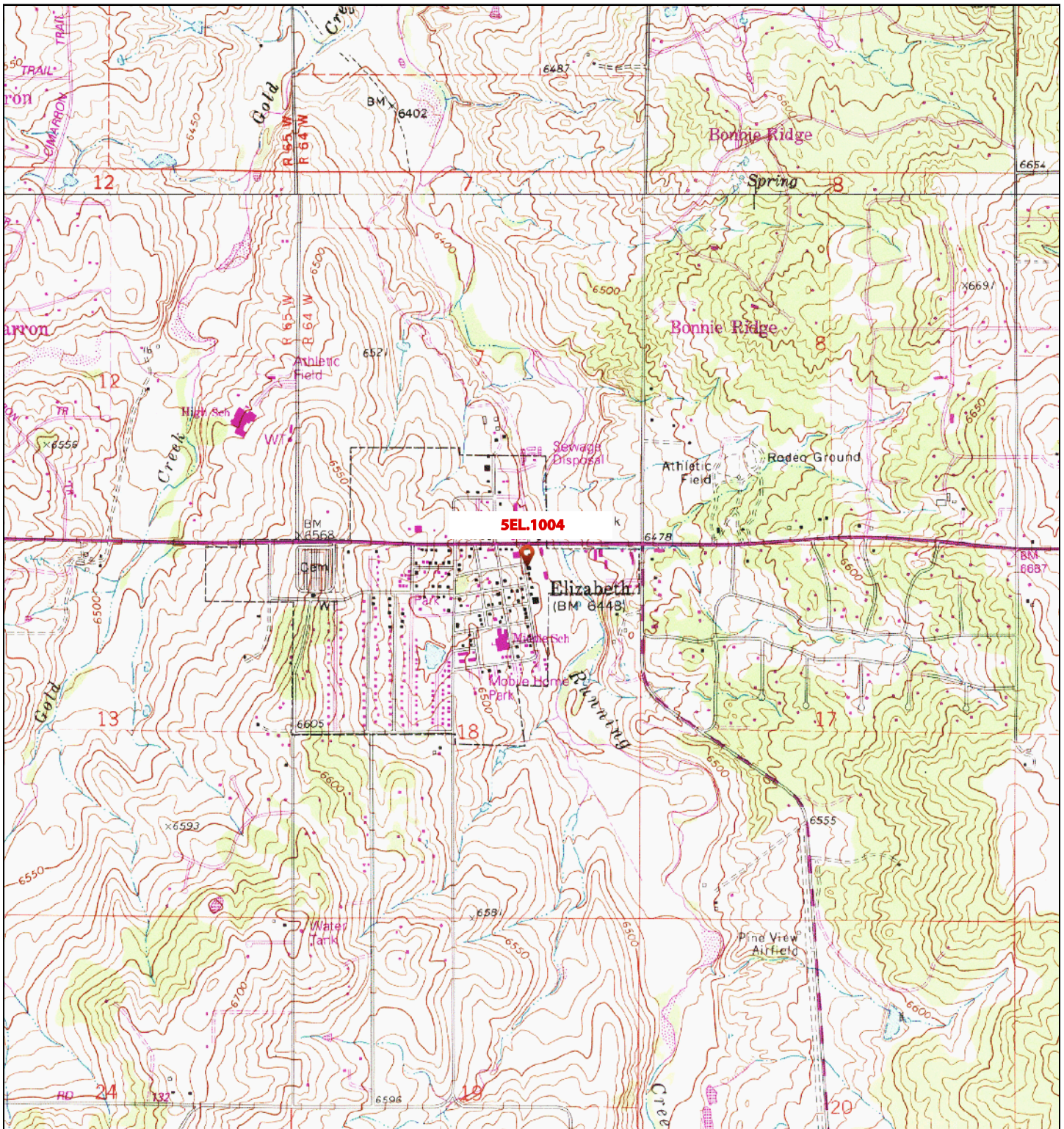
SKETCH MAP



Architectural Inventory Form

Page 9

LOCATION MAP



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



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: March 6, 2023
SUBJECT: Staff Report

STAFF REPORT

1. Training:

- a. Additional Trainings for HAB?
- b. Planning Commission – Water Training provided by the Town’s Water consultants 03/07/2023 @ 6:30pm

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. 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.

6. Walk and Talk Date

- a. The HAB should consider setting a date for the Historic Walk and Talk to get on event calendars.

7. Advisory Board Member Conduct

HISTORIC PRESERVATION PROGRAM WORK PLAN 2023						
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	Completed	\$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-23	Dec-23	-	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