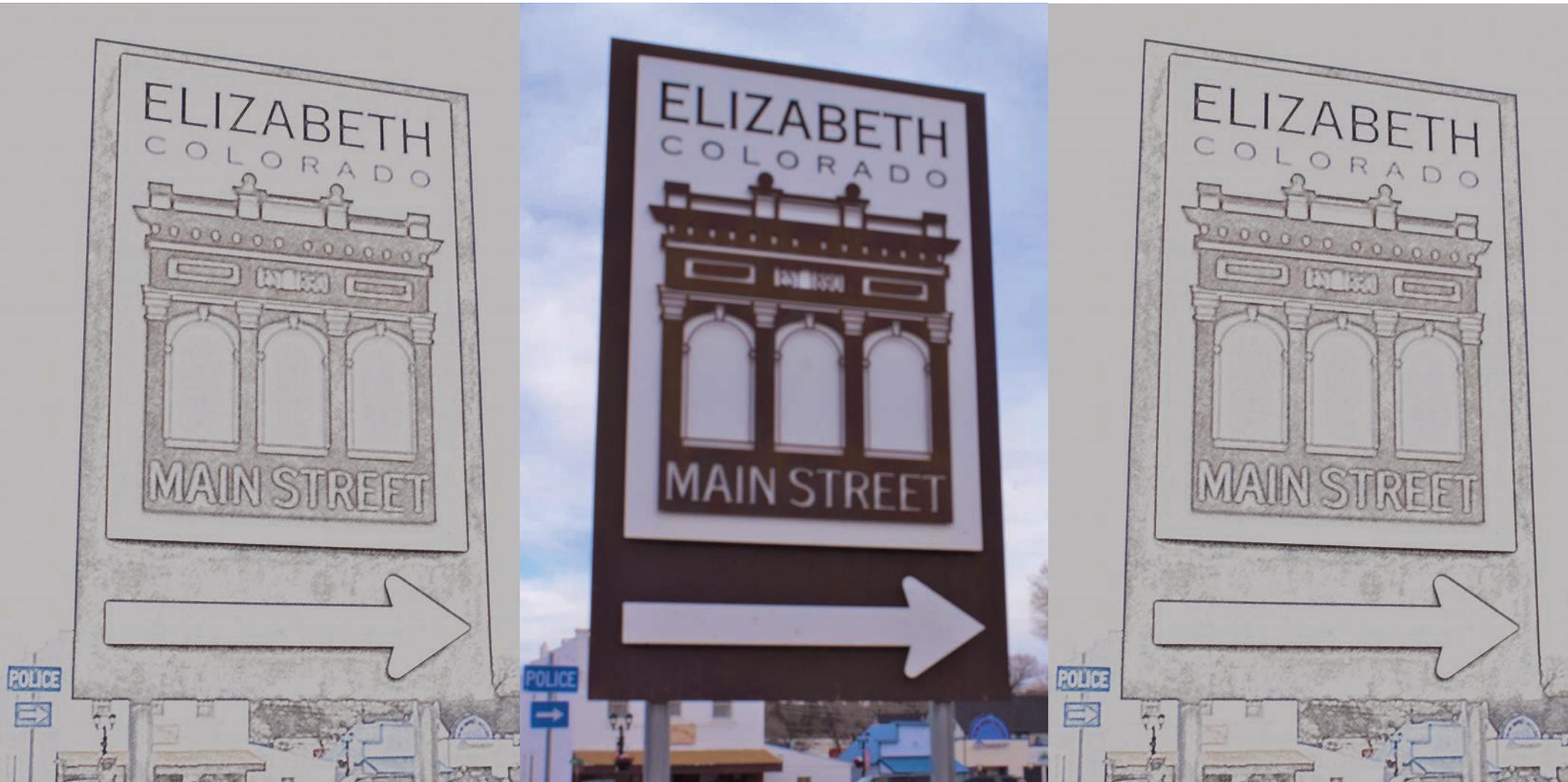


ELIZABETH DOWNTOWN HISTORIC DISTRICT SURVEY, 2018-2019:
CELEBRATING A SENSE OF PLACE IN ELIZABETH, COLORADO



Prepared by:
Mary Therese Anstey
Adam Thomas

Certified Local Government Grant
CO-18-014

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INTRODUCTION

ELIZABETH DOWNTOWN HISTORIC DISTRICT SURVEY

Drivers approaching Elizabeth along Highway 86, entering the town from the sprawling metropolitan area to the west, encounter a true small town, a place that has retained many of its older buildings and prides itself on the personal relationships that define all encounters. The large metal signs that welcome drivers to Elizabeth usher visitors and residents alike into a small town with a true sense of place.

The Downtown Elizabeth Historic Survey project, a grant-funded venture to document eighty-five places in the oldest part of the town, explored this unique place. The project, in researching the history of eighteen buildings and studying the architecture of sixty-seven others, uncovered the crucial connection between Elizabeth's buildings and the character of this community. The project also revealed some

out-of-the-ordinary stories. Most of these discoveries relate to some of Elizabeth's historic superlatives and are highlighted throughout Section I of this document. It is these types of anecdotes that make a community unique. They are featured in this report not only to inform readers but also inspire a sense of pride, an appreciation for what makes the Town of Elizabeth special. This document, especially the discussion of Elizabeth's history and architecture, is intended to elaborate upon the themes and time periods presented in the historic context *Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide, 1881-1965* (2017). This survey project, in many ways, is the next chapter in the Town's efforts to explore its past.

The second part of this document focuses on the project itself, describing the survey area and exploring the method-

ology used to complete the survey. There is a section devoted to the survey results, including individual eligibility assessments to the National Register of Historic Places, Colorado State Register of Historic Properties, and as Town of Elizabeth local landmarks. The report also details an iden-

tified local historic district. The survey report concludes with a list of recommendations, follow-on activities to pursue based upon the results of the Elizabeth Downtown Historic Survey project.

ELIZABETH AND ITS SENSE OF PLACE

Historically, the Town of Elizabeth always has been a market town within and for Elbert County. Former resident John P. Hoffhines, Jr., in an essay included in *Elizabeth, Colorado: A Glimpse Back in Time* (1996), described Elizabeth between 1870 and 1880 as “just a sleepy farming community, with some small businesses and a small number of settlers trickling into the immediate area.”¹ The historic influences of the railroad, automobile travel, community efforts to develop a distinctive culture, domestic architecture, and small-town character of Elizabeth have all impacted the town that exists today.

COMMERCIAL ELIZABETH DURING THE RAILROAD ERA: 1882–1936

But things changed in 1882 with the arrival of the Den-

ver & New Orleans (D&NO) railroad. Former Territorial Governor John Evans, his son-in-law Samuel Elbert, and other partners incorporated this company and established small towns approximately every ten miles along the length of the line from Denver to Pueblo via Colorado Springs. This arrangement represented “a common railroad practice encouraging agricultural development in the West,”² with that interval determined to be a reasonable distance for farmers and food processors to ship their crops. Railroad connections to the three larger cities also allowed for easy transport of consumer goods. Shopping in the closest town meant farmers could access supplies without a day-long wagon journey and an overnight stay. Therefore, this layout encouraged the development of Elizabeth as a market center for the surrounding farms and ranches.



LIVERY

formerly at southeast corner of East Kiowa Avenue and South Main Street

Over its approximately thirty-two years of operation, this business was known by numerous different names and had multiple proprietors. The 1884 State

business directory showed John Pierce operating the livery. Other listings included Bruner & Jones (1890), Bruner & Head (1895 and 1900), and Charles Wight (1905).

In November 1900 Frank and Fred Garland purchased the Elizabeth Livery from retiring, long-time proprietors Bruner and Head. The siblings—sons of famous Elbert County farmer and pioneer Charles Garland who was responsible for platting the Garland Subdivision—paid \$2,600 for the building, plus all horses, buggies, and supplies. Immediately after the purchase, Elizabeth resident Roy Brown replaced Fred Garland in the livery partnership. Brown was involved with the business only until 1903, but Charles Garland remained. He had numerous partners over the years, with the local newspaper referring to the livery variously as Garland & Brown, Garland & Jones, and Garland & Gleason.

Frank Elbert Garland was born on 14 February 1876 in Elizabeth. He married Margaret E. James prior to 1900, with the Census that year showing the couple living in a new house at 173 East Logan Street (5EL.1001). The couple's only child, Warren J., was born on 13 June 1910. Margaret Garland passed away in 1928, and Frank married his second wife Bertha McKimmie on 28 October 1931. Bertha died in October 1961, and Frank passed away about two months later on 2 December 1961. They are both buried in Elizabeth Cemetery.

RUSSELL GATES MERCANTILE

349 East Kiowa Avenue

Entrepreneur Russell Gates launched a regional chain of general merchandise stores, becoming the Sam Walton (Wal-Mart founder) of his day. Gates was born on 28 November 1845 in New York. He married his first wife Amanda on 23 November 1871 in Milford, Massachusetts. Gates, like so many others, came to Colorado in hopes of seeking a healthier climate for his tuberculosis-riddled lungs. He arrived in Colorado in ca 1875, initially living near Colorado Springs and owning nearly 600 acres of ranching land in El Paso, Lincoln, and Elbert counties. Gates married a second time, wedding Eleanor Correy in ca 1879. She gave birth to the couple's five children (three survived to adulthood). In 1888 he and his family moved to Denver, where Gates purchased controlling interest in the Summit Grain and Feed Company. The view from his office, overlooking a railyard, helped Gates realize the potential of combining railroads and commerce. He employed railroads to ship a wide range goods to his customers in a chain of Russell Gates Mercantile stores in Eastonville, Calhan, Peyton, Limon, Kiowa, Elbert, and Elizabeth.

The store in Elizabeth opened in 1894, providing a wealth of commercial



goods. In 1901 Gates installed a telephone service to link his various stores, laying wires alongside the railroad tracks. A 1905 advertisement in the *Elbert County Banner* advised customers, “Winter will lose half its terrors to the lady who buys her furs at The Russell Gates Company.” The store dealt in more prosaic wares, too: groceries, meat, work clothing, hardware, furniture, plows, seeds, windmills, building materials, and numerous others. The store had a large creamery department, buying milk from local farmers and churning it into butter. The Littleton Creamery took over this operation at the Gates Mercantile in 1910. The Gates store also offered employment opportunities for many of the town’s citizens. Customers often ran an account until their crops went to market. Some local ranchers preferred to pay their grocery bills with stock. Elizabeth resident Roy Brown was the livestock manager at Gates Mercantile. One of his major responsibilities involved traveling to local properties to appraise the worth of cattle prior to purchase.

Russell Gates passed away on 15 June 1916 and is buried at Riverside Cemetery. The Elizabeth store remained open until ca 1922.

FARMERS’ STATE BANK

377 E. Kiowa Avenue

This financial institution was established in ca 1902, with Charles Dickinson serving as President and Adam Rinnert as Vice President. Charles Reed held the position of cashier and N.L. Gleason was the assistant cashier. A laudatory article in the 7 August 1908 issue of the *Elbert County Banner* cited the bank’s capital as \$15,000 (2019 value of nearly \$420,000) and praised the “officers and directors [as] drawn from the best and most substantial citizenship of the community.” The newspaper also described some of amenities of the new bank building, including “a powerful vault, modern safe, and... safety deposit boxes maintained by the bank.” In July 1909 the Farmers’ State Bank merged with the First National Bank, adopting the name Elizabeth State Bank and moving its operation into the latter’s building at 188 South Main Street (5EL.321).

After the merger this building became home to Divide Land and Investment Company, a business previously that operated jointly with the

bank. Charles Reed served as Secretary-Treasurer of this firm that, in 1908, possessed \$50,000 in capital stock invested in stocks, about 7,000 acres of Elbert County land, and cattle. The local newspaper complimented the “inestimable benefit [of this business] to Elizabeth and Elbert County” and claimed, “a large percentage of the new investors of this county are here directly as a result of the intelligent work of the Divide in exploiting the county’s desirable and advantageous features.” In addition, this article praised Reed as “one of the county’s forceful, progressive, and public-spirited

businessmen and citizens.” Reed was born in 1863 in Carroll, Ohio. He married Margaret B. Hunter on 28 September 1893 in his hometown, immediately moving to Elizabeth. The couple had two children: Ethel

Marie (born 1894) and John Hunter (born 1896). He passed away in 1938 and is buried in Elizabeth Cemetery.

In 1916 the Divide Land and Investment Company transferred ownership of this commercial building to John McKimmie, Jr. Owners during the late-1910s through ca 1930 included Elsie V. Clemmons, Emelia B. Young, and Peter Blumer. From 1930 through 1936 Bonnar O. and Eunice B. McBreen owned 377 East Kiowa. He farmed outside Elizabeth and, while they owned this property, operated the McBreen Restaurant on the premises. McBreen passed away in 1966 and is buried in Elizabeth Cemetery.



The DN&O, later operating as the Colorado & Southern (C&S) railroad, existed as the most important transportation mode until abandonment of service to Elizabeth in 1936. During the time span the railroad served Elizabeth, the town welcomed many new enterprises, first to its commercial Main Street, just west of the tracks, and then increasingly to the intersecting thoroughfare, Kiowa Avenue. A review of selected volumes of the *Colorado State Business Directories* illustrated the town's growth via the increase in the number of entries. Just six appeared in 1894, the first year any information about Elizabeth appeared in this volume. This figure rose to a high of forty-five in 1900.³ Overall, the number of entries in the State directory remained amazingly steady, averaging about thirty-eight during Elizabeth's railroad age. Periodically, the names changed but the general distribution of business types continued to indicate the existence of the services on which all farming communities survived and thrived. In ca 1905 Elizabeth welcomed a veterinary surgeon, the first entry for pianos appeared in 1910, in 1916 the directory included an entry for automobile sales, and Elizabeth had a dentist in residence in the 1927 directory. Surprisingly, there was no precipitous downturn in the number of entries for local businesses in the 1920s, a time when nearly all rural areas suffered tremendous challenges associated with post-World War I crop surpluses negatively impacting grain profits; this decade served as a precursor to the economic issues that plagued farmers first and then impacted the entire nation during the Great Depression.

HIGHWAY 86 DRIVES LOCAL DEVELOPMENT: 1936–PRESENT

Even before railroad service to Elizabeth ended, the town's commercial district had spread to encompass East Kiowa Avenue. Once the last train chugged away from the community, however, this east-west thoroughfare became the main route not only for transport of agricultural goods and personal and business travel but also delivery of mail and other items from larger cities. This gradual shift marked the growing prominence of the automobile, with cars soon over-taking the popularity of the livery stable and replacing the train.

It is unclear when the automobile first arrived in Elizabeth. However, a small article in the 20 March 1908 edition of the *Elbert County Banner* noted, "Jack McKimmie had a machinist out from Denver this week to put his auto in running order, which he did in short order, and Jack is enjoying life again." Locals realized the inevitable rise of the car, however, some still raised objections. Salesman Arthur McCracken, manager of the H.W. DeWitt Mercantile, worried about the effect of automobiles on the local economy. In a newspaper editorial he told his fellow Elizabeth residents how he had refused orders from traveling salesmen in automobiles out of loyalty to livery men like Jones & Garland. He claimed, "every merchant on the divide should refuse to buy goods from these men unless they patronize the liverymen."⁴ He advocated the traveling salesmen, instead of driving to Elizabeth directly, hire a car once they arrived in town; Gar-

land's livery had the area's first automobile for hire, a Studebaker. But, until ca 1914 Frank Garland retained his horse and buggy, using it to deliver gasoline to farmers, other customers' homes, or stalled cars. Despite a pledge from the managers of both the Russell Gates and Cort-Hames stores to follow McCracken's example, this battle was doomed to failure, and traveling salesmen soon joined thousands of others on the county's roads.

Ahl & Weiss Blacksmiths, at 392 South Main Street (5EL.1001) likely represented the first Elizabeth-based business engaged in auto repair. However, by 1916, the State business directory indicated the presence of several auto-related businesses in Elizabeth. For example, a second blacksmith in town, Williams & Mead, listed itself as a blacksmith and garage. In 1917 business partners William F. Ahl and B. Frank Rice opened Rice Motor and Tractor Company at 381 East Kiowa Avenue (5EL.998). Approximately three years later this same site became home to Morlan-Metzger Motor Company, an operation business partners Samuel E. Morlan, Jr. and Ernest S. Metzger ran. The 1921 directory showed the following businesses engaged in the sale or service of cars: J.P. Knapp's West Side Garage; Morlan-Metzger Motors; and, perhaps most surprisingly given his views in 1911, George Arthur McCracken who was now selling cars for Cullen-Thompson Motor. From 1926 through 1946 Ernest Metzger ran a single-story, brick garage with gas pumps at the northwest corner of East Kiowa and South Main as a sole proprietor.

DISCOVERY

ELIZABETH'S FIRST GAS STATION IS HIDDEN IN PLAIN SIGHT

Frank E. Garland, who owned a livery for decades, transitioned from the buggy- to the auto-age. In 1914 Garland became one of Colorado's first gasoline distributors, and he routinely delivered this commodity to customers via horse and buggy. A few years later he built a Skelly Gas Station on the livery barn property. His only son, Warren, carried on the family tradition, working at the gas station after the elder Garland retired.

That gas station is now located on the property at 173 East Logan Street (5EL.1001). This home belonged to the Garlands. Frank and his first wife Margaret were the original owners in 1900 and Warren was born in the home. He married Eloise E. Ewing on 3 May 1930 in Elizabeth. The couple had two children: Marilyn (born 1932) and James E. (born 1939). Until the late-1960s, Warren Garland managed this gas station his father had started. His wife Eloise passed away in 1969, but he did not die until 1997. The couple are buried in Elizabeth Cemetery. It is unclear when Garland moved the family gas station to his home, perhaps in the 1980s.

Visible architectural features characteristic of the early gas station form include overhanging eaves, brick walls, large windows, and fixed transom. Unfortunately the front (now north-facing) side of this outbuilding is not visible from the public right of way.



In 1946 Metzger sold 381 East Kiowa Avenue to Sherman B. "Casey" Jones for his Jones Motor Company that sold and serviced Dodge and Plymouth vehicles. This building was the site of one of Elizabeth's most dramatic events: a massive fire. Late on the afternoon of Friday, 14 March 1947

Citizens Save Town of Elizabeth From Blaze That Levels Main Garage

VOL. 55, NO. 225

Entered as second-class matter at postoffice at Denver, Colo., under Act of March 3, 1879. By carrier or mail. Daily and Sunday, \$1.25 per.

THE DENVER POST

FINAL EDITION

Four Cities Send Fire Engines to Rescue

By CHARLES LITTLE, Denver Post Staff Writer.

Townfolk of Elizabeth, Colo., pitching water with everything in sight, won a desperate battle Friday night to keep a raging garage fire from spreading throughout the town of 250 persons.

Fire trucks from six cities raced over icy roads to help men and women of the farming town—forty miles southeast of Denver—whose bucket brigades were in play minutes after an explosion and flash fire swept the Jones garage at dusk.

Damage, including four automobiles and a truck destroyed with the building, was officially estimated at not more than \$40,000.

The town wells, supplying water for buckets, dippers, tubs and anything that would hold it, were about dry when the first pumper arrived from Kiowa, seven miles away.

OTHER TOWNS HELP.

Within an hour after the explosion, heard throughout the town, fire companies from Denver, Aurora, Littleton and Castle Rock were at the scene and in the next hour the fire was brought under control.

A number of fire fighters suffered superficial burns, but no one was reported injured seriously.

William "Red" Hughes, 37, working in the shop behind the garage with Charles McLean, 33, said he had just lit an acetylene welding torch when he heard a sputter and knew something was wrong. "C'mon, on. Lets get out of here," he called to McLean. He said the blast let go just as they left. The block-long garage was immediately in flames, with oil barrels exploding.

POWER WENT OFF.

Without fire equipment except buckets that hang in stores and homes, men and women were mobilized into brigades. Electrical power went out in most of the town for more than an hour, rendering electric pumps useless.

Sheriff Roy Brown said that women pumped from wells and cisterns as younger men climbed buildings which adjoin the garage in the center of the town to wet down the walls until heat forced them off.

Trucks brought water in milk cans from the Evans farm, one-half mile distant, and residents of other towns arrived to help, bringing any fire fighting equipment they had.

See story and picture on page 3

8 PAGES DENVER, COLORADO, SATURDAY, MARCH 15, 1947 5 CENTS

Fireside Seat at Elizabeth's Big Show



HOUSES NEAR THE BLAZING ELIZABETH, COLO., GARAGE, which exploded and burned Friday night, were evacuated and furniture moved to safety. Mrs. Carl Rudiger, seated among furniture taken from one of the homes, watches as firemen and townspeople fight to bring the flames under control. Photo by Bill Peery, Denver Post staff photographer.

Jones' employee William "Red" Hughes had just lit an acetylene welding torch "when he heard a sputter and knew something was wrong."⁵ Hughes, his co-worker Charles McLean, and business owner Jones, working in the front office, all were able to escape the blast before the "block-long garage was immediately in flames, with oil barrels exploding."⁶ Quick-witted "telephone girl" Mrs. Ruth Bohlender called surrounding fire departments, with responding crews traveling from Denver, Aurora, Littleton, and Castle Rock. Elizabeth citizens formed a "bucket brigade" to begin putting out the blaze, and "many persons in the area who heard radio reports of the fire drove to Elizabeth" in order to help.⁷ These efforts marked the beginnings of the community's first volunteer fire department.

After most of the original building was destroyed, Jones rebuilt at 381 East Kiowa Avenue, adding the second story with steel-frame windows on the façade. Jones, a member of an Elbert County pioneering family, was born on 24 November 1914. He married his second wife Vernice on 14 December 1935, and the couple had three children: Trudy, Doug, and Sherman "Brad." The auto dealership transitioned into a family business when Vernice became its bookkeeper. Casey Jones passed away in 1999 and Vernice died in 2000. They are both buried at Elizabeth Cemetery. The Casey

Front page of the *Denver Post* on 15 March 1947 following the massive fire at the Jones Motor Company, 381 East Kiowa Avenue.

Denver Post

Jones Park, located near the family's Silver J Ranch and long associated with the Elizabeth Stampede Rodeo and other community events, was named after this local entrepreneur. Vernice Jones' sister and brother-in-law, Bernice and Matt Zagar, operated Matt's Café on this site from the 1950s through the 1970s, and Vernice worked there too. From 1970 through 2015 Norm Ullom operated an auto repair shop, Norm's, on the site. In 2004 his son Nicky was in charge of that business. From 2015 through 2019 Larry Foster operated Larry's 4x4 and Auto Repair at 381 East Kiowa. The current owner, Jacpak LLC purchased the property earlier this year.

ELIZABETH'S CHARACTER AND CULTURE

Elizabeth continued to serve as a hub for the surrounding rural community in Elbert County. According to former resident John Hoffhines, "The passing of the railroad didn't change much about Elizabeth. It was a still and small farm town where people could watch life cycle through the seasons and greet the new and yield up the old to whatever forces claim it, close to the elements of life, unnoticed by the bulk of the world."⁸ Both economic and social life operated in harmony with the patterns of its country surroundings, following the schedules associated with planting and harvesting or calving and sending cattle to market.

Townsppeople celebrated major holidays according to local traditions, shopping locally at Christmas time, parading to the cemetery on Memorial Day, and sponsoring firework

INTERNATIONAL ORDER OF ODD FELLOWS (IOOF)

Originally established in Manchester, England, the IOOF recognizes Thomas Wildey "as the founder of American Odd Fellowship." He was born in London on 15 January 1782 and was orphaned at the age of five. For that reason, the Odd Fellow pledge to "educate the orphan"

resonated with him and he was initiated into this group in 1804. He immigrated to the US in 1817 and sought out other Odd Fellow members. He organized the Grand Lodge of Maryland in Baltimore on 22 February 1821. In 1851 the IOOF became the first fraternal organization to accept both men and women. Schuyler Colfax— Vice President to Ulysses S. Grant and namesake of the Avenue that spans Aurora, Denver, and Lakewood—

LODGES.



I. O. O. F., NO. 108. Meets every Saturday evening in Odd Fellow's building, Elizabeth, Colo. Visitors always welcome.

C. C. LEHMAN, Noble Grand.

T. F. WILLIAMS, Secretary.

inspired this enlightened co-ed membership policy. The women's branch of the Odd Fellows was known as Rebekahs. When founder Wildey passed away in 1861 the IOOF boasted more than 200,000 American members. However, the Civil War ended this unprecedented success. The organization did not recover until the later part of the nineteenth century.

displays for Independence Day. The local newspaper from 1905 detailed over twelve separate events, ranging from baseball games to horse races and culminating with a fancy-dress ball in the Town Hall, organized to recognize the nation's birthday that year. The reporter claimed the "display of flags and banners throughout the town quickened the pulse of patriotism and put the citizens in proper condition to enjoy our day of freedom to the fullest extent."⁹ Recalling the holiday celebrations from her 1970s childhood, growing up at 225 East Logan Street (5EL.1002), Sylvia (nee Ley-

bourne) Meredith remembered similar traditions: "Elizabeth used to put on a fireworks display at what was then known as CC Park. We would set up chairs in the middle of the street with the Garlands [Warren and Eloise] and Pete and Edna [another couple that lived on the street]. The view from our street was amazing!"¹⁰

Virtually from its platting in 1882, the Town of Elizabeth developed an amazingly varied and, in many cases, high-minded social life. This small farming community played host to oyster suppers, amateur dramatics, and a wide range of lectures and sermons. Surprisingly, in 1907, a few Elizabeth

residents started a lawn tennis club and grew membership in this group to twenty-four. The local newspaper noted, the club members "have beautifully finished grounds near the residence of T.F. Williams in the north part of town [225 East Logan Street] where they will become skillful

at this pleasant game."¹¹ Another unexpected discovery: there was at least one farm outside the city that raised polo ponies. In 1909 partners Winnie Shepherd and Roy La Pier bought the barn Ernest Jones used only briefly as a compet-

ing livery operation prior to joining forces with Frank Garland. The pair trained and showed their polo ponies here, meeting customers from as far away as New York City.

Elizabeth's fraternal organizations also played a major role in the social and philanthropic life of the community. The Independent Order of Odd Fellows (IOOF) established Elizabeth Lodge 108 in 1897, constructing the town's first brick building at 122 South Main Street (5EL.324). According to local historian Jim Martell, "The Odd Fellows... were the working man's social group."¹² He highlighted the link between the arrival of the railroad and the IOOF, making the location of this lodge adjacent to the (no longer extant) railroad tracks quite apt. Nationally, the IOOF became the largest fraternal organization and, by 1889, this order had chapters in every state in the Union. By 1902 the Elizabeth IOOF had nearly 30 members, a figure representing over ten percent of the community's total population.

Lodge 108 emerged during the American "golden age of fraternalism." In addition to IOOF weekly meetings (originally held on Saturday nights), over time the Elizabeth lodge hosted a wide range of community celebrations including dances, oyster suppers, and a variety of public events. The IOOF even allowed another fraternal order, the Woodmen of the World, to use the meeting hall on the upper floor of the building at 122 South Main Street; the Woodmen later used the upper story of the Huber Building at 239 South Main Street (5EL.295) for their functions. In addition to their charitable activities, focused on orphans and general care for



Elizabeth International Order of Odd Fellows (IOOF) Hall, 122 South Main Street (5EL.324).
Mary Therese Anstey

local citizens in need, the IOOF also provided an athletic outlet. In June 1909 the Kiowa and Elizabeth IOOF members faced off on the baseball diamond. Across the United States the IOOF experienced a dramatic loss of members during the Great Depression, ending the heyday of this and most other fraternal orders. Surprisingly, and unlike many other IOOF halls in Colorado, this one is still active. However, many of its members are quite elderly and the group holds relatively few in-person meetings. To save money the Elizabeth IOOF no longer heats or cools the second-story of its lodge hall.

LIVING IN ELIZABETH: DOMESTIC ARCHITECTURE

The Town of Elizabeth’s homes represent much more than mere buildings. These are the places where the communities’ residents lived their lives, the locations of births and deaths, celebrations, and daily interactions with friends and family. These homes are intimately associated with what makes this town so important to its inhabitants: their memories. The Downtown Elizabeth Historic District Survey project researched the history and architecture of thirteen homes; this figure includes properties built for domestic use that have since transitioned to commercial functions. The homes featured in this section include a balance of sites important for history, architecture, and their former owners or inhabitants. These places and the stories of their former owners help to tell the story of Elizabeth, highlighting the

importance of ethnicity, family, local businesses, and medical services.



218 South Banner Street (built 1898)

Members of the Greve family owned this property from 1887 until 1949. Henry Fred Greve was born in Brandstedt, Germany, on 10 December 1848. He arrived in the United States in 1877. He purchased this lot from Thomas L. Phillips on 12 December 1887. In 1889 Greve married Sophia Bucholz, another native of Germany who arrived in the United States in 1868. The 1900 Census showed Greve and his wife, along with their two Colorado-born children Clara (age 11) and John (age 6), living on Banner Street in Elizabeth. Greve worked as a cobbler and owned a shop in Elizabeth from 1897 to 1901. A 1901 advertisement in the local newspaper referred to Greve as a “practical boot and shoe maker” who “will do all kinds of work in his line and guarantee satisfac-

ELIZABETH HOME TO OLDEST WOMEN'S CLUB IN COLORADO

The Geode Crystal Club earned this status in the late-1950s just prior to disbanding. This organization was established in 1896 when primary teacher Miss Julia Kennedy gathered a group of local mothers together to work on creating a school library. After the women accomplished that goal, they devoted their attention to creating a library for the wider public. For years members of the Geode Club hosted literary appreciation events in members' homes, affording local ladies an opportunity to perform readings and socialize. They also engaged in a wide variety of fundraising activities and events, using the money to expand their book collection and to purchase bookcases to shelve them.

The club's first private library opened in the Herman home (location unknown) in the late-1890s, and the club charged users fifty cents to belong to the library. The Geode Crystal Library Club federated in 1920. Just four years later, on 18 April 1924, the Club purchased the former Presbyterian stone church at 249 East Poplar Street (5EL.323) for \$250. By that time the Club had raised enough funds to discontinue use fees, making this facility the only free public library in Elbert County. The library holdings had expanded to over 2000 books and the church-turned-library was open one day each week, with one of the Club members acting as volunteer librarian.

This library activity continued until 1959, when the Geode Club admitted a difficult reality: they did not have enough patronage to continue. Gladys Bostrom, wife of the Town's mayor Emil Bostrom and final Club chair, blamed television, subscription clubs, and the bookmobile for "killing" the Geode Club's library. The Club also decided to disband. It had only one surviving charter member, Mrs. Thomas Williams of Kiowa, and was struggling to find ladies interested in continuing its mission.

tion." In 1901 the family relocated to Steamboat Springs, where Henry opened a second-hand clothing and shoe store, later relocating to a ranch in Deer Park where he passed away on 18 March 1928. Sophia Greve passed away on 7 July 1942 in Oak Creek, a small town in Routt County, Colorado.

Architecturally, this home represents a modest example of the Classic Cottage form. Character-defining features include a hipped roof, overhanging eaves, and front porch.

Most homes of this type usually feature a small centered dormer, almost always with a window, where this house features a solid gabled roof cap with its face painted light purple.

**279 East Grant Street (built 1899)**

John Ragsdale originally owned this home. He purchased the property on 26 January 1897 from Alminia (nee Garland) Jones, daughter of Elbert County pioneers Charles and Minerva Garland. Ragsdale was born in ca 1863 in Kentucky. He married Illinois-native Rose I. Barnett on 30 December 1896 in Colorado Springs. The couple had four children: Margaret (born in 1898), Doleta (born in 1900), Jane R. (born in 1902), and John A. (born in 1908). John, Sr. worked as the manager of Elizabeth's Russell Gates Mercantile (5EL.325). Census records indicate the family lived on Garland Street in the 1910 Census. It seems possible this label may apply to

the current Grant Street within the Garland subdivision. In 1913 ownership of this house transferred temporarily to the Russell Gates Mercantile Company. The Ragsdales, who added three children to their growing family, lived in Eastonville in El Paso County by the 1920 Census. This location was one of the major hubs for the Russell Gates Mercantile empire, possibly indicating Ragsdale received a promotion within the company. He passed away in 1930.

Helen Nott Metzger was the next owner known to have lived at this address. She purchased this home in 1928. She was born on 26 February 1898 in Arapahoe County. The 1920 Census showed her living with her parents in Kiowa and working as a stenographer at the County Clerk's office. She married Ernest S. Metzger on 14 February 1922 in Arapahoe County. The couple moved to Elizabeth and her husband operated the Morland-Metzger Motor Company at 381 E. Kiowa Avenue (5EL.998). The couple had at least one son John E. (born in 1931). Ernest passed away in 1958 and Helen died in 1984; she is buried beside her second husband Benjamin V. Fraser in Fairmount Cemetery in Denver.

Architecturally, this home represents a good example of the Edwardian style. Character-defining features include the cross-gabled roof, asymmetrical massing, wrap-around porch, and classical columns on the porch.

225 East Logan Street (built 1900)

The original owner of this property was Thomas F. Williams. He was born ca 1873 in Colorado. Williams married



his wife Minnie in 1898. The couple had at least three children: Eva (born 1899), Carl (born 1901), and Lawrence (born 1902). In the 1900 Census, Williams worked as a creamery man, and lived in this house with his family. By the next census, this family still owned the house, but had moved to Kiowa. Instead they rented this property to Alexander P. and Mamie Weidner who appear to have operated a hotel at the home. Weidner passed away in 1913 and, by the 1920 Census, his wife lived elsewhere in Elizabeth and had accepted a job as postmistress for the town. She died in 1954. Both of the Weidners are buried in Elizabeth Cemetery.

In 1917 the absentee owners, the Williamses, sold this home to Dr. Roy V. Witter. Born 28 August 1874 in Council Bluffs, Iowa, Witter fought in the Spanish American War. On 5 July 1905 he married Hattie B. Pugsley in Harrison, Iowa.

The couple had three sons: David (born 1909), Robert (born 1911), and George (born 1919). Dr. Witter, a physician, used the parlor of this house for meeting patients. He passed away on 10 May 1945 and is buried in a military cemetery in San Antonio, Texas.

The Witters sold this home to Charles S. Billings in 1922. After only owning the property for two years, Billings sold it to Lysle A. Parenteau. In 1929 Parenteau sold 225 E. Logan to R.G.Holt. There is no evidence the Holts ever lived in this house. Instead, they appear to have rented it out to at least two different families. The 1930 Census showed the renters as William and Anna Jones. Jones worked as a station foreman for the railroad. By the next census, this property was home to the family of Paul Woodworth, an agronomist for the US Department of Agriculture Soil Conservation Service. That family vacated this property in 1942.

In 1946 Holt sold the home to Austrian John D. Horn—there is no conclusive proof he lived in this house. Ownership transferred to Kathryn Kay Shields in 1953. Again, it is not clear whether she resided at this address. Interestingly, the 1940 Census showed Horn as a boarder in her home (not this property). It appears Horn may have married Shields' mother Hester after 1940. However, the couple was granted a divorce in 1953. Perhaps Shields inherited this property as part of that divorce settlement.

Shields sold this house to Samuel J. and Della R. Railsback in 1962. Samuel Railsback was born on 23 August 1926 in Athol, Kansas. He married Della R. Wurm on 20 December

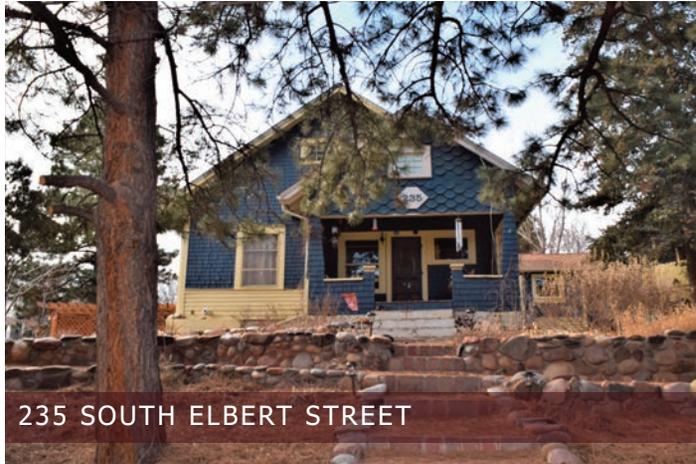
1947. Railsback served in both the US Navy and US Marines, seeing action in both World War II and the Korean War. Railsback passed away on 20 May 1992 in Aurora, Colorado, and is buried in Herndon, Kansas.

The current owners, John and Carol K. Leyborne, purchased 225 East Logan from the Railsbacks in 1974. According to the Leyborne's daughter Sylvia, this "was a good home to grow up in." She recalled several blizzards, especially those in 1977 and 1982, when the family huddled around a potbelly stove for warmth. She also remembered climbing the thirty-five to forty trees in the yard, and not having to watch for cars when riding her bike in the summer or sledging in the winter because there were only four houses along Logan Street.

Architecturally, this home represents a fine example of the Late Victorian style. Character-defining features include the large front porch, cross-gabled roof, steep gabled dormers, and decorative fishscale shingles.

235 South Elbert Street (built 1918)

The original owner of this house was Albert Wallace Talbott. He was born on 1 October 1861 in Indiana. On 25 April 1883 he married Molly Bell Davis in Linn, Kansas. The couple had four children: Clara (born 1887), Harry (born 1890), Margaret (born 1893), and Lawrence (born 1902). The family arrived in Colorado in the early 1890s, purchasing several land patents in the Elizabeth area. A 17 March 1899 *Elbert County Banner* advertisement indicated Talbott owned the



235 SOUTH ELBERT STREET

Main Street Market, a store with the motto, "quick sales and small profits (but) prompt attention." By the 1900 Census, Talbott lived in a house on Banner Street in Elizabeth and worked as a cattle buyer. In the early 1900s Talbott's name appeared, as a Democrat, on the ballot for the Town of Elizabeth Trustees. Both 1910 and 1920 Census entries listed Talbott's occupation as carpenter. According to abstract records, Talbott purchased the parcel where this home is located in ca 1912. He may have built this house himself; articles in the *Elbert County Banner* mentioned his work on house additions and fences in Elizabeth. Molly Talbott passed away in 1939 and Albert died on 28 January 1945 in Canon City; both Talbotts are buried at the Elizabeth Cemetery.

Architecturally, this home represents a modest example of the American Movements style, exhibiting some attributes of Arts and Crafts homes. Character-defining features include

the recessed front porch, shingle siding, overhanging eaves, and multi-light windows.

187 East Kiowa Avenue (built 1920)

The original owner of the house was Dr. Walter S. Bennett, a physician and surgeon who served the Elizabeth community from ca 1909 until the late-1930s or early-1940s. Bennett was born in 1885 in Ohio. He married Frances H. Skillin on 26 September 1909 in Elizabeth. The couple appear not to have had any children. The 1910 Census showed the newlyweds living in a rented house in Elizabeth. Ten years later they lived in Cardington, Ohio, but this residence likely was temporary; perhaps the Bennetts lived out-of-town briefly while this new home in Elizabeth was under construction. The Bennetts, who built a swimming pool behind (north) of the house, also lived here in 1930 and 1940. There



187 EAST KIOWA AVENUE

have been at least seven other doctors—including dentists Michael A. Iacoboni, Louis Colanianna, and current owner George Krieger—who have practiced on this site.

Architecturally, this home represents a fine example of the Bungalow type. Character-defining features include front-gabled roof, large front porch, exposed rafter ends, overhanging eaves, and oversized roof brackets.

SMALL-TOWN ELIZABETH

Elizabeth is blessed with a certain homelike charm. Coming down Highway 86 from hectic, overpopulated Denver and past the newly-developed portions of Elizabeth, drivers arrive

in the true Town of Elizabeth, the community's historic core. In comparison to the big box commercial options along the highway, Main Street and Kiowa Avenue are quaint, simpler, and portray Elizabeth's true origins. Visitors come to Elizabeth to experience a slower paced existence, if only for a little while. They come to Elizabeth to shop in antique stores, to talk to a saddle maker and meet his cat, to experience a place where people know their neighbors. Many newcomers move to Elizabeth because they find the community refreshing. They may be surprised to find out such small towns still exist. The fact that this one does is a testament to a community interested in its history and willing to preserve it.

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- ¹ John Paul Hoffhines. "The History of Elizabeth," in Michael and Angela Aterburn. *Elizabeth, Colorado: A Glimpse Back in Time*. (Kiowa: Elbert County Historical Society, 1996), 3.
 - ² Square Moon Consultants, LLC. *Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide, 1881-1965*. (Denver: Square Moon Consultants, 2017), 29.
 - ³ These comparisons proved to be something of an inexact science. The directories appear to have differed from year to year on their format for entries. Many years these volumes read as combination white and yellow pages, with duplicate entries for an individual via their given name and place of business. However, these documents are still a worthy resource for gathering a sense of overall development in Elizabeth at the time. Unfortunately, none of the entries featured an exact address for any of the named businesses.
 - ⁴ *Elbert County Banner* (12 May 1911).
 - ⁵ Charles Little. *Denver Post* (15 March 1947).
 - ⁶ Ibid.
 - ⁷ *Denver Post* (15 March 1947).
 - ⁸ Hoffhines, 19.
 - ⁹ *Elbert County Banner* (7 July 1905).
 - ¹⁰ Sylvia (Leybourne) Meredith. Current Owner Worksheet (March 2019).
 - ¹¹ *Elbert County Banner* (5 July 1907).
 - ¹² Square Moon, 35.

SURVEY REPORT

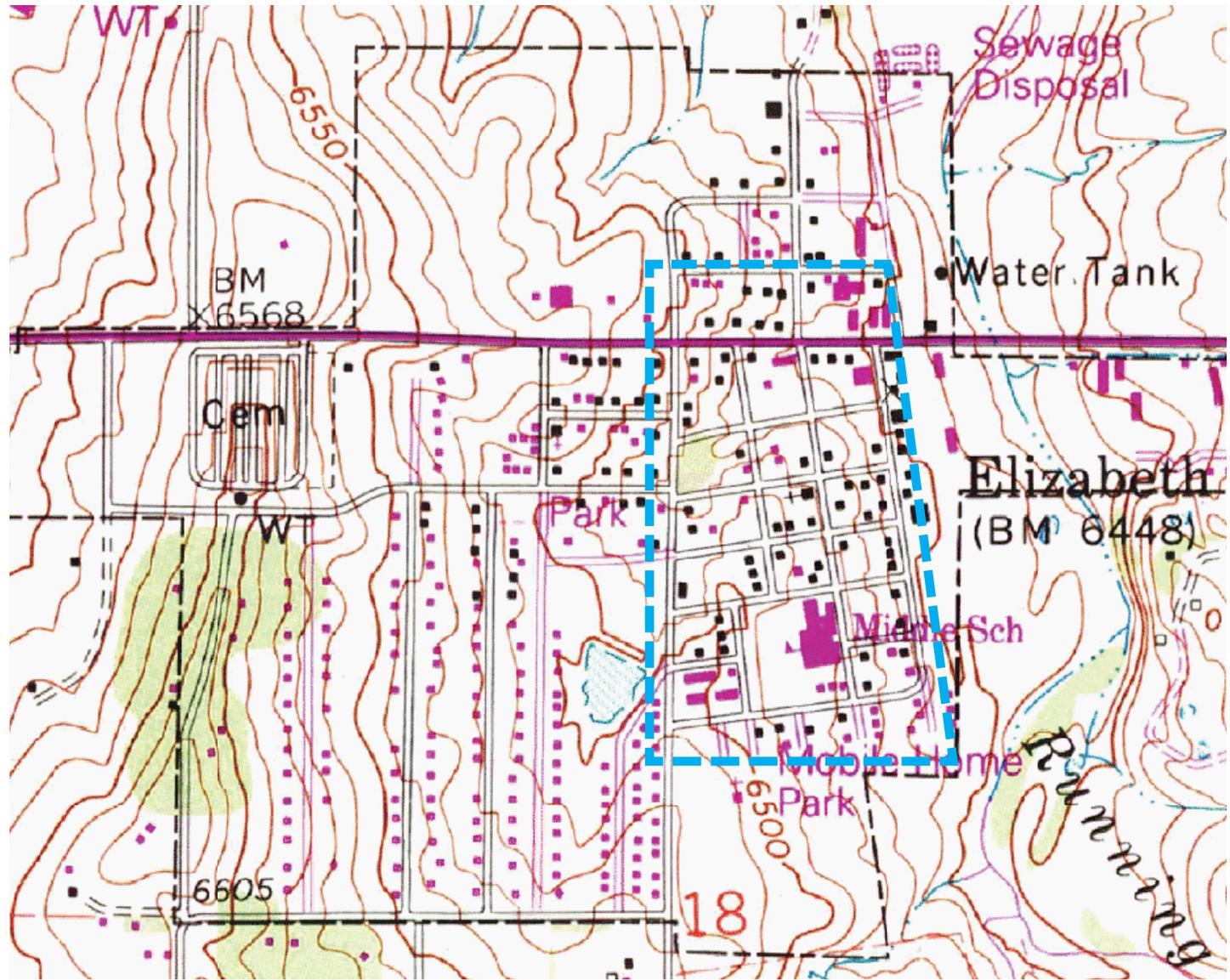
The Town of Elizabeth hired HistoryMatters, LLC to complete the Elizabeth Downtown Historic District Survey project. This firm devoted the efforts of two experienced preservation professionals—Dr. Adam Thomas, an architectural historian and the co-founder of his own consulting firm Historitecture LLC, and HistoryMatters LLC co-founder and principal consultant Dr. Mary Therese Anstey—to this historical and architectural survey. Work on the project commenced on 24 June 2018, with an introductory meeting among the client, funder, and Anstey. Pat Gonzales, Community Development Administrative Assistant for the Town of Elizabeth, served as the grant recipient and principal client contact. Jennifer Deichman, Survey Specialist with the State Historical Fund at History Colorado, reviewed draft and final grant products.

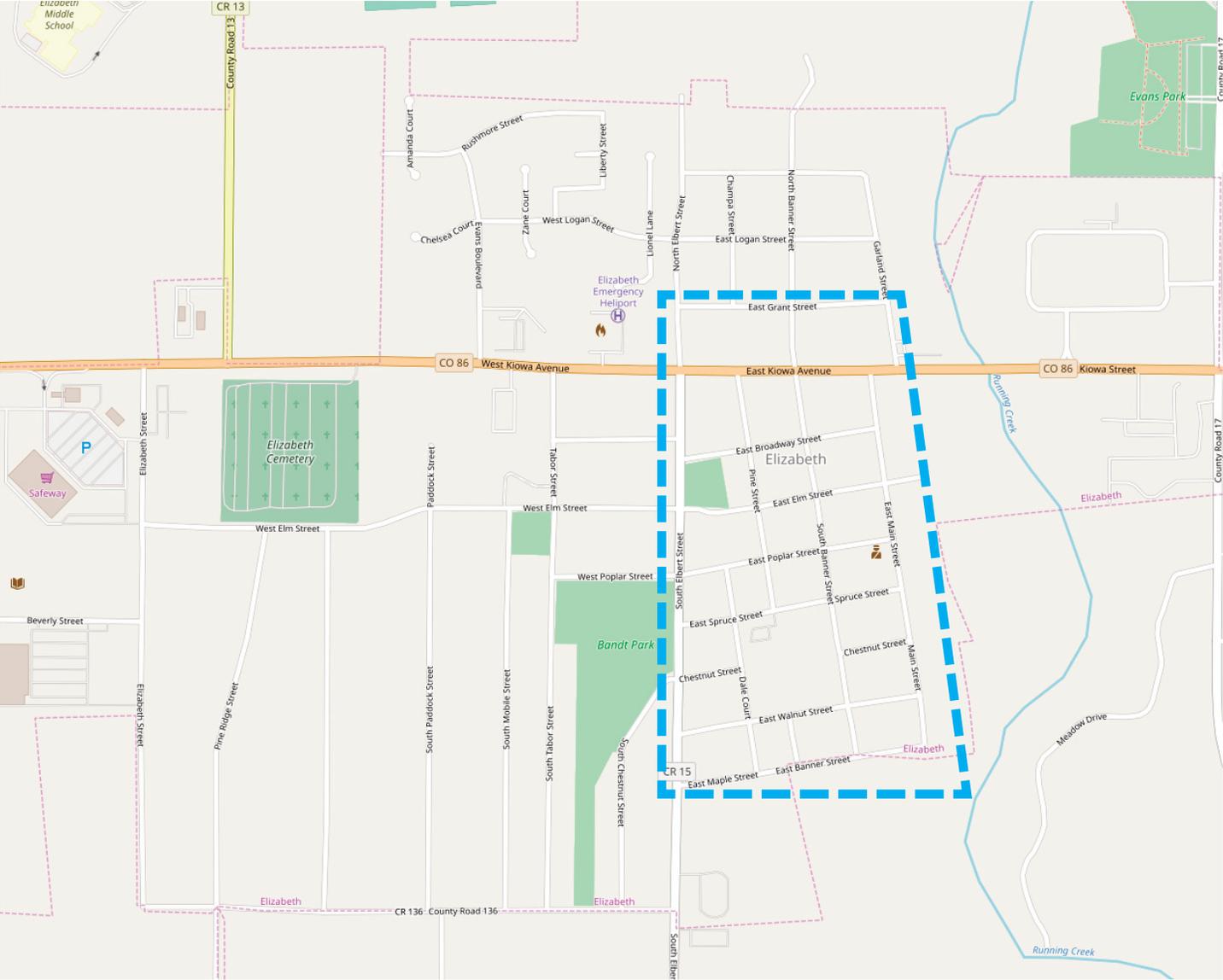
PROJECT AREA

Elizabeth, Colorado, is located on the western edge of the State's eastern plains, about equidistant from Denver and Colorado Springs. The chosen survey area for the Elizabeth Downtown Historic Survey project is based upon the findings of the historic context *Enduring Heritage* (2017). This document recommended historical and architectural survey work within an irregular area where the Town of Elizabeth experienced its earliest development. East Grant Street marks the northern edge of the survey area. The former D&NO Railroad line is to the east. The southern boundary is E. Maple Street. The surveyed properties furthest to the west were located approximately a half-block west of S. Elbert Street. The thoroughfares of Kiowa Avenue (Highway 86) and S. Main Street represent the major commercial zone

 Survey boundary

Elizabeth downtown historic survey area as depicted on a 7.5-minute topographic map of the Elizabeth quadrangle (1965). The United States Geological Survey (USGS) used the color purple to indicate revisions from earlier maps, indicating change over time.
USGS





Survey boundary

Elizabeth downtown historic survey area (detail).
OpenStreetMap / Public Domain

for the Town of Elizabeth and both of these roadways are located within the survey area boundary.

Intensively surveyed sites had legal locations within Sections 7 and 18 of Township 8 South in Range 64 West of the Sixth Prime Meridian, depicted on United States Geological Survey (USGS) 7.5-minute topographic map of the Elizabeth (1994) quadrangle. Determining total acreage for selective intensive surveys is more difficult than for comprehensive surveys of contiguous resources. The approximate acreage for these eighteen sites, determined by adding the overall dimensions of each intensively surveyed property, totaled nearly 5.2 acres.

RESEARCH DESIGN AND METHODS

Goals and Objectives

The Town of Elizabeth's Certified Local Government (CLG) grant application stressed the urgency of the Downtown Historic District Survey project. The Town expressed concern about rapid growth and associated development pressure, although the most dramatic levels of new construction, thankfully, appear to be occurring outside the historic downtown. The Town also recognized the potential of this project to capitalize upon and further the momentum from the historic context initiative completed in 2017. This context identified an historical and architectural survey as its highest priority recommendation. This survey was designed to build upon the preliminary findings from the limited fieldwork included as part of the previously completed historic context

project. These professionals also emphasized the importance of a survey to refine the boundaries and contributing resources within the overall downtown Elizabeth area that they identified as having district potential. The grant application cited the Town's updated historic preservation ordinance, active Historic Advisory Board, and the comprehensive plan's support for an inventory of historic resources as evidence of "both a strong public and town interest in a historic property survey."

File Search and Previous Work

HistoryMatters requested an official search of Office of Archeology and Historic Preservation (OAHP) files, which indicated ten sites within the survey area boundary had been previously documented. As part of the current project, six of these properties were re-surveyed, one (Independent Order of Odd Fellows Hall- 122 South Main Street – 5EL.324) at the intensive level and the remainder on reconnaissance forms. The decision to resurvey the IOOF Hall involved an analysis of the date when the property was last surveyed, the level of information collected, and the potential for enhancing overall knowledge about the site. This fraternal lodge was documented in 1996. This survey date falls outside the OAHP recommendation to resurvey sites approximately every ten years. In addition, this property was documented on a dated version of the 1403 form. The current Architectural Inventory Form requires consultants to provide substantially more detail, especially in terms of the

architectural description, construction history, historical background, and justification for eligibility.

Methodology

Historical and architectural survey is an information-gathering activity intended to learn more about historic buildings. The Elizabeth Downtown Historic District Survey recorded a total of eighty-five properties within the survey area boundary. The project documented sixty-seven of these sites at the reconnaissance level and the remaining eighteen properties at the intensive level. Therefore, the project is classified as a comprehensive reconnaissance-selective intensive survey.

Reconnaissance surveys are designed to cover a lot of territory through sweeping observations. Such surveys sometimes are called “windshield surveys.” This reference to an automobile indicates that not only reconnaissance surveys are done over large areas, making a car a useful survey tool, but also, when viewing the survey area through a windshield, this level of survey takes a quick look and records basic information. Despite the use of this term, reconnaissance surveys are not completed from within a car and still require a great deal of legwork. Reconnaissance surveys possess multiple motivations. In the case of the Elizabeth Downtown Historic District project, this methodology was employed to establish which sites or areas within the neighborhood were most deserving of follow-on, intensive surveys— either as part of this project or at a future date.

Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National Register of Historic Places or the Colorado State Register of Historic Properties.

Intensive survey is a more painstaking and exacting look at individual resources. This approach gathers detailed geographic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site’s use and historical background for past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the surveyed property possesses sufficient significance and integrity to qualify as an Elizabeth local landmark or to be listed on the National Register of Historic Places or the Colorado State Register of Historic Properties.

HistoryMatters devised four criteria to assess, in collaboration with Town staff, whether sites initially recorded at the reconnaissance level warranted intensive survey. These four considerations included:

1. ARCHITECTURAL SIGNIFICANCE—Considered within context of survey area/ all sites documented during project and ranked as high, medium, or low;

2. **PHYSICAL INTEGRITY**—Based upon seven aspects of integrity and ranked as high, medium, or low;
3. **DESIGNATION POTENTIAL**—Preliminary determinations of possible individual eligibility based upon architectural characteristics only; and
4. **KNOWN HISTORY**—Based upon details on interpretive signs (majority along S. Main Street) about select historic properties

Best practice usually advises against re-survey of designated properties, with the common belief being that nomination forms for the National and State Register programs require more detail than usually is collected on a 1403 intensive survey form. There are no properties listed on the National Register within this survey area. There is a single property* listed on the State Register— the Huber (or Carlson) Building at 239 South Main Street (5EL.295)— and it was documented on a reconnaissance form as part of this project. The form for this property collected current photographs and detailed the physical changes to the building since its listing on the State Register in 1995.

The Elizabeth Downtown Historic District Survey project involved completion of multiple complementary steps: fieldwork, memory collection, archival research, and product creation. The project also featured two public meetings. An

* A segment of the D&NO also is listed on the Colorado State Register of Historic Properties as an archaeological resource. Its site number is 5EL.299.1 and, as it continues into El Paso County, 5EP.868.1. This resource was listed on 13 December 1995.

initial kick-off meeting was held on 6 September 2018 to introduce the project to the residents and property owners within the survey area. The second public meeting, held at the conclusion of the project in May 2019, represented an opportunity to share with Elizabeth residents the results of the completed survey. This session highlighted key themes from the historic context, identified the individually eligible properties, presented the proposed historic district, and explored possible follow-on activities.

The first step in the Elizabeth Downtown Historic District Survey was **Fieldwork**. For all sites surveyed at both the reconnaissance and intensive levels, HistoryMatters visited each property to record its architectural features and photograph each building on the property. All photographs were captured from the public right of way unless owner permission was granted to enter the property. HistoryMatters principal consultant Anstey completed fieldwork in seven sessions between 16 November 2018 and 12 March 2019. She recorded all of the survey photographs on a Nikon D5300 digital camera with 24.2 megapixel resolution. When opportunities presented themselves, Anstey also conversed with property owners and/or residents, collecting anecdotal details about the history of the surveyed homes.

The next survey step involved **Memory Collection**. HistoryMatters developed a worksheet to gather details about the history of properties selected for intensive survey. Anstey mailed the paperwork, asking for owner input on two topics: the history of their house or building (details learned from

previous owners, family events that occurred at the site, and general memories of the neighborhood) and how the house or building had changed over time. Four property owners returned the Current Owner Worksheet via postal mail. Of particular assistance was the daughter of the current owners who provided not only personal memories of living and growing up in the surveyed house but also research from US Census records she had completed to learn more about selected previous owners. Another owner enclosed multiple legal documents detailing land sales and easements for his property.

Archival Research represents a crucial component of any historical and architectural survey project. HistoryMatters gathered historical background information from a number of sources, integrating these findings into both the community story in the first part of this report and the property history narratives on the intensive survey forms. The research process relied upon resources from Elbert County Abstract and Title in Kiowa, Denver Public Library, the Elbert County Assessor, and the Elbert County Clerk and Recorder. Useful online sources included the websites Ancestry.com and GenealogyBank.com; articles from the *Elbert County Banner* accessed via the Colorado Historic Newspaper Collection; and the digital collection of the Denver Public Library's Genealogy, African American, and Western History Resources department.

The culmination of the Elizabeth Downtown Historic District Survey project involved **Product Creation**. Subcontractor Thomas worked on formatting of all project

deliverables, including all survey forms and this survey report. Based on the information gathered during the memory collection and archival research steps, Anstey wrote a history of Elizabeth that emphasized themes relevant to the surveyed properties so as not to replicate the topics covered in *Enduring Heritage* (2017). That narrative appears in Section I of this report.

Two different types of survey forms were employed on this project. Information for all sites surveyed at the reconnaissance level was gathered on Form 1417—Historical & Architectural Reconnaissance Form. With permission from OAHF staff and approval of the Town, HistoryMatters revised this reconnaissance form slightly to include details of any accessory buildings like sheds, detached garages, and even playhouses on the single page of Form 1417. This approach represents an alternative to the use of Form 1417b—Historical & Architectural Reconnaissance Ancillary Form, making information about the main and accessory building more accessible on the same single page. The eighteen intensively surveyed properties were recorded on Form 1403—Architectural Inventory Form. All of the forms were compiled and generated in Archbase, a FileMaker database. These properties were given names, historic and/or current, that combined the owner's name with either the term "House" or the label "Residence." The first description was used when no evidence existed the owners lived at a residential property. Residence refers to sites with proven either historic or current owner-occupiers. In Elizabeth a majority of the domestic

properties feature the moniker House because most official addresses are listed as post office boxes rather than physical address. The non-residential sites used either the generic term “Building” or used the name of the business or entity associated with the surveyed site.

For easy identification, each form features an embedded color photograph of the surveyed building. These forms also feature additional images as required in the *Colorado Cultural Resource Survey Manual: Guidelines for Identification: History and Archaeology*, Revised Edition (2007). Color photographs were printed on sheets affixed to the survey form. Photos were saved as large images (exceeding the required four by six size) in tagged image file format (TIF). The Town of Elizabeth also received an electronic copy of all fieldwork photographs on a jump drive.

RESULTS

In preservation, all assessments of eligibility—suitability for listing as local landmarks or on the State or National registers—are based upon two factors: significance and integrity. Both of these concepts can be rather subjective but do have guiding principles that define them and how they are applied to the decision-making process.

Significance is why a place is important. Each type of designation program has its own criteria of significance that an eligible resource must meet. These criteria usually focus on history, architecture, and sometimes other factors such as geography or archaeology. Determining significance often

involves comparative analysis, deeming the most important buildings and sites in an area as potentially eligible. Most listing programs also limit significance to a certain time range, such as buildings that are fifty years or older. By definition, not everything will be important enough to be considered for designation. Some of the sites surveyed in the Elizabeth Downtown Historic District project are significant for their history, architecture, and culture. These properties exhibit significance in a wide range of areas encompassing architecture, commerce, communications, education, health/ medicine, social history, and transportation. If a building is not significant, then the assessment of eligibility ends with the decision that the property does not warrant recognition as a landmark or Register-listed site. If that site, however, is determined to be important and meets at least one eligibility criterion, then the next step involves consideration of integrity.

Integrity relates to how physically intact a building is. Most assessments of integrity are based upon the seven aspects of integrity the National Park Service created for the National Register program. These seven aspects are: location, setting, design, materials, workmanship, association, and feeling. A building does not have to be unchanged or perfect to have overall integrity. Determinations of integrity are based upon a balance among the seven aspects. In other words, integrity is not a yes or no proposition, but instead more of a low, medium, or high consideration. In most cases, buildings that have been moved are not eligible unless they

have been on their current site for at least fifty years. Changes to siding, windows, and additions may negatively impact the aspects of design, materials, and workmanship depending on how these alterations are executed. For example, if a property owner chooses materials in-kind—removing rotten or hail-damaged wooden siding and replacing it with new wooden siding there is virtually no impact to integrity. Similarly, a property with an addition can still have relatively high integrity depending on the size, scale, materials, and placement of this addition in comparison to the historic portion of the building. One way to think about integrity: if the original owner of the building traveled forward in time and looked at the building now, would they recognize it and believe it had not changed too much. The most prevalent changes to properties within the Elizabeth Downtown Historic District Survey project area that negatively impacted integrity included installation of vinyl siding, oversized additions located anywhere but the rear of the building, and changes to the size and shape of window openings.

Reconnaissance Survey Findings

Among the sixty-seven sites recorded at the reconnaissance level, a total of eight are ranked as high priority for future intensive-level survey. These properties represent the most significant in Elizabeth in terms of their architectural distinction, although not all of them are examples of defined architectural styles:

- **723 South Banner Street**—Relatively unal-

tered 1920s house with some Victorian accents

- **125 West Elm Street**—Modest 1909 house with original siding material and window changes
- **148 West Elm Street**—Very basic 1948 home with high integrity but in poor condition. NOTE: OAHF recommended high priority for this site
- **153 West Elm Street**—Modest 1923 home with high levels of integrity
- **167 East Grant Street**—Intact and architecturally significant 1917 house
- **188 South Main Street**—Classical Revival architecture and importance to local commerce (First National Bank/Elizabeth State Bank: 1907-1930)
- **200-244 South Main Street**—Retains many features of False Front Commercial architectural form and is important for its commercial legacy
- **619 South Main Street**—Classic Cottage with high levels of integrity and distinctive barn (currently used as detached garage)

Two of these properties, 188 South Main Street and 619 South Main Street, already are listed as local landmarks. Staff at OAHF determined the former First National Bank/Elizabeth State Bank building eligible to the State Register prior to the start of this survey project, and the property owner currently is working on a nomination. Four other properties—723 South Banner Street, 153 West Elm Street, 167 East Grant

Street, and 200-244 South Main Street—were determined to be potentially eligible as Town of Elizabeth local landmarks. Given the limits of reconnaissance survey, namely the fact no historical research is completed, it is strongly recommended the Town complete intensive-level forms for these sites prior to designation. This survey work will gather important details about the historical background and construction history of these properties. Such information is crucial for determining all applicable significance criteria, not just those related to architecture, and for assessing if these buildings possess sufficient integrity to convey their significance. If the Town, due to time and cost considerations associated with the completion of Form 1403, decides not to proceed with intensive survey prior to local landmark designation, then they should at least consider gathering information about why the property is important and how the building has changed over time. Useful research sources include property owner recollections, details in local history books/historic context, and information available from the Elbert County Assessor.

The Elizabeth Downtown Historic District Survey project also assessed thirty-one properties as medium priority, with the remaining twenty-eight sites determined to be low priority for intensive survey. All of these prioritization results appear in Table 6 in the Appendix of this report.

Intensive Survey Findings

The intensive survey process assessed significance and

integrity to determine eligibility for individual listing. According to OAHF staff, one property is officially eligible to both the National Register of Historic Places and the Colorado State Register of Historic Properties. In addition, there are five sites officially eligible only to the State Register.

The single site officially eligible to the National Register is **235 South Elbert Street**. Architecturally, this home represents a good example of the American Movements period. Character-defining features include the recessed front porch, shingle siding, overhanging eaves, and multi-light windows. It is one of the most architecturally distinctive houses within the survey area. All properties eligible to the National Register are automatically eligible to the State Register as well.

Both HistoryMatters and OAHF agree the following sites are eligible to the State Register:

- **154 East Kiowa Avenue.** Architecturally, this home represents a modest example of the American Movements style. Character-defining features include the shingle siding, overhanging eaves, exposed rafter ends, and multi-light windows.
- **187 East Kiowa Avenue.** This property has been associated with numerous medical and dental professionals over its ninety-nine-year history. Architecturally, this home represents a fine example of the Bungalow type. Character-

NATIONAL AND STATE REGISTERS

National Register Eligibility

The National Historic Preservation Act of 1966, as amended, created the National Register of Historic Places, which the National Park Service administers.

Criteria for National Register eligibility are summarized as follows: The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

State Register Eligibility

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 and is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. The State Register is administered within History Colorado, which maintains an official list of all properties included in the State Register.

Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register.

The criteria for listing are as follows: Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

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

defining features include front-gabled roof, large front porch, exposed rafter ends, overhanging eaves, and oversized roof brackets.

- **251 East Kiowa Avenue.** This property has been both a residential and a business property. Mountain State Telephone and Telegraph oper-

ated on this site from 1928 to 1954. Architecturally, this home represents a typical example of the Bungalow form. Character-defining features include the front-gabled roof, exposed rafter ends, front porch, and overhanging eaves.

Address	Site Num.	Historic Name	Nat. Reg.	State Reg.	Local Ldmrk.
213 S. Banner St.	5EL.957	(likely) Erkenbeck House	N	N	N
218 S. Banner St.	5EL.958	Greve Residence	N	N	N
235 S. Elbert St.	5EL.974	Talbot Residence	Y	Y	Y
356 E. Elm St.	5EL.980	Blumer House	N	N	N
244 E. Grant St.	5EL.987	Garland House	N	Y	N
279 E. Grant St.	5EL.989	Ragsdale Residence	N	N	Y
154 E. Kiowa Ave.	5EL.992	Wight Residence	N	Y	Y
187 E. Kiowa Ave.	5EL.993	Bennett Residence	N	Y	Y
251 E. Kiowa Ave	5EL.994	Charman House	N	Y	Y
322 E. Kiowa Ave.	5EL.996	Blumer House	N	N	N
349 E. Kiowa Ave.	5EL.325	Russell Gates Mercantile	N	N	N
377 E. Kiowa Ave.	5EL.326	Farmers' State Bank	N	Y	Y
381 E. Kiowa Ave.	5EL.998	Jones Motor Company	N	N	Y
148 W. Kiowa Ave.	5EL.1000	McCracken (likely) Residence	N	N	Y
173 E. Logan St.	5EL.1001	Frank E. Garland Residence	N	N	Y
225 E. Logan St.	5EL.1002	Williams Residence	N	N	Y
122 S. Main St.	5EL.324	IOOF- Elizabeth Lodge 108	N	N	Y
249 E. Poplar St.	5EL.323	Adventist Church	N	N	Y

- 377 East Kiowa Avenue.** This property is important for its association with the Farmers' State Bank and commercial development in Elizabeth. Architecturally, this building represents a fine example of the Nineteenth-Century Commercial type. Character-defining features include its brick construction, curvilinear parapet, decorative cornice, classical columns and pilasters, and first floor storefront with a recessed entry and large display windows.

Staff at OAHP also found this property officially eligible to the State Register:

- 244 East Grant Street.** Architecturally, this home represents a typical example of the Shotgun type. Character-defining features include the basic construction, front-gabled roof, and centered primary entry.

The text box on page 27 provides greater detail about the National and State register designation programs, espe-

Address	Site Num.	Construction Date	Survey Level	District Status
349 E. Kiowa Ave.	5EL.325	1894	Intensive	Contributing
377 E. Kiowa Ave.	5EL.326	Ca 1902-1907	Intensive	Contributing
381 E. Kiowa Ave.	5EL.998	1947	Intensive	Contributing
122 S. Main St.	5EL.324	1897	Intensive	Contributing
144 S. Main St.	n/a	1901 (date of relocation from Town of Elbert)	n/a	Contributing
166 S. Main St.	5EL.1003	Pre-1880	Recon	Noncontributing
188 S. Main St.	5EL.321	1907	Recon	Contributing
200-244 S. Main St.	5EL.1004	Ca 1880s	Recon	Contributing
207 S. Main St.	5EL.1005	Ca 1970s	Recon	Noncontributing
239 S. Main St.	5EL.295	1890	Recon	Contributing
286 S. Main St.	5EL.1007	1897	Recon	Contributing
338 S. Main St.	5EL.322	Ca 1881	Recon	Contributing
360 S. Main St.	5EL.1009	Ca 1890s-1930s	Recon	Noncontributing
392 S. Main St.	5EL.1011	1889	Recon	Contributing

cially the criteria for eligibility. Among the intensively-surveyed sites, a total of twelve were found eligible as Town of Elizabeth local landmarks. All of the eligibility results for the Elizabeth Downtown Historic District Survey are summarized in Table 1, on page 28 of this report.

Eligible Local Historic District

Historic district eligibility is also based upon significance and integrity but, instead of considering a single building, identifying an historic district requires assessment of multiple sites in a group. The buildings or sites within an historic district must share the same reason for being important. Most designated historic districts recognize a shared history, architecture, or geography. Within historic districts, the assess-

ment of integrity determines which individual buildings are considered “contributing” or “noncontributing.” Contributing resources are those that both are associated with the significance of the historic district and are physically intact enough to convey that significance. Noncontributing resources are those that do not share the significance with other buildings in the district, or are not physically intact enough, or do not meet the period of significance for the identified district. The period of significance, as the name implies, is the specific span of time when the area achieved or expressed its historical, architectural, or geographic significance. For example, in an historic district recognizing the architectural importance of a residential neighborhood platted in 1890 with the majority of the homes constructed between 1890

Proposed Elizabeth Commercial Core Historic District boundaries superimposed onto a Google Earth satellite image. This roughly L-shaped district includes three resources at the east end of East Kiowa Avenue and then continues down South Main Street.

-  Proposed district boundary
-  Contributing property
-  Noncontributing property



and 1910, a home constructed in 2019 on a vacant lot within the historic district boundaries would be considered noncontributing because it neither shares the architectural characteristics of the 1890 through 1910 original homes nor has a construction date that falls within the period of significance.

Establishing historic district boundaries, especially deciding whether particular buildings should be included within the district, requires a consideration of both the density and distribution of contributing resources within the proposed district. The boundary for an historic district is drawn to include as many historic buildings that meet the reason the district is significant without including too many that do not. An historic district is not required to be 100 percent contributing buildings and virtually no designated districts achieve this level of density. At a minimum, at least 50 percent of the buildings within an historic district should be contributing. In considering distribution, it is important for the contributing resources to be grouped physically close to one another. Again, an historic district need not be composed exclusively of contributing buildings all in a row. But, ideally, the largest and most geographically prominent buildings within the district should be contributing. If they are not, then the district boundary may need to be drawn to exclude the noncontributing resources.

The 2017 historic context *Enduring Heritage*, in its recommendations section and based upon limited fieldwork, made a preliminary assessment that the oldest parts of Elizabeth might compose an historic district. These boundaries

became the survey area boundaries for the Elizabeth Downtown Historic District survey project, with the goal to solidify the appropriate boundaries for a downtown historic district in Elizabeth based upon shared significance and to determine the contributing and noncontributing status of the resources within the district boundaries. By definition, any historic district identified as part of this 2018-2019 project could not exceed the survey boundaries and very likely, based upon a combined consideration of significance and integrity plus density and distribution of contributing resources, would be much smaller.

The Elizabeth Downtown Historic District Survey project identified a small local historic district. This district is significant for a shared history that recognizes the commercial development of the Town of Elizabeth. The period of significance for this proposed local historic district spans from 1882 to 1957. The choice of these dates relied upon the themes presented in *Enduring Heritage*. The year 1882 marked the arrival of the D&NO and, by extension, the beginning of the Town of Elizabeth and its commercial existence. In 1958 the Town of Elizabeth, with construction of the Titan intercontinental ballistic missile base nearby, entered a new period of development that impacted all facets of life in the community, including its commercial downtown. Table 2 summarizes the resources within this historic district, including the contributing and noncontributing resources within the boundary. This identified historic district possesses nearly 79 percent contributing resources.

Section I of this report focused on surprising historical aspects discovered during this survey project. The small size of the identified local historic district might be a surprise to some readers of this report, especially since the 2017 historic context introduced an expectation that the entire downtown might be an eligible historic district. The eligible district emerged based upon a winnowing process, becoming smaller with each step in the assessment process. The survey area contains approximately 115 buildings. The decision on which eighty-five buildings to survey removed thirty sites determined to lack significance and/or integrity and deemed likely to fall outside an historic period of significance (new construction).

Significance

1. Search for greatest distribution of resources with shared history
2. Focus on commercial development eliminated all residential and institutional buildings from consideration as contributing resources within the district (NOTE: HistoryMatters also studied the possibility of both a separate historic district containing only residential properties and a second one composed exclusively of institutional buildings. However, neither of these districts possessed the appropriate density and distribution of contributing resources.)

Largest possible historic district honoring Elizabeth's commercial development stretched along

the entire length of East Kiowa Avenue and South Main Street and also included resources in the 300 block of East Grant Street; all of the resources within this larger boundary shared a commercial history

Period of Significance (1882-1957)

3. New construction (or more recent alterations making buildings "read" as non-historic) eliminated three resources and those not in business use during this period excluded two more properties, bringing the largest possible district size to eighteen (18) buildings and shrinking the possible boundary to only a portion of East Kiowa Avenue (especially north side of street) and South Main Street

Integrity

4. Determined 344 East Kiowa Avenue had too many alterations to convey commercial significance and adjusted district boundary to not include this noncontributing resource

Density and Distribution

5. Considered drawing district boundary to include 187 and 251 E. Kiowa Avenue, but rejected this option because it would have added four non-contributing resources

Result

- L-shaped Downtown Core Commercial Historic District with fourteen resources

TABLE 3: TOWN OF ELIZABETH EXISTING LOCAL LANDMARKS

Address	Designation Date	Const. Date	Significance	Integrity	Eligibility
228 S. Banner Street	23-Mar-99	Ca 1905	Architecture, Government and Politics	Medium to High	Yes
589 S. Banner Street	25-Jan-00	1920–1984	Education	Low	No
188 S. Main Street	12-Aug-03	1907	Architecture, Commerce	High	Yes
271 S. Main Street	23-May-06	1892, 1932	Settlement	Low	No
286 S. Main Street	22-May-01	1897	Architecture, (possibly) Transportation	Medium	Yes
338 S. Main Street	26-Aug-03	Ca 1881	Architecture, Transportation	Medium	Yes
619 S. Main Street	23-Sep-03	1900	Architecture	High	Yes
473 S. Pine Street	24-Feb-04	1885 (seems too early for appearance of house Bungalow likely dates to ca 1900s–mid-1920s)	Architecture	For 1885 construction: Low/ For ca 1910s–mid-1920s Bungalow: Medium	Uncertain more research needed

Assessment of Listed Local Landmarks

Significance and integrity are the only valid considerations for designation. It is important to resist the temptation to make eligibility decisions on other factors such as friendship, political connections, or other personal factors. Consistency is crucial for a strong preservation and designation program and the local landmark register is only as strong as its weakest landmark, the designated property with the most tangential association to the local standards for significance and lowest levels of physical integrity. The following assessments of existing local landmark properties in Table 3 are consistent with the assessments HistoryMatters made for the surveyed sites recorded during the Elizabeth Downtown Historic District Survey project. The Town of Elizabeth and its Historic Advisory Board will need to decide if these professional assessments are too strict or too lax for local tolerance.

RECOMMENDATIONS

Survey projects, along with historic contexts, represent the foundation for all historic preservation efforts. The Town of Elizabeth should be proud of the progress they have made in completing both foundational projects in such quick succession. There are much larger towns and cities with far greater resources and long-established historic preservation programs that do not possess these types of important instruments for planning, designation, and interpretation. The following recommendations represent a few suggestions for appropriate future initiatives to maintain and build upon current momentum and put the results of both the historic context and this survey to use.

Recommendation 1: Designation

This project identified both individually eligible sites and

a local historic district. The Town, property owners, and representatives from OAHP (for sites eligible to State Register) should collaborate to designate these properties. Designation is an excellent way to recognize the important history and architecture of these individual properties and collections of resources in the local historic district. Listing on the Colorado State Register of Historic Properties is strictly honorary. If protection is the aim of designation, then listing as an Elizabeth local landmark or local historic district is the appropriate approach. The intensive survey forms and survey report, along with the previously completed historic context, include most of the necessary information required to complete the nominations for the eligible properties and districts.

Recommendation 2: Changes to Local Landmark Program

HistoryMatters concurs with Square Moon Consulting: the Town of Elizabeth needs to create a local landmark nomination form. Obtaining such designation paperwork from other CLG communities represents an excellent starting point for this process; many of the forms even may be available online. Given the bureaucratic nature of government procedures, including landmark designation, every effort should be made to make the wording on the forms straightforward and easy to understand. It will be important to avoid jargon and acronyms. One place to start might be the Current Owner Worksheet used for the Elizabeth Downtown Historic District Survey project. This instrument captures the key in-

formation necessary to assess historic significance and integrity, namely historical background on the current and former owners and details of how the building has changed over time. Any new designation paperwork should include clear instructions, giving property owners tips on how to complete the form (especially where to find out more about their home or building: Elbert County Assessor Office website and available research materials) and a clear outline of how the designation process works (meetings, hearings, and usual time required for official designation).

Recommendation 3: Complete Prioritized Intensive-level Survey

One of the main purposes of any reconnaissance survey is to determine the prioritization of recorded properties for intensive survey. The Town should weigh these priorities against the community's overall preservation goals and grant plans.

Recommendation 4: Interpretation and Sharing

The existing interpretive signs affixed to historic buildings in the commercial core are informative, high quality, and well-executed. The Town should consider creating additional signs that match the style and format of the existing plaques. Research gathered for the Historical Background on the intensive survey forms quite easily can be distilled into narrative text for new signs. Grant funding, from either the CLG or SHF programs, is available for such projects.

The intensive survey research also uncovered a large number of former property owners or occupants who are buried at Elizabeth Cemetery. This situation presents the opportunity to coordinate with volunteers involved with maintenance and programming at the cemetery, perhaps creating

a self-guided tour that allows tourists and history-lovers to make the connections between the town's places and the final resting place of former owners. This same theme might be suitable for special events for Memorial Day, Veteran's Day, or perhaps Halloween.

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APPENDIX

SURVEY RESULTS TABLES

TABLE 5

All Surveyed Properties in Address Order 42

TABLE 6

All Surveyed Properties in Site Number Order 44

TABLE 7

Priority for Intensive-Level Survey 46

**TABLE 5: ALL SURVEYED PROPERTIES
IN ADDRESS ORDER**

Address	Site Num.	Survey Level
181 North Banner Street	5EL.955	Reconnaissance
174 South Banner Street	5EL.956	Reconnaissance
213 South Banner Street	5EL.957	Intensive
218 South Banner Street	5EL.958	Intensive
325-381 South Banner Street	5EL.959	Reconnaissance
378 South Banner Street	5EL.960	Reconnaissance
417 South Banner Street	5EL.961	Reconnaissance
420 South Banner Street	5EL.962	Reconnaissance
481 South Banner Street	5EL.963	Reconnaissance
589 South Banner Street	5EL.757	Reconnaissance
624 South Banner Street	5EL.964	Reconnaissance
723 South Banner Street	5EL.965	Reconnaissance
133 East Broadway Street	5EL.966	Reconnaissance
111 West Broadway Street	5EL.967	Reconnaissance
122 West Broadway Street	5EL.968	Reconnaissance
128 West Broadway Street	5EL.969	Reconnaissance
133 East Chestnut Street	5EL.970	Reconnaissance
525 Dale Court	5EL.971	Reconnaissance
551 Dale Court	5EL.972	Reconnaissance
573 Dale Court	5EL.973	Reconnaissance
235 South Elbert Street	5EL.974	Intensive
326 South Elbert Street	5EL.975	Reconnaissance
350 South Elbert Street	5EL.976	Reconnaissance
560 South Elbert Street	5EL.977	Reconnaissance
324 East Elm Street	5EL.978	Reconnaissance
349 East Elm Street	5EL.979	Reconnaissance
356 East Elm Street	5EL.980	Intensive
107 West Elm Street	5EL.981	Reconnaissance
114 West Elm Street	5EL.982	Reconnaissance
125 West Elm Street	5EL.983	Reconnaissance
148 West Elm Street	5EL.984	Reconnaissance
153 West Elm Street	5EL.985	Reconnaissance
167 East Grant Street	5EL.986	Reconnaissance

Address	Site Num.	Survey Level
244 East Grant Street	5EL.987	Intensive
266 East Grant Street	5EL.988	Reconnaissance
279 East Grant Street	5EL.989	Intensive
366 East Grant Street	5EL.990	Reconnaissance
385 East Grant Street	5EL.991	Reconnaissance
154 East Kiowa Avenue	5EL.992	Intensive
187 East Kiowa Avenue	5EL.993	Intensive
251 East Kiowa Avenue	5EL.994	Intensive
273 East Kiowa Avenue	5EL.995	Reconnaissance
322 East Kiowa Avenue	5EL.996	Intensive
344 East Kiowa Avenue	5EL.997	Reconnaissance
349 East Kiowa Avenue	5EL.325	Intensive
377 East Kiowa Avenue	5EL.326	Intensive
381 East Kiowa Avenue	5EL.998	Intensive
495 East Kiowa Avenue	5EL.999	Reconnaissance
148 West Kiowa Avenue	5EL.1000	Intensive
173 East Logan Street	5EL.1001	Intensive
225 East Logan Street	5EL.1002	Intensive
122 South Main Street	5EL.324	Intensive
166 South Main Street	5EL.1003	Reconnaissance
188 South Main Street	5EL.321	Reconnaissance
200-244 South Main Street	5EL.1004	Reconnaissance
207 South Main Street	5EL.1005	Reconnaissance
239 South Main Street	5EL.295	Reconnaissance
271 South Main Street	5EL.1006	Reconnaissance
286 South Main Street	5EL.1007	Reconnaissance
325 South Main Street	5EL.1008	Reconnaissance
338 South Main Street	5EL.322	Reconnaissance
360 South Main Street	5EL.1009	Reconnaissance
375 South Main Street	5EL.1010	Reconnaissance
392 South Main Street	5EL.1011	Reconnaissance
471 South Main Street	5EL.1012	Reconnaissance
523 South Main Street	5EL.1013	Reconnaissance
577 South Main Street	5EL.1014	Reconnaissance
619 South Main Street	5EL.1015	Reconnaissance
109 South Pine Street	5EL.1016	Reconnaissance

Address	Site Num.	Survey Level
131 South Pine Street	5EL.1017	Reconnaissance
188 South Pine Street	5EL.1018	Reconnaissance
191 South Pine Street	5EL.1019	Reconnaissance
233 South Pine Street	5EL.1020	Reconnaissance
265 South Pine Street	5EL.1021	Reconnaissance
425 South Pine Street	5EL.1022	Reconnaissance
451 South Pine Street	5EL.1023	Reconnaissance
473 South Pine Street	5EL.1024	Reconnaissance
722 South Pine Street	5EL.1025	Reconnaissance
755 South Pine Street	5EL.1026	Reconnaissance
226 East Poplar Street	5EL.1027	Reconnaissance
249 East Poplar Street	5EL.323	Intensive
119 West Poplar Street	5EL.1028	Reconnaissance
150 East Walnut Street	5EL.1029	Reconnaissance
170 East Walnut Street	5EL.1030	Reconnaissance
201 East Walnut Street	5EL.1031	Reconnaissance

**TABLE 6: ALL SURVEYED PROPERTIES
IN SITE NUMBER ORDER**

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

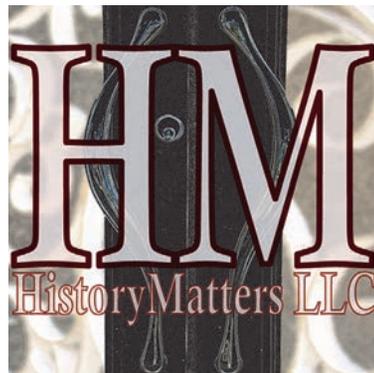
Site Num.	Address	Survey Level
5EL.980	356 East Elm Street	Intensive
5EL.981	107 West Elm Street	Reconnaissance
5EL.982	114 West Elm Street	Reconnaissance
5EL.983	125 West Elm Street	Reconnaissance
5EL.984	148 West Elm Street	Reconnaissance
5EL.985	153 West Elm Street	Reconnaissance
5EL.986	167 East Grant Street	Reconnaissance
5EL.987	244 East Grant Street	Intensive
5EL.988	266 East Grant Street	Reconnaissance
5EL.989	279 East Grant Street	Intensive
5EL.990	366 East Grant Street	Reconnaissance
5EL.991	385 East Grant Street	Reconnaissance
5EL.992	154 East Kiowa Avenue	Intensive
5EL.993	187 East Kiowa Avenue	Intensive
5EL.994	251 East Kiowa Avenue	Intensive
5EL.995	273 East Kiowa Avenue	Reconnaissance
5EL.996	322 East Kiowa Avenue	Intensive
5EL.997	344 East Kiowa Avenue	Reconnaissance
5EL.998	381 East Kiowa Avenue	Intensive
5EL.999	495 East Kiowa Avenue	Reconnaissance
5EL.1000	148 West Kiowa Avenue	Intensive
5EL.1001	173 East Logan Street	Intensive
5EL.1002	225 East Logan Street	Intensive
5EL.1003	166 South Main Street	Reconnaissance
5EL.1004	200-244 South Main Street	Reconnaissance
5EL.1005	207 South Main Street	Reconnaissance
5EL.1006	271 South Main Street	Reconnaissance
5EL.1007	286 South Main Street	Reconnaissance
5EL.1008	325 South Main Street	Reconnaissance
5EL.1009	360 South Main Street	Reconnaissance
5EL.1010	375 South Main Street	Reconnaissance
5EL.1011	392 South Main Street	Reconnaissance
5EL.1012	471 South Main Street	Reconnaissance
5EL.1013	523 South Main Street	Reconnaissance
5EL.1014	577 South Main Street	Reconnaissance
5EL.1015	619 South Main Street	Reconnaissance

Site Num.	Address	Survey Level
5EL.1016	109 South Pine Street	Reconnaissance
5EL.1017	131 South Pine Street	Reconnaissance
5EL.1018	188 South Pine Street	Reconnaissance
5EL.1019	191 South Pine Street	Reconnaissance
5EL.1020	233 South Pine Street	Reconnaissance
5EL.1021	265 South Pine Street	Reconnaissance
5EL.1022	425 South Pine Street	Reconnaissance
5EL.1023	451 South Pine Street	Reconnaissance
5EL.1024	473 South Pine Street	Reconnaissance
5EL.1025	722 South Pine Street	Reconnaissance
5EL.1026	755 South Pine Street	Reconnaissance
5EL.1027	226 East Poplar Street	Reconnaissance
5EL.1028	119 West Poplar Street	Reconnaissance
5EL.1029	150 East Walnut Street	Reconnaissance
5EL.1030	170 East Walnut Street	Reconnaissance
5EL.1031	201 East Walnut Street	Reconnaissance

TABLE 7: PRIORITY FOR INTENSIVE-LEVEL SURVEY

Address	Site Num.	Priority
181 North Banner Street	5EL.955	Low
174 South Banner Street	5EL.956	Low
325-381 South Banner Street	5EL.959	Medium
378 South Banner Street	5EL.960	Low
417 South Banner Street	5EL.961	Low
420 South Banner Street	5EL.962	Medium
481 South Banner Street	5EL.963	Low
589 South Banner Street	5EL.757	Low
624 South Banner Street	5EL.964	Medium
723 South Banner Street	5EL.965	High
133 East Broadway Street	5EL.966	Medium
111 West Broadway Street	5EL.967	Medium
122 West Broadway Street	5EL.968	Low
128 West Broadway Street	5EL.969	Medium
133 East Chestnut Street	5EL.970	Low
525 Dale Court	5EL.971	Low
551 Dale Court	5EL.972	Medium
573 Dale Court	5EL.973	Medium
326 South Elbert Street	5EL.975	Medium
350 South Elbert Street	5EL.976	Medium
560 South Elbert Street	5EL.977	Low
324 East Elm Street	5EL.978	Low
349 East Elm Street	5EL.979	Medium
107 West Elm Street	5EL.981	Medium
114 West Elm Street	5EL.982	Medium
125 West Elm Street	5EL.983	High
148 West Elm Street	5EL.984	High
153 West Elm Street	5EL.985	High
167 East Grant Street	5EL.986	High
266 East Grant Street	5EL.988	Medium
366 East Grant Street	5EL.990	Medium
385 East Grant Street	5EL.991	Low
273 East Kiowa Avenue	5EL.995	Low

Address	Site Num.	Priority
344 East Kiowa Avenue	5EL.997	Medium
495 East Kiowa Avenue	5EL.999	Low
166 South Main Street	5EL.1003	Low
188 South Main Street	5EL.321	High
200-244 South Main Street	5EL.1004	High
207 South Main Street	5EL.1005	Low
239 South Main Street	5EL.295	Low
271 South Main Street	5EL.1006	Medium
286 South Main Street	5EL.1007	Medium
325 South Main Street	5EL.1008	Low
338 South Main Street	5EL.322	Medium
360 South Main Street	5EL.1009	Low
375 South Main Street	5EL.1010	Medium
392 South Main Street	5EL.1011	Medium
471 South Main Street	5EL.1012	Medium
523 South Main Street	5EL.1013	Low
577 South Main Street	5EL.1014	Low
619 South Main Street	5EL.1015	High
109 South Pine Street	5EL.1016	Medium
131 South Pine Street	5EL.1017	Medium
188 South Pine Street	5EL.1018	Low
191 South Pine Street	5EL.1019	Medium
233 South Pine Street	5EL.1020	Medium
265 South Pine Street	5EL.1021	Low
425 South Pine Street	5EL.1022	Low
451 South Pine Street	5EL.1023	Low
473 South Pine Street	5EL.1024	Medium
722 South Pine Street	5EL.1025	Medium
755 South Pine Street	5EL.1026	Low
226 East Poplar Street	5EL.1027	Low
119 West Poplar Street	5EL.1028	Low
150 East Walnut Street	5EL.1029	Medium
170 East Walnut Street	5EL.1030	Medium
201 East Walnut Street	5EL.1031	Medium



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