



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
HISTORIC ADVISORY BOARD
Monday, January 09, 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 December 5, 2022

NEW BUSINESS

2. Discussion and possible action on Election of 2023 Chairperson and Vice Chairperson
- [3.](#) Discussion and possible action regarding Historic Advisory Board Resolution 23-01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24-6-402(2)(c) - Michelle Oeser

PUBLIC HEARING

- [4.](#) Certificate of Appropriateness Application for 338 S Main St - Jeff Struthers

NEW BUSINESS

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

PUBLIC HEARING

- [6.](#) CLG Review of the National Register of Historic Places nomination for 188 Main Street - Zach Higgins

NEW BUSINESS

7. Discussion and possible action regarding the CLG review of the National Register of Historic Places nomination of First National Bank of Elizabeth, 188 Main Street, Elizabeth, CO
8. Discussion and possible action regarding a joint meeting with the MSBOD regarding the Historic District Creation and Historic Design Guidelines Update
9. Discussion regarding BOT quarterly update - January 24, 2023

STAFF REPORT

10. [Staff](#) Report

BOARD REPORTS

ADJOURNMENT



**HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS
DECEMBER 5, 2022**

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, December 5, 2022, at 4:35 PM by Chair John Quest.

ROLL CALL

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

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

AGENDA CHANGES

There were no changes to the agenda as presented.

UNSCHEDULED PUBLIC COMMENT

There was no unscheduled Public Comment.

MINUTES

1. Regular Minutes of October 3, 2022

Motion by Ms. Woodall, seconded by Vice Chair Farin, to approve the minutes from October 3, 2022.

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

NEW BUSINESS

2. Discussion regarding possible development at 392 Main Street

Janet McCracken presented the development idea for a building behind the Carriage Shoppes. The Historic Advisory Board provided their feedback and ideas.



3. Discussion regarding Town/Main Street/Historic District mascot or symbol
Planner/Project Manager Zach Higgins presented the Board with his staff report.
4. Discussion regarding HistoryMatters, LLC surveys and updated inventory tables
Discussion followed on the survey results.
5. Discussion regarding 2022 and Draft 2023 Work Plan and Assignments and Design Guidelines
Discussion followed on dividing up work plan duties.
6. Discussion regarding BOT quarterly update
The Board discussed who would present and what would be presented to the Board of Trustees.

STAFF REPORTS

- Mr. Higgins discussed the Saving Places Conference.

BOARD REPORTS

- Ms. Curtis voiced that she would like Vice Chair Farin to stay on the Board.
- Discussion on the next scheduled meeting. The meeting will be held January 9, 2023.

ADJOURNMENT

Motion by Vice Chair Farin, seconded by Ms. Woodall, to adjourn meeting at 6:23 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Chair John Quest

Town Clerk Michelle Oeser



TOWN OF ELIZABETH

MICHELLE OESER TOWN CLERK

TO: Chair, Vice Chair and Board Members
FROM: Michelle Oeser, Town Clerk
DATE: January 9, 2023
SUBJECT: Historic Advisory Board Resolution 23-01 – a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law

It is required by the Colorado Open Meeting Law that at the first Board meeting of the year a Resolution is passed to designate a public posting place for meeting notices.

The Town's posting place is located on the outside of Town Hall in the information board and on the Town's website.

Staff asks that the Board pass Resolution 23-01 designating the required posting place for meeting notices.

Attachment
HAB Resolution 23-01

**HISTORIC ADVISORY BOARD
RESOLUTION 23-01**

**A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR
THE POSTING OF MEETING NOTICES PURSUANT TO C.R.S. § 24-6-
402(2)(c)**

WHEREAS, C.R.S. § 24-6-402(2)(c) requires the Historic Advisory Board to annually designate the public place for posting notices to comply with the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* (the "Open Meetings Law");

WHEREAS, consistent with House Bill 19-1087, the Historic Advisory Board hereby desires to post notice of the Historic Advisory Board's public meetings not only in physical locations, but also on the Town's website as the Historic Advisory Board's official online presence to the greatest extent practicable; and

WHEREAS, the notice must have specific agenda information, posted no less than twenty-four (24) hours prior to the meeting, must be accessible at no charge to the public, must be searchable by type of meeting, date of meeting, time of meeting and agenda contents, shall link to any social media accounts of the local public body, shall provide the address of the website to the Department of Local Affairs, and shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-hours (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online.

NOW THEREFORE BE IT RESOLVED BY THE HISTORIC ADVISORY BOARD OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. Designation. The Historic Advisory Board of the Town of Elizabeth, in compliance with C.R.S. § 24-6-402(2)(c) of the Open Meetings Law, hereby designates the Town website at www.townofelizabeth.org as the official place for posting notices. The Historic Advisory Board may additionally post notices at Town Hall, located at 151 South Banner Street, and any Town social media accounts. If there is a known power outage, known interruption of internet service, or an emergency meeting, the Historic Advisory Board may post a physical notice at the public entrance of the Town Hall located at 151 South Banner Street.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2023, by the Historic Advisory Board of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

John Quest, Chair

ATTEST

Michelle Oeser, Town Clerk



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: January 09, 2023
SUBJECT: Certificate of Appropriateness – 338 Main Street

SUMMARY

The property owner, Jeff Struthers, has put forth at Certificate of Appropriateness to be considered by the Historic Advisory Board for 338 Main Street also known as the Section House. The work to be considered is reroofing on a locally historic designated property. Mr. Struthers has provided images of color samples to be reviewed by the HAB.

Per the newly adopted Historic Preservation Code update, Chapter 16 Section 11-40. Alterations to Properties and Historic Districts on the Town’s Historic Register:

1. Requirements

- a. A Certificate of Appropriateness issued by the HAB is required before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any Historic Property or Property within a Historic District (including Non-Contributing Properties).*
- b. A Building Permit will not be issued for any new construction, alteration, relocation, or demolition involving the exterior of any Historic Property or Property within a Historic District (including Non-Contributing Properties) without obtaining a Certificate of Appropriateness as issued by the HAB.*
- c. No person shall receive a building permit for any Building, Structure, Object, or other feature on a Site or element of a district when an application for historic designation under Section 16-11-30 is pending for such property.*

2. Application

- a. A Certificate of Appropriateness request for alteration shall be initiated by the Owner(s). Such application shall be submitted to the Town for consideration on a form provided by the HAB.*



b. If the Town determines the Certificate of Appropriateness application is complete, the Town shall promptly refer the application to the HAB. If the Town determines the application is incomplete, the Applicant shall be advised of the reasons in writing within 30 days of submittal.

3. Certificate of Appropriateness for alteration Hearing. Within 45 days after a Certificate of Appropriateness application is determined complete by the Town, or within a time frame agreed upon by the Applicant and the Town, a public hearing shall be held by the HAB. Such notice and hearing shall be conducted in conformance with the procedures set forth in Section 16-11-30, Subsections 2(a)-(c).

4. Review Criteria

a. Compliance with the Town of Elizabeth Design Review Standards & Guidelines adopted by the Town and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b. For Non-Contributing Properties within a Historic District: i. Compatibility with the Property's current design, materials, features, size, scale and proportion, and massing; or ii. Compatibility with the Historic District's design, materials, features, size, scale and proportion, and massing.

c. Infill Construction within Historic Districts shall be differentiated from the Historic Properties but be Compatible with the historic materials, features, size, scale and proportion, and massing to protect the Integrity of the Historic District and its environment.

5. HAB Review

a. At a public hearing, the HAB shall approve, approve with conditions, or deny the proposed application and shall issue written findings based on the application's conformance with the established criteria and with the purposes of this Article XI.

b. If the HAB approves or approves the application with conditions, the HAB shall issue and send a Certificate of Appropriateness to the Applicant, and a copy of such to the Community Development Director, the Building Official, and any other person who has requested in writing to receive the same within 30 days. If approved with conditions, such conditions shall be stated in writing in the Certificate of Appropriateness.



c. If the HAB denies the application, the HAB shall notify, in writing, the Applicant, the Community Development Director, the Building Official, and any other person who has requested in writing to receive the same within 30 days of such denial. Such denial shall state the reasons for the denial and the procedures for appeal to the Board of Trustees.

d. HAB may continue the hearing and request additional information from the applicant so long as the continued hearing date is within 30 days or as expressly agreed to by the Applicant.

e. The Applicant may resubmit an amended application or reapply for a building permit that takes into consideration the recommendations of the HAB or appeal the denial to the Board of Trustees. f. If an application for a Certificate of Appropriateness is denied, no person may submit a subsequent application for the same Alteration or Construction within one year from the date of the final action upon the earlier application.

6. Appeals

a. If a Certificate of Appropriateness is denied by the HAB, the Applicant may appeal the denial to the Board of Trustees by filing a written notice with the Town Clerk within 15 days after receipt of the HAB's denial.

b. Within 45 days after an appeal is received by the Town Clerk, or within a time frame agreed upon by the Applicant and the Town, a public hearing shall be held by the Board of Trustees.

c. Notice of the Board of Trustees consideration of the appeal and hearing shall be provided in accordance with Section 16-11-30, Subsections 2(a)-(c), except the Town Clerk shall perform the responsibilities of the Secretary.

d. The Board of Trustees shall review the appeal for a clear error made in the application of the applicable code criteria.

e. If the Board of Trustees affirms the HAB's denial of the application, then the applicant may apply for a certificate of economic hardship.

Items to consider during the HAB review include:

The Town of Elizabeth Design Review Standards & Guidelines Chapter 5, Section 3, G. Exterior Building Materials 1. Intent states, "To encourage use of natural and/or natural-appearing materials that



complements the architectural style and features of a building and its environment.” 2. Design Standards and Guidelines states:

- a. *Materials should be natural or naturally appearing, and architectural grade in quality.*
- b. *Materials and textures should highlight, complement, and coordinate building elements.*
- c. *Varying combinations of compatible materials, textures, and colors are encouraged.*
- d. *Potential for glare from any shiny surfaces shall be minimized; matte finish may be beneficial.*
- e. *Wood siding should be ‘tight knot’ or clear-grade, and milled from lumber with natural resistance to decay and weathering.*
- f. *Composite or laminated wood products are encouraged.*
- g. *Trim-work should be tight-knot or clear-grade milled lumber or paintable-grade composite material.*
- h. *Where used on visible façades materials shall be architectural grade.*
- i. *Materials shall be texture and color coordinated with other building and site materials.*
- j. *Decorative masonry patterns are encouraged.*
- k. *Metal Buildings shall be discouraged.*
- l. *Metal buildings shall have compatible materials appropriate to the architecture and design. Should be limited to accent or trim elements.*
- m. *Cut-stone and faux-stone veneer can provide an attractive building accent or detail.*
- n. *Prohibited exterior materials include, but are not limited to:*
 - *Excessively tinted glass;*
 - *Rippled glass;*
 - *T-111 or other striated plywood, unless utilized for limited accents;*
 - *Plywood and Particle Board;*
 - *Corrugated fiberglass (walls and roofs, including porch roofs and/or overhangs);*
 - *Crushed colored rock;*
 - *Crushed tumbled glass; and*
 - *Nondurable materials.*

H. Exterior Building Colors

1. Intent: To promote the compatibility and coordination of buildings within a development and/or with neighboring buildings.

a. Building color, in combination with materials, should highlight and coordinate building elements and materials.



- b. Use of complementary body and trim colors is preferred.*
- c. Compatibility with neighboring buildings should be considered.*
- d. Flat paint should be utilized. Semi-gloss should be reserved for minor trim elements. Gloss paint should be avoided.*
- e. Excessively bright, garish, and fluorescent colors shall be avoided.*
- f. Owners of historic properties are encouraged to utilize a color scheme compatible with the historic character of the building.*

Section 4: Historic Buildings

1. Intent: To recognize historic non-residential buildings as significant community assets and promote the preservation and/or restoration.

2. Design Standards and Guidelines:

- a. Rehabilitation and restoration projects shall preserve the distinctive architectural character and material qualities of the building.*
- b. Historic societies or related resources should be consulted for technical assistance related to historic structures and development adjacent or near to historic buildings or districts.*
- c. 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.*
- d. Infill development proximate to historic buildings shall be compatible with the scale, architectural qualities, and traditional uses of historic buildings. Page | 28*
- e. The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) may be additionally utilized for guiding the preservation, rehabilitation and restoration of historic buildings.*

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board review the provided Certificate of Appropriateness and approve, approve with conditions, or deny the proposed application.

ATTACHMENTS

338 Main Street Certificate of Appropriateness Application

Excerpts from the Town of Elizabeth Design Guidelines




Certificate of Appropriateness Application

Residential: \$75
Non-Residential \$150

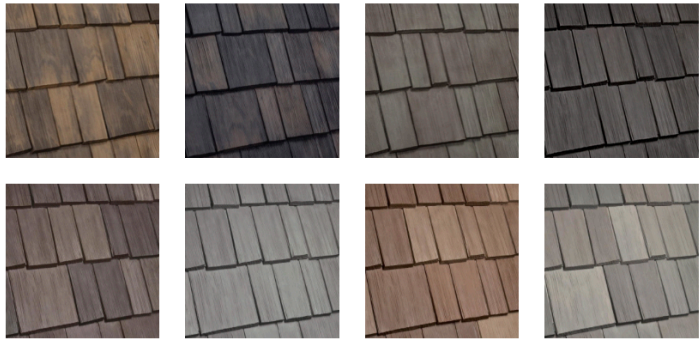
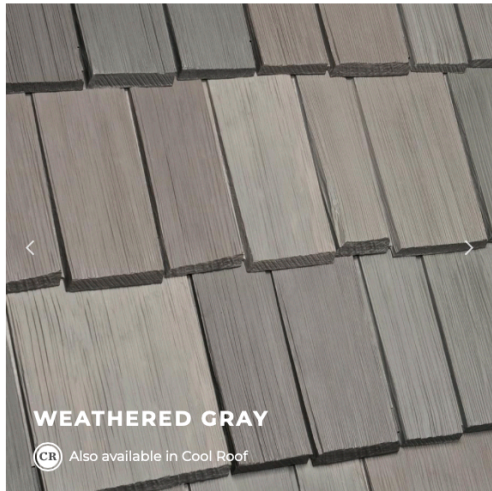
Contact Info	Property Owner		Applicant (If different from property owner)	
	Name Jeff Struthers			
	Address 33252 County Road 73 Kiowa, CO			
	Zip 80117			
	Phone 303 570-7091			
	Email jeff@jeffstruthersphotography.com			
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address 338 Main Street, Elizabeth, CO 80107			
	Parcel No 8418110001			
	Legal Description Section: 18 Township: 8 Range: 64Subdivision: ELIZABETH AMEND 1 Block: 003 Lot: 0001AMENDED NO 1			
	Property Size 888 sq/ft .152 acre		Zoning DT	
Project Information	General Information			
	Name of structure Section house			
	Short description of the proposed work Replace current cedar shake roof with Davinci Bellaforte Shake weathered Gray. Cedar shake shingles no longer allowed by code.			
	Type of Historic Registry (check one) <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local			
	Scope of work (Mark all that apply and attach a detailed description as Attachment A)			
	<input type="checkbox"/> New construction <input type="checkbox"/> Addition, % of existing = _____% <input type="checkbox"/> Modification <input type="checkbox"/> Paint <input type="checkbox"/> New Colors <input type="checkbox"/> Repaint same colors <input type="checkbox"/> Paint removal <input type="checkbox"/> Awning <input type="checkbox"/> Replace or add windows or doors		<input type="checkbox"/> Signs <input checked="" type="checkbox"/> Reroof <input type="checkbox"/> Demolition <input type="checkbox"/> Maintenance of stone or brick <input type="checkbox"/> Certificate of economic Hardship <input type="checkbox"/> Lighting <input type="checkbox"/> Other: _____	
Project Information	Existing Building Information			
	Year built 1884		Total square footage 888	
	Storefront width			
	Height			
	Materials			



	Certificate of Appropriateness Application		Page 2 of 2
Project Information	Proposed Construction Information		
	Area	Approx 570 sq/ft of roofing	
	Height		
	Materials		
	Additional information regarding the specific request		
	Attachment Checklist		
	<p>The following list of attachments are required to accompany all application:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A. Site plan detailing the request (Refer to site plan requirements sheet.) <input type="checkbox"/> B. Application if required <input type="checkbox"/> C. Photographs <input checked="" type="checkbox"/> D. Color samples <input type="checkbox"/> E. Additional information to justify the request. 		
Terms	By signing below, the property owner and applicant are representing that each understands and agrees to the following terms:		
	<ol style="list-style-type: none"> 1. Authorized personnel from the Town of Elizabeth are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application is true and accurate to the best of my knowledge. 4. The Town of Elizabeth is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor completes a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The town may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error) be removed at the owner's expense. 		
Signatures	Property Owner		
	Print Name	Jeffery Struthers	
	Signature		Date 12/1/2022
	Applicant, if difference from Property Owner		
	Print Name		
	Signature	Date	

Office Use Only	Community Development Review	
	Application received by (Staff member)	Date
	Hearing date	Project #
	Application reviewed by	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Administrative Approval
	Date	

Structure at 338 Main Street is also under direction of the Colorado Historical Foundation. My rep is Cindy Naskey (cindy@cohf.org). Cindy has approved Davini Belleforte Shake Weather Gray composite tiles <https://www.davinciroofscapes.com/products/shake/bellaforte-shake/>



CHAPTER 5: BUILDING DESIGN STANDARDS & GUIDELINES NON-RESIDENTIAL

Section 1: BUILDING MASS & SCALE

1. Intent:

To encourage building mass and scale consistent with the site and small town character of Elizabeth.

2. Design Standards and Guidelines:

a. Buildings shall utilize a variety of techniques including, but not limited to the following:

- i. Grouping of smaller buildings;
- ii. Building composition (i.e. smaller buildings attached to large buildings);
- iii. Building articulation:
 - 1) Exterior walls over 36 feet in length shall feature changes in surface plane at no less than 36 foot intervals. Extrusions or recessions shall have a minimum of two (2) foot change in surface plane, but may need to be larger depending on mass and scale of building;
 - 2) Recessed or projecting entries;
 - 3) Corner-treatments;
 - 4) Dormers, as appropriate to architecture;
 - 5) Porches or balconies;
 - 6) Awnings, canopies, & marquees;
 - 7) Use of various building materials and/or colors in combination with façade articulation;
 - 8) Patterned treatment of building materials;
 - 9) Fenestration;
 - 10) Well-defined cornices and other ornamentation;
 - 11) Different roof forms and intersections, including multiple gables, shed roofs, and stepped roofs.



Multiple dormers, awnings, patterned treatment of building materials, and details to the building are ways of attaching features to reduce mass and bulk to a large building.

Section 2:

ARCHITECTURAL STYLE & RELATED MATTERS

1. Intent:

To promote appealing ‘four-sided’ architectural design appropriate to, and compatible with Elizabeth and area environs thereby providing long-term assets to the community.

2. Design Standards and Guidelines:



This new [~1990] building successfully complements an immediately proximate ~1890 building by use of multiple treatments: Street-orientation; use of kick-plates and extensive first floor windows; second-floor complementary windows w/sill and lintel features; arched/highlighted entry; use of brick; and parapet roof with inscription.

- a. All building sides shall receive architectural treatment to achieve appropriate ‘four-sided’ architecture.
- b. Buildings shall be compatible and/or complementary to existing adjacent and proximate buildings.
- c. In the downtown area, commercial buildings should incorporate traditional features.
- d. In larger retail commercial zones, architectural design shall demonstrate a strong unifying concept, clear organization, and consistent architectural character or style.
- e. The architectural form, composition, scale, elements, and details of a building shall be organized to present a well-conceived and integrated architectural concept.

- f. Building forms shall be readily understood and devoid of confusing, cluttered or

unnecessarily complex arrangement of shapes. Odd and/or irregular building shapes shall be avoided, other than when influenced by an existing odd or irregularly shaped lot.

Section 3:

FAÇADE TREATMENT & BUILDING ELEMENTS

1. Intent:

To assure that all public faces (whether front side or rear) of non-residential buildings be given careful design consideration.

A. Primary & Secondary Façades:

2. Design Standards and Guidelines:

- a. The primary [front] building façade and main entry of non-residential buildings shall be oriented toward a public street or other appropriate frontage; campus configuration of multiple buildings may be individually oriented toward one another, but nevertheless physically and visually oriented as a whole toward a public street.

- b. All façades shall receive appropriate architectural treatment.
- c. Building trim lighting (e.g. neon and/or fluorescent tubes) is prohibited along gable-ends, eaves, soffits, etc., unless lighting is an integral detail to a historic building.

B. Building Entries:

1. Intent:

To highlight and provide special architectural emphasis and treatment to primary building entries.

2. Design Standards and Guidelines:

a. Primary entries, with limited exceptions, are required to front a public street and shall be visually prominent and receive architectural emphasis. A variety of techniques to accomplish this standard include:

- i. Recessed/Projecting entries;
- ii. Elevated or lowered entries with stairways and ramps;
- iii. Entry-related cover and/or roofline articulation;
- iv. Arched entries;
- v. Use of awnings, canopies, marquees;
- vi. Architectural grade or custom-made doors and/or molding;
- vii. Decorative lintels and/or molding above doorways;
- viii. Entry lighting;
- ix. Landscape treatment and emphasis;
- x. Pedestrian surface treatment (e.g. pavers or tiles);
- xi. Entry courtyard;
- xii. Transom and/or sidelight windows;
- xiii. Signage;
- xiv. Complementary upper story treatments (e.g. balcony);
- xv. Other techniques as appropriate.



Use of heavy timbers to define entries, both small-scale and large-scale, is common throughout Colorado. Timbers and split-faced/colored concrete blocks complement one another. Covered entry feature adds interest and weather protection.

- b. Entries shall be protected from weather and shall be appropriately lighted for safety.
- c. Secondary entries shall also receive appropriate architectural emphasis.

C. Pedestrian Cover:

1. Intent:

To encourage utilization of complementary protective design elements to enhance pedestrian traffic.

2. Design Standards and Guidelines:

- a. Roof overhangs may be utilized for pedestrian cover if appropriate to the building type and height.
- b. The design, materials, and color shall complement, not obscure or detract from, the architecture and features of associated buildings.
- c. Awnings, canopies, or marquees should be carefully coordinated between buildings.
- d. Awnings or canopies should be between eight (8) and 10 feet in base height, and in correct proportion to the building façade.

D. Windows/Fenestration:

1. Intent:

To establish well-proportioned relationships between the walls and windows of a building.

2. Design Standards and Guidelines:

- a. Building façades shall have a balanced proportion of windows to walls.
- b. Variation in window design and placement shall be utilized to provide interest and individuality among building façades, especially street façades and those otherwise in public use.



A balance of windows along with coordinated canopies makes for a well-balanced look.



Choice of window type and window treatment can make or break a building.

- c. Windows should be included on second floor levels of street facing façades applicable to façade type and building height.
- d. Windows should be divided with frames, muntins and/or mullions, or otherwise to provide design interest and break up expansive glass areas.
- e. Window trim is strongly encouraged. Trim shall be sufficient in width, relative to window size, and appropriate to building design.
- f. Shutters are strongly discouraged unless authentic to a building/architectural style.
- g. Mirrored glass is prohibited.

E. ROOF

1. **Intent:**

To promote roof configurations that complement building form and composition.

2. **Design Standards and Guidelines:**

- a. Rooflines shall be compatible with adjacent and proximate buildings.
- b. Where flat roof design is used, decorative parapets, false fronts, well-defined cornices, and other treatments shall be utilized to conceal such rooflines.
- c. Shed, eyebrow, gable, or other appropriate roof forms should be utilized to reduce building mass and create architectural interest on façades.
- d. Roof lighting is prohibited.

F. **Corner Buildings:**

1. **Intent:**

To encourage architectural treatment of building corners, especially at high visibility street corner locations.

2. **Design Guidelines:**

- a. Building corners at high visibility street intersections should receive special architectural treatment. A variety of techniques can be utilized to highlight building corners, for example: Incorporation of building entries at corner locations; Use of beveling on building corners; Inclusion of pedestrian plazas; Use of building shapes that match street geometry.



This proposed rendering of the Gesin's Building corner treatment successfully ties building shapes that match street elements together. Appealing profile is made of the corner, complete with pedestrian courtyard area and clock tower feature and associated convenience to other retail facilities.

G. EXTERIOR BUILDING MATERIALS

1. **Intent:**

To encourage use of natural and/or natural-appearing materials that complements the architectural style and features of a building and its environment.

2. **Design Standards and Guidelines:**

- a. Materials should be natural or naturally-appearing, and architectural grade in quality.
- b. Materials and textures should highlight, complement, and coordinate building elements.
- c. Varying combinations of compatible materials, textures, and colors are encouraged.

d. Potential for glare from any shiny surfaces shall be minimized; matte finish may be beneficial.

e. Wood siding should be ‘tight-knot’ or clear-grade, and milled from lumber with natural resistance to decay and weathering.

f. Composite or laminated wood products are encouraged.

g. Trim-work should be tight-knot or clear-grade milled lumber or paintable-grade composite material.

h. Where used on visible façades materials shall be architectural grade.

i. Materials shall be texture and color coordinated with other building and site materials.

j. Decorative masonry patterns are encouraged.

k. Metal Buildings shall be discouraged.

l. Metal buildings shall have compatible materials appropriate to the architecture and design. Should be limited to accent or trim elements.

m. Cut-stone and faux-stone veneer can provide an attractive building accent or detail.

n. Prohibited exterior materials include, but are not limited to:

- Excessively tinted glass;
- Rippled glass;
- T-111 or other striated plywood, unless utilized for limited accents;
- Plywood and Particle Board;
- Corrugated fiberglass (walls and roofs, including porch roofs and/or overhangs);
- Crushed colored rock;
- Crushed tumbled glass; and
- Nondurable materials.



This proposed rendering of the Gesin Building site shows a combination of materials such as wood, masonry, and textures and colors that show a building that will coordinate well with the other Main Street buildings.

H. EXTERIOR BUILDING COLORS

1. **Intent:**

To promote the compatibility and coordination of buildings within a development and/or with neighboring buildings.

- a. Building color, in combination with materials, should highlight and coordinate building elements and materials.
- b. Use of complementary body and trim colors is preferred.
- c. Compatibility with neighboring buildings should be considered.
- d. Flat paint should be utilized. Semi-gloss should be reserved for minor trim elements. Gloss paint should be avoided.
- e. Excessively bright, garish, and fluorescent colors shall be avoided.
- f. Owners of historic properties are encouraged to utilize a color scheme compatible with the historic character of the building.

Section 4: **HISTORIC BUILDINGS**

1. **Intent:**


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

2. **Design Standards and Guidelines:**

- a. Rehabilitation and restoration projects shall preserve the distinctive architectural character and material qualities of the building.
- b. Historic societies or related resources should be consulted for technical assistance related to historic structures and development adjacent or near to historic buildings or districts.
- c. 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.
- d. Infill development proximate to historic buildings shall be compatible with the scale, architectural qualities, and traditional uses of historic buildings.



As evidenced in the above pictures, the restoration of this building successfully shows retention of the architectural character and preservation of material qualities.

- e. The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) may be additionally utilized for guiding the preservation, rehabilitation and restoration of historic buildings.
- 



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: January 09, 2023
SUBJECT: 188 South Main Street National Register of Historic Places Application Consideration

SUMMARY

The Taylor Building also known as the Bank Building located at 188 South Main Street is in the process of being considered for the National Register of Historic Places. The Town of Elizabeth is a Certified Local Government, and as such, is required to review any local applications for the State and National Register of Historic Places. The Historic Advisory Board is the entity within the Town that provides this review. Per document P016 – Certified Local Government Participation in the National Register of Historic Places Nomination Process:

The Certified Local Government program establishes a partnership between the State Historic Preservation Officer (SHPO) and Certified Local Governments (CLG) as nominating authorities for Colorado's National Register program. It does not delegate to CLGs the sole authority to nominate properties directly to the Register. The following procedures make clear the shared role of CLGs and the SHPO in the nomination process:

- 1. Nominations of Colorado properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including CLGs.*
- 2. Upon receipt of an adequately documented nomination of a property within the jurisdiction of a CLG, the SHPO shall notify the owner, the chief elected official, and the local Historic Preservation Commission of the proposed nomination and shall transmit the nomination to the commission for comment.*
- 3. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.*
- 4. Within sixty (60) days of receipt of the nomination from the SHPO, the chief elected official shall transmit the report of the commission and his or her recommendation to the SHPO. The report should concentrate on the property's eligibility under the National Register criteria of eligibility.
 - a. In the event that the Historic Preservation Commission and the chief elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the CLG's comments to the Colorado Historic Preservation Review Board for consideration. The Review Board is an independent advisory board appointed by the Governor and SHPO that evaluates and recommends sites for nomination to the National Register.**



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- b. In the event the Historic Preservation Commission and the chief elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and the CLG's comments to the Review Board for consideration.*
- c. In the event the Historic Preservation Commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the CLG shall inform the owner of the property and the applicant of its recommendation and shall inform them that within thirty (30) days an appeal of the recommendation may be made by letter directly to the SHPO. The Historic Preservation Commission shall forward the CLG's recommendations and the nomination to the SHPO, who will take no further action unless within thirty (30) days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and CLG's recommendations to the Review Board for consideration.*
- 5. If no report is received by the SHPO from the chief elected official within the allotted sixty (60) days, the state shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act, as amended. Failure of the CLG to submit reports on proposed nominations within its jurisdiction will be considered by the SHPO in its review of the CLG.*
- 6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).*
- 7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:*
- a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.*
 - b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.*
- 8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.*
- 9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.*

The SHPO has provided the National Register Nomination Review Form to be filled out by the Certified Local Government and signed by the Historic Advisory Board Chair and the Mayor of the Town of Elizabeth. The Historic Advisory Board acting as the CLG Commission/Board must determine if the nomination meets the criteria selected in the Nomination. This nomination has pursued two (2) Eligibility Criteria, which are; A. Property is associated with events that have made a significant contribution to the broad patterns of our history. and C. Property embodies the distinctive characteristics of a type, period, or



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method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board acting as the Certified Local Government Commission/Board review the National Register of Historic Places Nomination for 188 South Main Street and provide feedback as well as complete the Review Form to be submitted to the SHPO.

ATTACHMENTS

188 South Main Street National Register of Historic Places Registration Form

National Register Nomination Review Form

CLG in Nomination Process P016

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name First National Bank of Elizabeth

other names/site number 188 S. Main Street, First National Bank, Elizabeth State Bank

2. Location

street & number 188 S. Main Street

not for publication

city or town Elizabeth

vicinity

state CO county Elbert zip code 80107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title

State Historic Preservation Officer

Date

State or Federal agency/bureau or Tribal Government

Name of Property

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Name of Property

County and State

Historic Functions

(Enter categories from instructions.)

COMMERCE / financial institution

Current Functions

(Enter categories from instructions.)

COMMERCE / professional

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS /

Italian Renaissance Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETIC - unknown

other: WOOD TRIM/CORNICE ELEMENTS

WOOD & GLASS DOORS, TRANSOMS,
WINDOWS

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

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Summary Paragraph

188 S. Main Street was constructed in 1907 on the site where it remains today. It sits in the mid-block of the main commercial core (Main Street) of Elizabeth, CO. The building is oriented to the West and faces Main Street. The building is a single-story structure, rectangular in plan with a flat roof. The Classical Revival style could be considered as Italian Renaissance-Revival (1890 - 1930), incorporating classical details such as columns, rounded arches, and a porch arcade/portico. The prominent features of this building are on its primary (west-facing/ street facing) facade and include an arcaded porch and bracketed cornice. Pilasters articulate the columns and terminate at the cornice. The exterior walls are tan brick masonry veneer (unpainted) on wood frame. The building is approximately 1,056 SF: 44' long (east to west) and 24' wide (north to south). 188 S. Main Street has little landscaping but does include a wide concrete sidewalk that runs across the front of the building, a lilac bush near the southeast corner of the building, and an unpaved parking lot south of the building. A small, square, detached outhouse structure is located near the southeast corner of the building. The property is sited on a level lot with an elevation of 6,457 feet above sea level. There have been few to no changes to this building over time, and it appears to be nearly identical to an historic image of it dated from 1916 that was included in an advertisement for the Elizabeth State Bank in the April 14, 1916 Elbert County Tribune.^a

Narrative Description

General Features

The building is a single-story structure, rectangular in plan with a flat roof. The style is Classical Revival, specifically Italian Renaissance-Revival (1890 - 1930), incorporating classical details such as columns, rounded arches, and a porch arcade/portico. (Photos 1 and 4). The commercial building is oriented to the west and rests on a concrete foundation. A partial below-grade basement/cellar exists below the east half of the building. The prominent features of this building are on its primary (west-facing/ street facing) facade and include an arcaded porch and bracketed cornice. Windows are one-over-one, double-hung, fixed pane (storefront), and transom units. (Photos 4-6). According to the Colorado Cultural Resource Survey Inventory, prepared by History Matters, LLC, the windows appear to be original. The double-hung windows sit within masonry openings framed with flat arches, also described as keystone lintels and projecting brick keystones (Photos 6 and 9). There are no existing window sills in the design on the primary (west) elevation; the primary facade windows are set into a wood frame that is flush with the paneling below. The windows along the north, east, and south elevations utilize solid stone window sills that project slightly from the finished exterior plane of brick. The stone appears to match the stone used to construct the entry and secondary door thresholds and stoops. The exterior walls are tan brick masonry veneer (unpainted) on wood frame. 188 S. Main Street has little landscaping but does include a wide concrete sidewalk that runs across the front of the building, a lilac bush near the southeast corner of the building, and an unpaved parking lot south of the building. A small, square, detached outhouse structure is located near the southeast corner of the building. The property is sited on a level lot with an elevation of 6,457 feet above sea level.

Façade/ West Side

The prominent features of this building are on its primary (west-facing/ street facing) facade and include an arcaded porch and bracketed cornice. Two bands of rowlock-coursed brick comprise the classical rounded arch (typical of three on the west elevation, one each on secondary north and south elevations where the porch returns to the massing of the building). The arches are well defined in the facades and stand proud of the field of brick masonry that comprises the mass of the wall that frames the porch. Keystones centered at the high point of each of the five arches are constructed of three brick rowlock courses, and stand proud of the finished face of the well-defined arches. There is a simple corbel detail comprised of three running brick courses at the base of each arch, meeting the supporting brick columns. The bottom two courses of this detail are coplanar but corbel out from the plane of the column, the upper/ final course of this detail is cut as a special brick shape utilizing an ogee profile. The columns are topped level with the top of the arch keystones but a course of special brick, shaped by egg and dart molding, and three more corbeled running bond courses. Pilasters articulate the columns and terminate at the cornice.

The intermediate cornice, just above the columns and arches, is a simple wood profile, separating the arcaded porch from the upper, bracketed cornice. The intermediate cornice is a simple wood crown molding profile and is wood trim, painted white.

Between the intermediate and upper cornices, the building returns to the same brick façade and allows for additional ornamentation and signage opportunities. It contains a decorative band of brick masonry, in which the building's name 'BANK' is highlighted by a corbeled brick rectangular border that is flanked symmetrically on each side by a similar corbeled brick border with no articulation (flat brick and wood grates) within the border's field. A band of corbeled brick frames each of the three sections on the primary elevation, as well as a similar framed section on each of the porch

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returns at the north and south elevations. Two running bond courses above the corbeled frame, the building transitions into the upper, bracketed cornice.

The upper cornice returns to painted wood brackets on a flat fascia with the most predominate painted molding topping the brackets and indicating the top of the cornice. The masonry walls extend as a parapet approximately 3 - 4 additional brick courses above the cornice, and are articulated by symmetrical pilasters and crenelation, and capped by additional course of rowlock brick. The center section of the parapet is adorned with a band of corbeled brick below a cap of painted wood trim and finials, joining the two center crenelated pilasters and framing the date of 1907. The center date block protrudes slightly above the parapet. It is aligned to the center of the framed 'BANK' signage below. (Photo 2).

The primary entry is recessed within the simple round-arch portico that features classical pilasters. The detailing of the brick where the arches meet the columns wraps into the 'interior' of the porch. Cut stone is used at the main entry's door jamb, lintel, and porch floor. The porch ceiling is a wood bead board, presumed to be original. A single, period-appropriate surface mounted light fixture hangs from the porch ceiling, centered over the main entry doors. It is unknown if this fixture is original to the building. The main entry is a wooden double door with rectangular, fixed pane lites in the top half of each leaf. Large, fixed-pane shopfront windows with wooden kick plates flank each side of this door. The main entry door and the shopfront windows all contain glazed transoms. (Photos 4 and 5).

North Side

The north side of the building is visible due to a small open space between 188 S. Main Street and the adjacent building to its north. The porch and cornice detailing wrap onto the northwest side of the north façade, in the same style of detailing as described for the primary façade and extending to the full depth of the porch. The parapet begins to step down from the primary elevation height as the roof slopes east to the rear of the building. It appears that a pair of stabilization cables have been installed above the east-most window along the north side of the building; exterior observations indicate some cracking in masonry mortar along the north façade (repaired between the west-most window and parapet) but appearing open between the east-most window and east corner of the building. The north facade of 188 S. Main Street features two windows, each rectangular in shape and vertically oriented, double-hung with a keystone in the flat arch of the masonry opening. The windows along the north, east, and south elevations utilize solid stone window sills that project slightly from the finished exterior plane of brick. The stone appears to match the stone used to construct the entry and secondary door thresholds and stoops. (Photos 3 and 6).

South Side

The south side of the building faces a small, unpaved parking lot. There are two secondary doors on the south side of the building which are single wood leafs with singular rectangular fixed pane lites, framed in wood. Working from east to west, the south side of the building mimics the organization of the north side, with the exception of the additional secondary entry doors. Two wood windows similar to those found on the north facade are also featured on the south facade. From the southeast corner working west, the organization of the south façade is as follows: brick wall segment, secondary entry door with transom, brick wall segment, typical window, brick wall segment, secondary entry door with transom, brick wall segment, typical window, brick wall segment, southern return (wrap) of entry porch. The entry porch detailing and stepped cornice on the south elevation match that of the north side of the building. Each of the two secondary entry doors are reached via stone slab steps. Both doors have glazed transoms above. Like the north and east sides of the building, stabilization cables have been installed in the upper south east corner of the structure, above the east-most door, with evidence of mortar repair/replacement in the general area. Stepped-brick parapets are visible on the secondary (north and south-facing facades). (Photos 9, 10, and 11). Through-parapet scuppers are visible centered in the masonry above both windows and the west-most door, approximately 11 brick courses above the top of the masonry opening's brick keystones. There appears to be an original masonry chimney, approximately 4 brick courses tall above the parapet with patina finish on metal flashing, located approximately midway across and flush with the south side of the building. The secondary facades and the rear (east- alley) facade are of the same tan brick masonry. From the south side photos, one can also see a metal-flue stove or fireplace penetration, extending to just below the height of the tallest (west side) parapet height. (Photo 9)

East Side (Rear)

The rear facade has no parapet but supports a gutter at the low-end of the flat roof for roof drainage to grade. There is a small door on the rear facade, offering basement/cellar access along the building's foundation. (Ref. Photo 8). A similar pair of stabilization cables can be seen at the adjacent corner to the cables noted on the north side of the building (northeast corner). South of the center line of the east side, there is one typical hung window, matching in materials, style, masonry opening, size, and sill as to the other single-hung windows on the secondary elevations. A wood-paneled hatch just above grade level provides access to a presumed crawl space or foundation; this hatch has not been accessed at the time of building survey and application to the National Register of Historic Places.

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Southeast Side: Outbuilding:

A small, wooden outhouse structure is located on the southeast corner of the site. It is believed to be original to the building, as the building's current owners have noted that there is no indoor plumbing within the building. The structure is approximately 3 feet wide x 3 feet deep with a sloping wood roof. The high point of the roof is approximately 7'-6" above grade sloping north toward the masonry building to a low point of approximately 6 feet above grade. The wood siding is approximately 6-inch board siding and appears to have been painted a solid color (presumably white), however, the painted surfaces have not been maintained. The narrow entry door to the outhouse faces south. The structure appears to partially sit above a concrete or stone slab and is leaning slightly to the west. (Ref. Photo 8)

Interior – Main Room, Main Level

Entering the building from the main doors along Main Street (west side), the primary level of the building opens into the largest interior room, approximately 23' x 23' square. This primary public space is street-fronting. Floor finishes are light-stained wood flooring, painted plaster walls, dark-stained wood crown molding, and painted plaster ceiling with a shallow wood beam dark stained to match the crown molding, bisecting the ceiling in the north-south direction. Surface mounted wire mold/electrical conduit, painted dark brown to match the dark wood stain, crosses the ceiling in the east-west direction. This conduit appears to provide the electrical distribution to the pendant and surface-mounted light fixtures within the space. Most of the light fixtures are electrical and appear to be period-appropriate; ceiling fans and smoke detectors are also visible. Dark stain on wide wood trim finishes the window surrounds. The interior surface of the wood paneling beneath the entry windows is stained to match the dark stain of the crown molding and window trim. (Photos 14 and 15). There is an iron stove located on the south-east side of this room (Photo 16), the flue for this stove is visible from the south side of the building's exterior. There is no existing evidence in the building's interior to confirm an original fireplace or stove location, as suggested by the masonry chimney described in the exterior south side photos of the building.

Interior – Main Level, Bank Vault

On the northeast side of the main level exists the built-in, walk-in bank vault. The vault displays the brand name of Mosler Safe Company, established in 1869. The vault/safe door is secured via a traditional combination lock, bronze. (Photos 20-21). Additional hardware on the main-room side of the building is a polished white metal (presumed stainless steel) lever bar, with the numbers '198332' engraved into the ball of the lever. (Photo 22). There is a picture of a seascape on the upper portion of the vault/safe door, visible from the main level, main room (Photo 23). An additional painted floral detail is seen at the lower level of the vault/safe door, visible also from the main level, main room (Photo 26). The inside face of the vault/safe door has white-metal panels along the strike side and hinge sides of the door. These panels may provide additional reinforcing to the door. (Photos 24-25). A second pair of narrow, double doors creates a shallow vestibule beyond the main safe door (Photo 27).

Interior – Main Level, Secondary Room

Passing through a dark-stained wood door with glazed transom above, one moves from the main public room into a secondary office space, also located on the main level. This room measures approximately 12' x 13' and is currently used as a meeting room/ resource library. The floor, wall, and ceiling finishes in this space are similar to the main room, but the level of detail in wood trim and profiles is simplified. There is no crown molding and there are no profiled beams. Window and door trim are stained in a similar dark stain as to the main room. The interior doors dividing the spaces are panelized wood with decorative metal hardware and overhead transoms. (Photos 17 – 19). Another main vault/safe access door from the secondary room to the adjacent Bank Vault exists to access the vault from the northeast side of this room. (Photo 28).

Interior – Main Level, Tertiary Room

A small, third room exists on the main level, at the southeast corner of the building and accessed through a (modern) cased opening from the Main level secondary room. The floor finishes continue into this room, the walls and ceiling are basic painted plaster with no decoration. Access to the basement/cellar level is from this room to a passage space, leading to a narrow wood staircase. (Photos 29 - 30).

Interior – Basement

Down a narrow wood stair with an intermediate landing and ninety-degree turn in stair path (south to north from main level, intermediate landing, east to west run to basement level), the below-grade space is exposed red brick masonry, exposed electrical conduit and lighting, exposed round ductwork, with intermediate interior partitions of wood paneling and wood panel doors (rough cut, unstained), to divide the space. The floor is concrete slab, and the space is used as storage. (Photo 31).

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Alterations/Integrity

Constructed in 1907, this commercial building exhibits a high level of historical integrity relative to the seven aspects of integrity as defined by the National Park Service: location, setting, design, materials, workmanship, association, and feeling.

With regard to location and setting, the building is located on Main Street in a small town that once thrived around its commercial core. The orientation of the building toward the street instead of toward the railroad (at the rear of the building) reflects an early 20th century change in culture and society to vehicle-orientation in lieu of mass transit. With regard to design, the building contains distinctive characteristics of the Renaissance Revival Style, as described in the architectural narrative above. With regard to materials and workmanship, the building was constructed of long-lasting materials (brick) and with ornamentation to set it apart from the other buildings located along Main Street. The elevated (yet simple) level of ornamentation expressed in the brick moldings and corbeling makes it a distinctive building amongst its neighbors along Main Street. With regard to association and feeling, the Town of Elizabeth and the majority of her residents associate 188 S. Main Street as a symbol of the history and character, as well as stability of the town. The image of the bank building is used in impressionist imaging throughout the town as an identifier on banners, flags, and historic literature.

There are no known changes to the building, and it appears to be in good-to-excellent condition. The building retains sufficient physical integrity to convey its significance for listing on the National Register of Historic Places and the Colorado State Register of Historic Places.

*History Matters, LLC. *Elizabeth Downtown Historic District Survey, 2018-2019; Celebrating a Sense of Place in Elizabeth, Colorado*. Town of Elizabeth, CO: Certified Local Government Grant, CO-18-014, June 2019 - Aug 2022

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1907-1930

Significant Dates

1907: building construction

1930: institution failure (Great Depression)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

<input type="checkbox"/>	A	Owned by a religious institution or used for religious purposes.
<input type="checkbox"/>	B	removed from its original location.
<input type="checkbox"/>	C	a birthplace or grave.
<input type="checkbox"/>	D	a cemetery.
<input type="checkbox"/>	E	a reconstructed building, object, or structure.
<input type="checkbox"/>	F	a commemorative property.
<input type="checkbox"/>	G	less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

Constructed in 1907, this commercial building exhibits a high level of historical integrity relative to the seven aspects of integrity as defined by the National Park Service: location, setting, design, materials, workmanship, association, and feeling. There are no known changes to the building, and it appears to be in good-to-excellent condition. The building retains sufficient physical integrity to convey its significance for listing on the National Register of Historic Places and the Colorado State Register of Historic Places.¹ 188 S. Main Street has already been designated as a Local Landmark in the Town of Elizabeth. (Documents related to this designation are attached to the end of this application).

The First National Bank of Elizabeth is locally significant under Criterion A in the area of commerce as a banking institution in the town of Elizabeth during a period of the town's development. It aided in the establishment, expansion and continuation of businesses that provided services and commodities to the town. The building's significance is justified in that it was the only financial commercial location (bank) in the rural community of Elizabeth, Colorado, for twenty-three years. It is also historically significant because it was one of many victims of the economic downturn of the Great Depression, a period that is historically significant in the history of the United States. After the bank's failure, the building lived on to serve many civic leaders in Elizabeth's community in the middle part of the Twentieth Century. The bank is also locally significant under Criterion C for Architecture as the building represents a good example of the Classic Revival Style (Renaissance Revival); it is the most architecturally distinctive building along Elizabeth's Main Street. The building also represents architectural features typical to 19th and early 20th Century Commercial buildings, specifically in this case Italian Renaissance Revival elements such as the raised parapet, decorative cornice, rounded arched entries, arcaded porch, and stepped parapets along the building's secondary facades. The period of significance extends from 1907, from the date of the buildings construction, until 1930, the date of the banks closure due to the effects associated with the Great Depression.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Commercial Significance:

The First National Bank of Elizabeth is significant under Criterion A within the area of commerce as it played a central role in the commercial development of the Town of Elizabeth aiding in the establishment, expansion and continuation of businesses that provided services and commodities to the town. According to the Elbert County Tribune, in 1906, the First National Bank of Elizabeth purchased Lot 6 in Block 1 for \$300.00. The building was completed the following year. After absorbing the Farmers State Bank in 1909, The First National Bank of Elizabeth was the only financial institution in the prospering small town. It focused on serving the needs of the growing agricultural community, as well as the burgeoning railroad and lumber milling industry. In its first two decades, The First National Bank of Elizabeth supported a thriving small town.^b

During the economic conditions of the Great Depression of the 1930's, Elizabeth's only bank was forced to close, however the building has been maintained and used as private offices, as an art studio, and retail uses throughout its 100+ year life.^c

Because the building was home to the First National Bank and then the Elizabeth State Bank from its construction in 1907 until 1930, the Period of Significance has been established for this time frame as well (1907-1930).

Architectural Significance:

Local lore speculates that the bank's founders likely hired an architect or bought a bank-building 'kit' from a catalog for their signature brick building along Main Street. No original architectural or engineering drawings have been located for the building. The theory that it is a kit building could be confirmed if components of the original building, for example the original windows, could be carefully removed and inspected for part numbers or kit references typically located on the concealed faces of operable sashes. As the building is currently occupied, this effort has not been completed.

Commercial Aspects of the Architecture:

Facing the street rather than the nearby railroad depot behind, the design of the building signaled the growing importance of vehicular transportation in Elizabeth. At the time of the bank building's construction, the rail line through Elizabeth had already started to dwindle from a main to a branch line. (Photo 1)

Renaissance Revival Aspects of the Architecture:

Architecturally, the building is a good example of the Classic Revival Style (Renaissance Revival Character-defining feature of this style include the round arch portico, ornate cornice, and double-door main entry. The building possesses architectural features typical to 19th and early 20th Century Commercial buildings, specifically in this case Italian Renaissance Revival elements such as the decorative date block centered in the parapet, decorative cornice, rounded arched entries, arcaded porch, and stepped parapets along the building's secondary facades. (Photos 1, 2, 4, 12) As such, the First National Bank of Elizabeth is significant under Criterion C for Architecture as it contains distinctive characteristics of the Renaissance Revival Style. ^d

Despite the lack of a known architect, the bank's masonry architecture stands out because it varies from the town's predominant tradition of wood-frame and wood-siding construction. Such as the Commercial style Huber Building (5EL.259/239 Mains Street, now a brewery) which was listed in the Colorado State Register in 1995. Because the town's masonry buildings typically housed important town uses, they also typically display more applied and crafted ornamentation than their wood-frame residential & commercial counterparts. Of these brick and masonry buildings, the First National Bank is the most ornate. The 1887 International Order of Oddfellows Lodge (5EL.324) which although older than the First National Bank, is not as elaborate in detail and design. Similarly, the small ca. 1902 brick commercial building nearby on Kiowa Avenue that was once the Farmer's State Bank (5EL.326) is minimal in style. Neither exhibits the Renaissance Revival style elements of the First National Bank. ^e

Developmental history/additional historic context information (if appropriate)

The historic center of present Town of Elizabeth is settled along Running Creek, which flows north toward the South Platte River. Elizabeth's geographic home is known as the Palmer Divide, 'the Divide', and by locals as Elbert County's 'Hill Country'. The first human inhabitants to what is now Elizabeth include native North American peoples, including Apache, Arapaho, and Cheyenne. During the second half of the 19th Century, California gold miners traveled west through what is now Elizabeth, discovering gold along the South Platte River and its tributaries in the Denver Basin just northwest of the Palmer Divide. This time is noted in Colorado history as the Rocky Mountain Gold Rush.

It is stated by town historians that the Elizabeth settlement dates from 1855, when settlers built a sawmill on Running Creek in the approximate location of the town center today. Given the plentiful forests of Ponderosa Pine in the area, lumber for nearby mining camps was easily one of the first commercial ventures within a small and otherwise agrarian community. During the 1860's, David A. Butterfield established a US Mail-subsidized stage route, constructing fifty supply stations along the former Smoky Hill Trail, whose south branch follows closely the same route of today's Colorado State Highway 86. The Butterfield Overland Dispatch crossed eastern Colorado and took passengers into Denver. Multiple rail lines commenced construction across the Palmer Divide in the later part of the 19th Century; most notably for Elizabeth was the establishment of the Denver & New Orleans Railroad in 1881, by John Evans and Samuel Elbert. Construction of the railroad from Denver to points south was intended to connect Denver to Colorado Springs and Pueblo, CO, eventually reaching Texas and then spreading across the Gulf of Mexico to New Orleans. The ambitious line eventually did reach Pueblo but did not continue south. The line, however, pressed into what is now the Town of Elizabeth in early 1882. In 1882, a standard combination passenger-freight depot in Elizabeth was completed. The transportation industry along the railroad line grew the town until approximately 1899, introducing commercial buildings for mercantile (general stores and a drug store), entertainment (saloons), hospitality (hotels), education (school) and community (post office, and the Odd Fellows Hall, Woodmen of the World, and volunteer fire station). The lumber mill produced much of the framing used to build Denver, and the agricultural products, primarily dairy cattle and dairy products, were shipped from the Elizabeth depot to Denver and south to Colorado Springs and Pueblo. It is said that early Main Street contained multiple creameries. ^f

The town of Elizabeth was formally established in 1882 when its citizens elected their first leaders, “raised a Community Building to house their local government and weekend dances and collected taxes to build one-room schoolhouses in the surrounding rural school district.” The town was officially incorporated in 1890. Moving into the early 20th Century, the town saw economic prosperity in agriculture, lumber, and commerce. “The town’s growth during this period also produced as many as twenty-five new homes, virtually all built prior to the onset of the Great Depression...Longtime citizens of Elizabeth have recalled that Main Street once glowed at night with gas lamps, long before electricity and natural gas were available in town.” In fact, abandoned pipes under Main Street were discovered in 1970 during installation of new sewer pipes, leading to speculation that Elizabeth might have been the second town in Colorado to have gas for lights supplied by pump to the homes and city streetlights. The Elbert County Banner reported that an acetylene gas plant large enough to “light the town” was acquired in 1902 by “a company of 8 people”.⁹

According to the Elbert County Tribune, in 1906, the First National Bank of Elizabeth purchased Lot 6 in Block 1 for \$300.00. Meeting minutes from Town of Elizabeth evaluation of the building in 2005 indicate that the original owner of the building was Elsie V. Clemmons, however, this fact has yet to be confirmed as it bears no familiar nomenclature to the bank’s stockholders or leadership, as documented below. The building was completed the following year. The Lot was sold as a home for the First National Bank in 1906 by Elizabeth resident Joseph E. Mayer and was advertised to be built as a “modern, handsome structure”.¹ Less than two years later in July 1909, the First National Bank absorbed the town’s only other bank (Farmers State Bank, c. 1902, located on Kiowa Ave. near the intersection with Main Street). The bank consolidated business into the First National building (188 S. Main Street). In a July 1909 article featured in the Elbert County Banner, noting an “important business change in Elbert County”. The article continued:

The Farmer’s State Bank and the First National Bank of Elizabeth are consolidated, and business will be continued under the charter and name of the First National Bank. The stockholders of the First National Bank have also bought an interest in the Kiowa State Bank. A circular mailed Monday to all depositors of the three banks explained the change fully, and gave the revised list of officers and directors as follows: First National Bank President Lee Ramsey, Vice President Gordon Jones, Vice President G.L.Hames, and Cashier B.U. Jamison...The present directory of the First National is increased by the addition of C.W. Reed and Adam Rinnert, former directors of the Farmer’s State Bank.²

In January 1909 and prior to the consolidation described above, First National Bank Cashier B.U. Jamison published a letter of advertisement of the First National in the Elbert County Banner, stating reasons for doing business at the bank including their “aim to make this the people’s bank,” along with assurances that it was a “safe institution,” “because the bank always has money to loan on approved security,” and “because the bank is interested in the development of this country, and makes a specialty of taking care of farmer’s accounts,” to list a few of the noted appeals. Mr. Jamison ended his letter stating:

As a good businessman and leading citizen of this section, we believe you will appreciate the thorough equipment of this bank, and the experience of its officers, and on this basis we solicit your business, believing that we can handle it to your entire satisfaction. Yours truly, B.U. Jamison³

The bank appears to have continued to advertise regularly in the Elbert County Tribune and Elbert County Banner into the 1920’s, and to provide updates on the financial condition of the bank in the early 1920s. The conditions reports reference Lee Ramsey and B.U. Jamison, who appear to have maintained their positions amongst the bank’s officers.

During the economic conditions of the Great Depression of the 1930’s, Elizabeth’s only bank was forced to close, however the building has been maintained and used as private offices throughout its 100+ year life. American Legion Post #82 purchased the property in 1930. In 1941, well-known Elizabeth residents from the Harold Hundley family purchased the building. Mr. Hundley was involved in civil affairs in Elizabeth, founding both the Elizabeth Fire Department and the Chamber of Commerce, as well as helping to organize the inaugural Elizabeth Stampede and assisting in the construction of the community’s first ballpark. The family then went on to establish the Elizabeth Locker Plant (366 E. Grant) in 1944. The Hundley family sold 188 S. Main Street to Mr. Bruce Melms in 1998, who utilized the building to operate his real estate office for several years. Mr. Melms transferred ownership of the building to John and Janet Taylor sometime between 2007 and 2016; the John and Janet Taylor Living Trust maintains ownership of 188 S. Main today, currently housing Attorney Dorothy Stone’s office.^h

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

References a – b, i

History Matters, LLC. *Elizabeth Downtown Historic District Survey, 2018-2019; Celebrating a Sense of Place in Elizabeth, Colorado*. Town of Elizabeth, CO: Certified Local Government Grant, CO-18-014, June 2019 - Aug 2022

Reference c -h

Town of Elizabeth, CO + Square Moon Consultants LLC. *Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide 1881 -1965*. Elizabeth, CO.

Footnotes 1-4

1-2 Elizabeth County Banner, September 27, 1907

3 Elbert County Banner, January 1909

Colorado Historic Newspapers Collection www.coloradohistoricnewspapers.org - The Elbert County Banner (1907 - 1921) and The Elbert County Tribune (1902 - 1921)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property < 1 _____

(Do not include previously listed resource acreage.)

Latitude/Longitude

Datum if other than WGS84: _____

(Insert additional points as needed.)

1	39.36105	104.59523	3		
	Latitude	Longitude	Latitude	Longitude	
2			4		
	Latitude	Longitude	Latitude	Longitude	

or

UTM References

Datum:

NAD 1927 _____ or **NAD 1983** _____

(Insert additional UTM references as needed.)

1	13	534,900	4357,360	3			
	Zone	Easting	Northing	Zone	Easting	Northing	
2				4			
	Zone	Easting	Northing	Zone	Easting	Northing	

Verbal Boundary Description (Describe the boundaries of the property.)

Lot 6, Block 1 of Township 8, Range 64, Section 18 of the USGS Quadrangle Topographic Map Elizabeth Quadrangle Colorado - Elbert County 7.5 Minute Series, 1994

Boundary Justification (Explain why the boundaries were selected.)

This is a city lot that retains its original property lines. The boundaries of the proposed property include all historic resources associated with the First National Bank of Elizabeth.

11. Form Prepared By

name/title Aimee Woodall, AIA, on behalf of the Town of Elizabeth

organization Town of Elizabeth Historic Advisory Board

date September 2022

street & number 151 Banner Street

telephone 303-646-4166

city or town Elizabeth

state CO

zip code 80107

state zip code

e-mail Aimeewoodall76@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

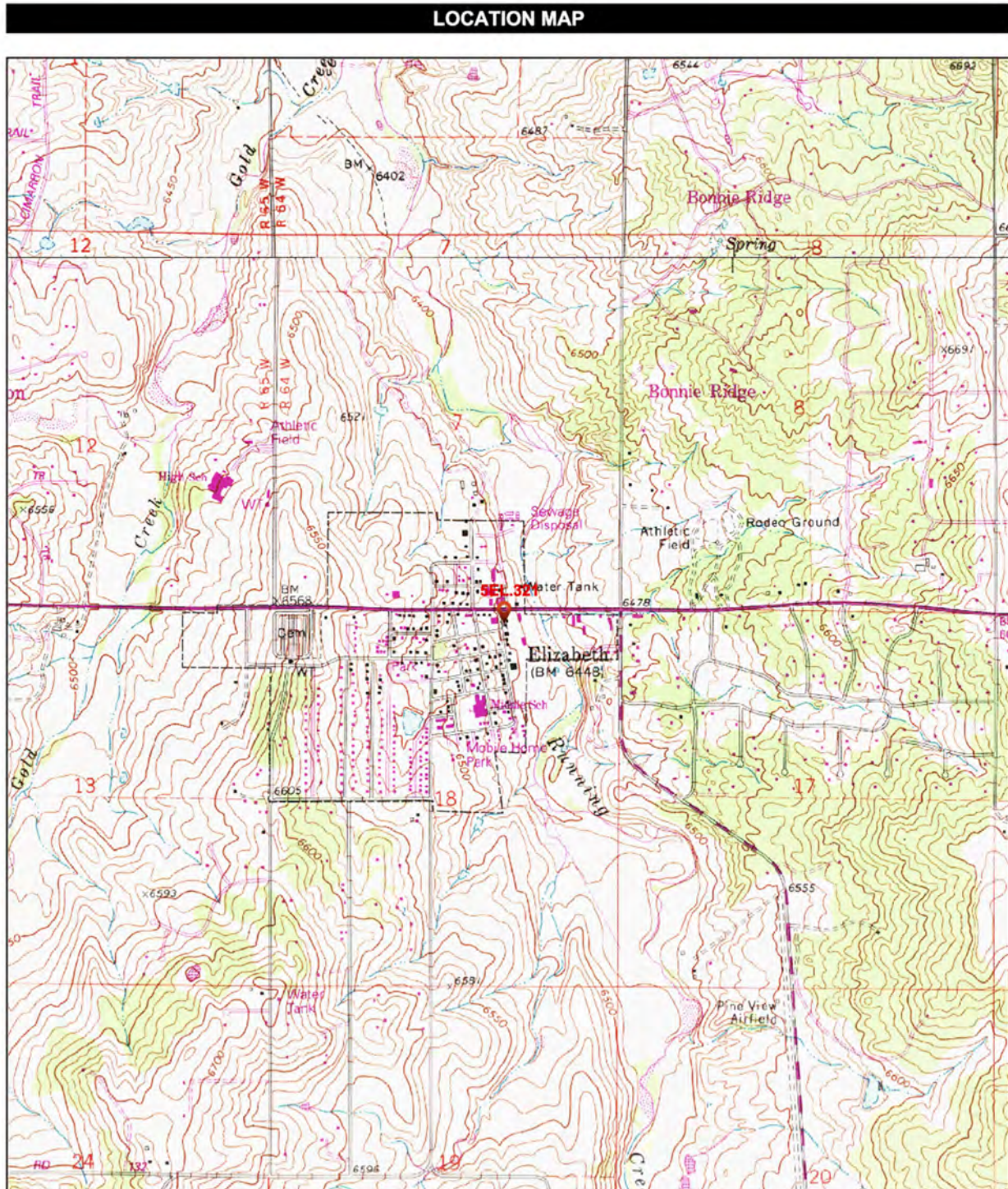
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. N/A

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

OAHP Site #: 5EL.321

OAHP Form #1417



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

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Current Photos

- Photo 1 West (Main/Front) elevation.
- Photo 2 Detail of cornice and parapet, showing building construction date and building use. West (Main/Front) elevation.
- Photo 3 North (secondary) elevation and West (Main) elevation, looking southeast
- Photo 4 Porch arcade/portico on main facade, looking south. Note the detail in the brick arches, fixed-pane shopfront windows with transoms over wooden kick plates, and wooden ceiling.
- Photo 5 Main Entry Door and Sill, Fixed Pane Shop windows with wooden kick plates.
- Photo 6 Typical Wood Single-Hung Window (original), secondary (north) elevation. Note the stone sill and brick keystone in the flat arch of the masonry opening.
- Photo 7 Rear (East) Elevation, note access to basement/crawl space and original wooden outhouse structure. This elevation would have faced the railroad.
- Photo 8 Rear (East) Elevation and partial Secondary (south) Elevation, looking northwest, original wooden outhouse.
- Photo 9 Secondary (south) Elevation, with two secondary entrances with transoms and two original wood windows. Wood window detail is same as on north elevation.
- Photo 10 Detail of Secondary Entry Door from Secondary (south) Elevation. Note the stone stoop, wood frame and transom, and matching brick keystone in flat arch of masonry opening.
- Photo 11 Partial Secondary (South) Elevation looking northwest back to Main Street, arcade/portico/porch. Note the extent of the high parapet and cornice return matches the dimension of the porch before the parapet steps down along the length of the secondary elevation.
- Photo 12 Detail of Cornice and Parapet from secondary (south) elevation. Note the brick keystone in the arch, the egg and dart detailing in the pilaster capitals, brick corbeling, and wood brackets and profiles.
- Photo 13 Photo of Town of Elizabeth Historic Plaque, showing early 20th C era photograph of the building
- Photo 14 Interiors, Main Room from Main Street Entry.
- Photo 15 Interiors, Main Level, primary public space
- Photo 16 Interiors, Main Level, primary public space, note iron stove and flue pipe.
- Photo 17 Interiors, Main Level, secondary office.
- Photo 18 Interiors, Main Level, secondary office space, note operable transom over door.
- Photo 19 Interiors, Main Level, secondary office space, note decorative door hardware.
- Photo 20 Interiors, Main Level, Bank Vault/Safe door from Main Room.
- Photo 21 Interiors, Main Level, Bank Vault/Safe door from Main Room, detail of combination lock, Mosler brand.
- Photo 22 Interiors, Main Level, Bank Vault/Safe door from Main Room, detail of lever hardware.
- Photo 23 Interiors, Main Level, Bank Vault/Safe door from Main Room, detail of seascape imagery.
- Photo 24 Interiors, Main Level, Bank Vault/Safe door from Main Room, interior door detail
- Photo 25 Interiors, Main Level, Bank Vault/Safe door from Main Room, interior door detail
- Photo 26 Interiors, Main Level, Bank Vault/Safe door from Main Room, floral detail, main room side of door.
- Photo 27 Interiors, Main Level, Bank Vault/Safe double door access from the main level main room vault vestibule.
- Photo 28 Interiors, Main Level, Bank Vault/Safe vault door from Secondary Room, main level.
- Photo 29 Interiors, Main Level, Tertiary room
- Photo 30 Interiors, Main Level, Tertiary room and passage access to stair to basement/cellar.
- Photo 31 Interiors, Basement/ Cellar – general condition.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: West (Main/Front) elevation.

1 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Detail of cornice and parapet, showing building construction date and building use. West (Main/Front) elevation.

2 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: North (secondary) elevation and West (Main) elevation, looking southeast

3 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Porch arcade/portico on main facade, looking south. Note the detail in the brick arches, fixed-pane shopfront windows with transoms over wooden kick plates, and wooden ceiling.

4 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Main Entry Door and Sill, Fixed Pane Shop windows with wooden kick plates.

5 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Typical Wood Single-Hung Window (original), secondary (north) elevation.
Note the stone sill and brick keystone in the flat arch of the masonry opening.

6 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Rear (East) Elevation, note access to basement/crawl space and original wooden outhouse structure. This elevation would have faced the railroad.

7 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Rear (East) Elevation and partial Secondary (south) Elevation, looking northwest, original wooden outhouse.

8 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: Secondary (south) Elevation, with two secondary entrances with transoms and two original wood windows. Wood window detail is same as on north elevation.

9 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Detail of Secondary Entry Door from Secondary (south) Elevation. Not the stone stoop, wood frame and transom, and matching brick keystone in flat arch of masonry opening.

10 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

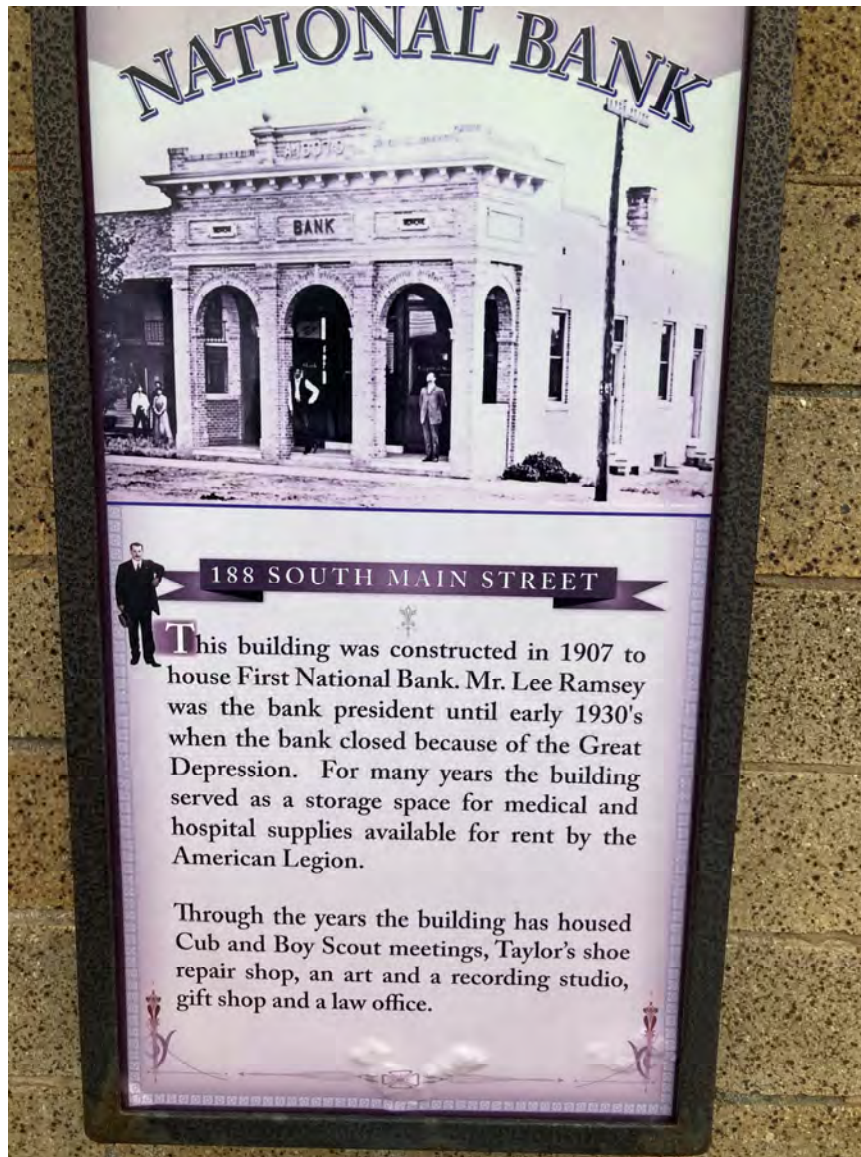
Description of Photograph(s) and number: Partial Secondary (South) Elevation looking northwest back to Main Street, arcade/portico/porch. Note the extent of the high parapet and cornice return matches the dimension of the porch before the parapet steps down along the length of the secondary elevation.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 24 September 2022

Description of Photograph(s) and number: Detail of Cornice and Parapet from secondary (south) elevation. Note the brick keystone in the arch, the egg and dart detailing in the pilaster capitals, brick corbeling, and wood brackets and profiles.

12 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Aimee Woodall, AIA
Date Photographed: 23 March 2022

Description of Photograph(s) and number: Photo of Town of Elizabeth Historic Plaque, showing early 20th C era photograph of the building

13 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Room from Main Street Entry.

14 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, primary public space

15 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, primary public space, note iron stove and flue pipe.

16 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, secondary office.

17 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, secondary office space, note operable transom over door.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, secondary office space, note decorative door hardware.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room.

20 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, detail of combination lock, Mosler brand.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, detail of lever hardware.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, detail of seascape imagery.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, interior door detail
24 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, interior door detail
25 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe door from Main Room, floral detail, main room side of door.
26 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe double door access from the main level main room vault vestibule.
27 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Bank Vault/Safe vault door from Secondary Room, main level.
28 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Main Level, Tertiary room •
29 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

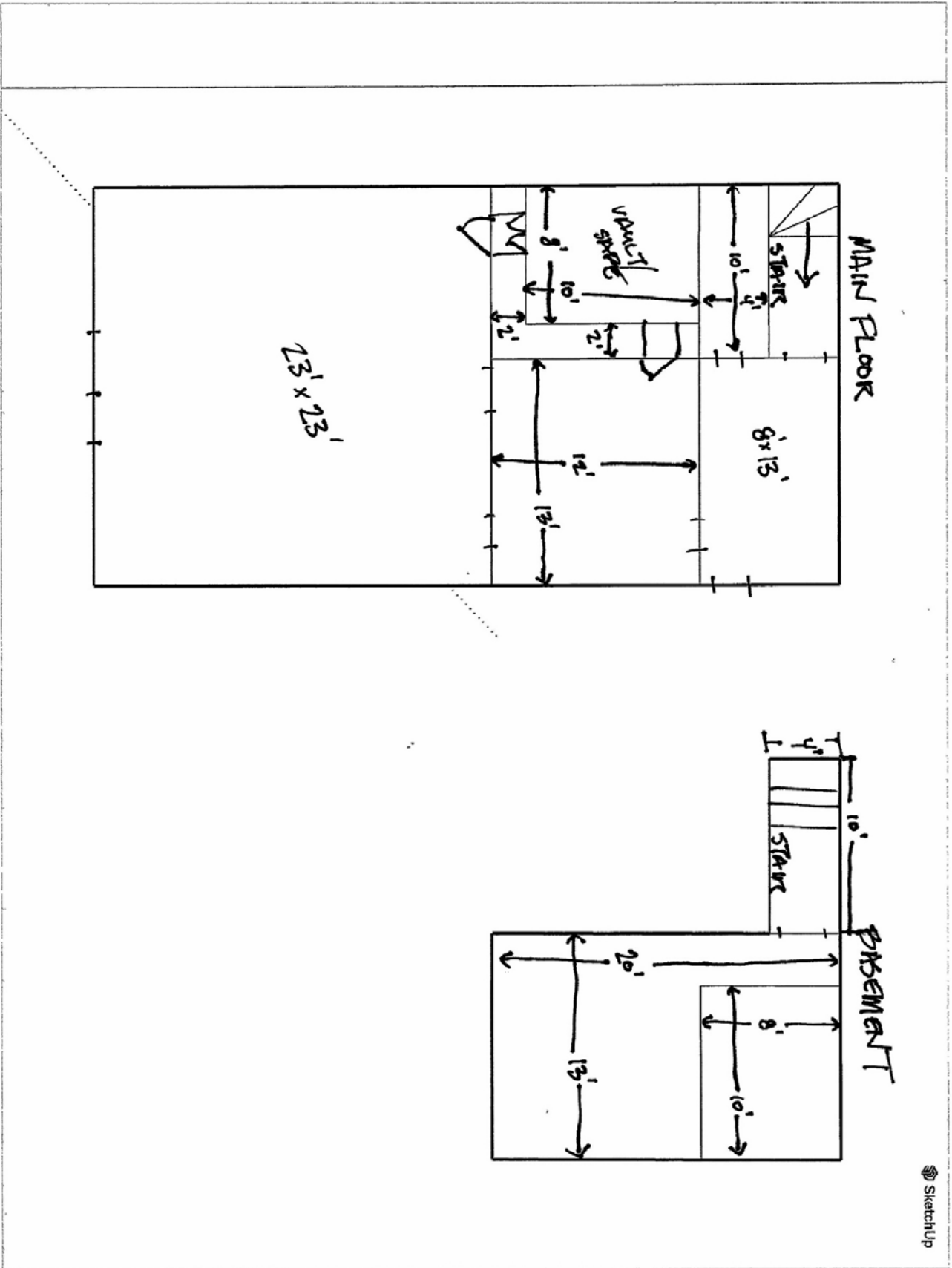
Description of Photograph(s) and number: 188 S. Main Street, Main Level, Tertiary room and passage access to stair to basement/cellár.
30 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Zach Higgins
Date Photographed: 18 November 2022

Description of Photograph(s) and number: 188 S. Main Street, Basement/ Cellar – general condition.
31 of 37.

188 S. MAIN ST.



Historic Photos

- Photo 32 Historic image dated from 1916 of an advertisement for the Elizabeth State Bank in the April 14, 1916 Elbert County Tribune.
- Photo 33 West (main) entry, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II
- Photo 34 North elevation, facing west, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II
- Photo 35 West (main elevation), photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II. Note the mature trees which have been removed (date unknown)
- Photo 36 South elevation, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II.
- Photo 37 East elevation, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II.

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[Back](#)

The Elizabeth State Bank
Elizabeth, Colorado
Has Deposits Amounting to \$155,000.00
Capital and Surplus 17,000.00
Has up to date Safety Deposit Boxes For Rent
Does a General Banking Business
Will be glad to accommodate you in any way.

Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: undocumented
Date Photographed: 1916

Description of Photograph(s) and number: Historic image dated from 1916 of an advertisement for the Elizabeth State Bank in the April 14, 1916 Elbert County Tribune.
(TIFF file for photo not available)
32 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Melissa Kendrick
Date Photographed: unknown

Description of Photograph(s) and number: West (main) entry, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II (TIFF file for photo not available)

33 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Melissa Kendrick
Date Photographed: unknown

Description of Photograph(s) and number: North elevation, facing west, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II (TIFF file for photo not available)

34 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Melissa Kendrick
Date Photographed: unknown

Description of Photograph(s) and number: West (main elevation), photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II. Note the mature trees which have been removed (date unknown)
(TIFF file for photo not available)

35 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Melissa Kendrick
Date Photographed: unknown

Description of Photograph(s) and number: South elevation, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II. (TIFF file for photo not available)

36 of 37.



Name of Property: 188 S. Main Street
City or Vicinity: Elizabeth, CO
County: Elbert County
State: Colorado
Photographer: Melissa Kendrick
Date Photographed: unknown

Description of Photograph(s) and number: East elevation, photo copied from 1995 Colorado Historical Society Application, prepared by EC CO Grassroots Preservation Planning Phase II.
(TIFF file for photo not available)

37 of 37.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Town of Elizabeth
Historic Board
Elizabeth Town Hall
321 So. Banner Street
Elizabeth, Colorado 80107**

(303)646-4166

(303) 646-9434 fax

July 25, 2003

To The Board of Trustees
Town of Elizabeth

Re: Recommendation for Historic Designation
Elizabeth State Bank Building - 188 Main Street

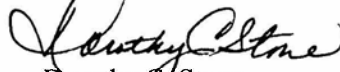
Dear Board of Trustees:

The Historic Board has reviewed the application of John and Janet Taylor for the historic designation of the Elizabeth State Bank Building located at 188 Main Street, Elizabeth. A public meeting was held on July 8, 2003, and the Historic Board unanimously voted to recommend historic designation of the property, finding that the property met the requirements for designation under the ordinances of the Town of Elizabeth.

The Historic Board feels that this is a particularly important property to the historic culture of our Town, and we are very pleased that its owners have sought to commit to its preservation.

The Historic Board requests that the Trustees consider this application, a copy of which has been enclosed with this letter, our recommendation, and vote to designate this property at the earliest possible date under Local Ordinance 98-28 and Zoning and Development Code Section 15.

Sincerely,



Dorothy C. Stone
Chair

DCS:ds
Enclosure

cc: John and Janet Taylor

TOWN OF ELIZABETH

RESTORE ELIZABETH HISTORIC BOARD (REHAB)

NOMINATION FORM

SECTION I

Name of Property First National Bank of Elizabeth
Historic Name Elizabeth State Bank
Other Names American Legion Bldg

Address of Property

Street Address 188 Main Street
City ELIZABETH **County** ELBERT **Zip** 80107

Present Owner of Property

Name John E JANET E Taylor
Address 245 Rocky Cliff Road **Phone** 3036464102
Town: Elizabeth **State** CO **Zip** 80107

Preparer of Nomination

Name John and Janet E Taylor **Date** _____
Organization _____
Address 245 Rocky Cliff Rd **Phone** 303 646 4102
City Elizabeth **State** CO **Zip** 80107

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name _____

SECTION II

Classification of Property

Type building(s) district site structure object area

Local Historic Designation

Has the property received local historic designation?

no yes --- individual in district

date designated _____

designated by _____ (Name of municipality or county)

Locational Status

original location moved (date of move _____)

Use of Property

Historic Bank American legion meeting place - music studio - Art studio
Current Law office Antique shop

Original Owner Elsie V. Clemmons 1907-1932

Source of Information _____

Year of Construction 1907

Source of Information Date etched on building

Architect, Builder, Engineer, Artist or Designer

Source of Information _____

Architectural style/Engineering type

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations)

on one or more continuation sheets)

SECTION IV

Significance of Property

Nomination Criteria

- A - property is associated with events that have made a significant contribution to history Bank
- B - property is connected with persons significant in history
- C - property has distinctive characteristics of a type, period, method of construction or artisan
- D - property is of geographic importance benchmark located on front porch
- E - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

Original Vault w/ original TimeClock Test Certificate
Benchmark

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

RESOLUTION 03R05

A RESOLUTION DESIGNATING FIRST NATIONAL BANK OF ELIZABETH, A.K.A ELIZABETH STATE BANK, A.K.A. AMERICAN LEGION BUILDING, 188 MAIN STREET AS AN HISTORIC STRUCTURE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Town of Elizabeth hereby designates First National Bank of Elizabeth, A.K.A Elizabeth State Bank, A.K.A. American Legion Building, 188 Main Street as an historic structure.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2003, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of ____ for and ____ against.

Earl Cohn, Mayor Pro Tem

ATTEST

Sandra K. Tweedy, CMC. Town Clerk

**COLORADO CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
REVIEW REPORT FORM**

Property Name: _____

Address: _____

Certified Local Government: _____

Date of public meeting at which nomination was reviewed: _____

Eligibility Criteria: (Check applicable boxes)

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Criterion A | <input type="checkbox"/> Criterion C |
| <input type="checkbox"/> Criterion B | <input type="checkbox"/> Criterion D |

Please check the boxes below appropriate to the nomination review:

Commission/Board

- The commission/board recommends that the nomination meets the criteria checked above.
- The commission/board recommends that the nomination fails to meet any of the above criteria.
- The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- The chief elected official recommends that the nomination meets the criteria checked above.
- The chief elected official recommends that the nomination fails to meet any of the above criteria.
- The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: _____

Signature: _____ (Date)

Chief Elected Official or Designee

Print name: _____

Signature: _____ (Date)

**CERTIFIED LOCAL GOVERNMENT
PARTICIPATION IN THE
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION PROCESS**

The Certified Local Government program establishes a partnership between the State Historic Preservation Officer (SHPO) and Certified Local Governments (CLG) as nominating authorities for Colorado's National Register program. It does not delegate to CLGs the sole authority to nominate properties directly to the Register. The following procedures make clear the shared role of CLGs and the SHPO in the nomination process:

1. Nominations of Colorado properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including CLGs.
2. Upon receipt of an adequately documented nomination of a property within the jurisdiction of a CLG, the SHPO shall notify the owner, the chief elected official, and the local Historic Preservation Commission of the proposed nomination and shall transmit the nomination to the commission for comment.
3. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.
4. Within sixty (60) days of receipt of the nomination from the SHPO, the chief elected official shall transmit the report of the commission and his or her recommendation to the SHPO. The report should concentrate on the property's eligibility under the National Register criteria of eligibility.
 - a. In the event that the Historic Preservation Commission and the chief elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the CLG's comments to the Colorado Historic Preservation Review Board for consideration. The Review Board is an independent advisory board appointed by the Governor and SHPO that evaluates and recommends sites for nomination to the National Register.
 - b. In the event the Historic Preservation Commission and the chief elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and the CLG's comments to the Review Board for consideration.
 - c. In the event the Historic Preservation Commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the CLG shall inform the owner of the property and the applicant of its recommendation and shall inform them that within thirty (30) days an appeal of the recommendation may be made by letter directly to the SHPO. The Historic Preservation Commission shall forward the CLG's recommendations and the nomination to the SHPO, who will take no further action unless within thirty (30) days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and CLG's recommendations to the Review Board for consideration.
5. If no report is received by the SHPO from the chief elected official within the allotted sixty (60) days, the state shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act, as amended. Failure of the CLG to submit reports on proposed nominations within its jurisdiction will be considered by the SHPO in its review of the CLG.

6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).
7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:
 - a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.
 - b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.
8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.
9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.

NOTE: This section addresses only properly completed National Register nomination forms which have been prepared in accordance with the Secretary of the Interior's Standards for Registration and Guidelines for Registration (Federal Register, v.48, no. 190, September 29, 1983, pp. 44726-44728) and the National Park Service's National Register Bulletin *How to Complete National Register Registration Forms*.



TO: Historic Advisory Board
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: January 09, 2023
SUBJECT: Staff Report

STAFF REPORT

1. Training:

- a. Saving Places Conference 2023
 - i. February 8-10, 2023 Embassy Suites, Boulder, CO
- b. Additional Trainings for HAB?
- c. Planning Commission – Water Training provided by the Town’s Water consultants 01/17/2023

2. 188 South Main Street

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

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 and 167 E. Grant are eligible for listing as Town of Elizabeth Historic Properties.
- 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.