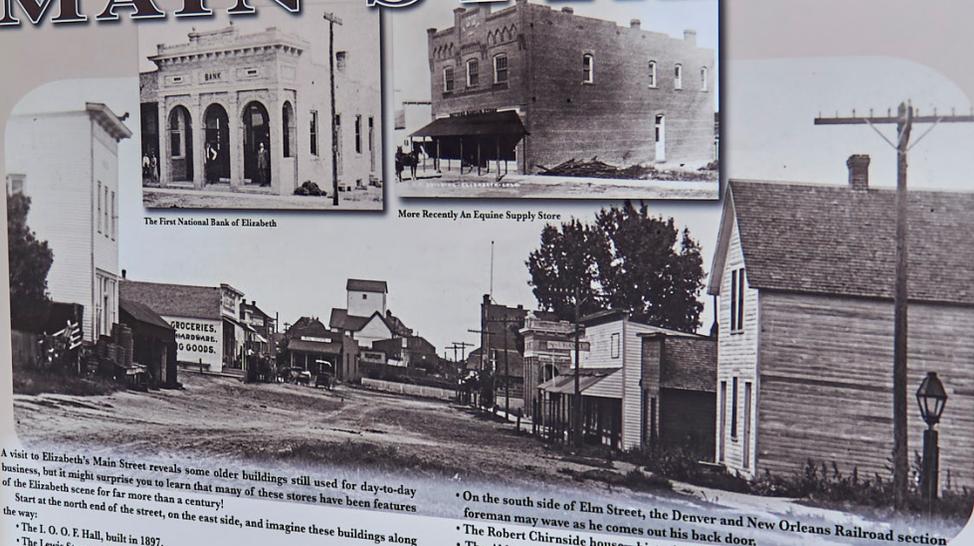


8.0

# Historic Preservation

## ELIZABETH MAIN STREET



A visit to Elizabeth's Main Street reveals some older buildings still used for day-to-day business, but it might surprise you to learn that many of these stores have been features of the Elizabeth scene for far more than a century!

Start at the north end of the street, on the east side, and imagine these buildings along the way:

- The I. O. O. F. Hall, built in 1897.
- The Lewis Store and Confectionery...built "who knows when" but moved to this spot in 1901.
- The Elizabeth Hotel, built prior to 1880.
- The First National Bank of Elizabeth, which opened in the beautiful building at the south end of the block.
- Across Broadway, see the Elmer Block, built before 1900 by a Swiss immigrant and home to a variety of enterprises over the years.
- On the south corner is "the 1897 house," both a business house and a private residence.

- On the south side of Elm Street, the Denver and New Orleans Railroad section foreman may wave as he comes out his back door.
- The Robert Chirnside house—historically a private residence.
- The Ahl & Weiss Blacksmith Shop, originally a busy community hall and possibly Elizabeth's first town hall building, is the end of the line.

Back on the north end of the street, on the west side...well, the original buildings here were all replaced over the years.

- The Cort-Hames General Store building, moved across Broadway to the south in the 1970s, is the Elizabeth Public Library.
- The historic Carlson Building was built in 1890.
- At the south end of that block may be the oldest house in Elizabeth, a former saloon and boarding house for railroad workers built in 1882.

You may not actually go back in time during your visit to Elizabeth, but you'll have a renewed affinity for the community's heritage. Main Street is keeping history alive!

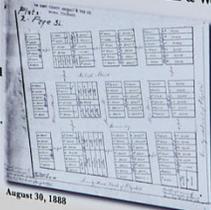


Photo Credits: Main Street Photo, Elbert County Historical Society Collection



## 8.0 Historic Preservation



Given the historic character of Old Town and other areas in the Town of Elizabeth, the Comprehensive Plan incorporates a Historic Preservation Plan developed as part of the planning process. A number of individuals and groups around the community have focused on historic preservation over the last several years, and the Comprehensive Plan represents the vision and direction of the Town with regard to historic preservation going forward. The overall goal for historic preservation in Elizabeth involves preserving the historic character of the community as much as possible, while accommodating the changes to and evolution of Old Town and other key areas around town over time.

Communities around the nation with similar historic resources have been able to leverage their historic character while growing and evolving over time, and this Comprehensive Plan outlines a road map for how Elizabeth can continue to grow (and, redevelop in some locations) while preserving historic character.

The Town of Elizabeth has worked through federal and state requirements to gain certification as a Certified Local Government (CLG). Communities with a CLG designation gain a variety of benefits from state and federal sources with regard to historic preservation.

### Formal Designation of Historic Resources

The Comprehensive Plan recommends that the Historic Advisory Board outline to the Board of Trustees the formal designation of sites and areas of historic, architectural, and / or environmental significance in Elizabeth. Designation of important historic properties and areas helps ensure their protection while providing financial and other incentives for historic preservation. Property owners, historic preservation organizations, the Historic Advisory Board, or the Board of Trustees may begin the designation process for a property or for a district. The Historic Advisory Board makes a designation recommendation to the Board of Trustees, which decides whether the property or district should be landmarked.

## 8.0 HISTORIC PRESERVATION

The process of designating historic properties and districts should be proactive. It should adequately publicize information about the potential designation of historic districts and ensure that property owners are aware of the benefits and responsibilities of living in, operating a business, or maintaining a property in a historic district.

The Town and the Historic Advisory Board should use the guidance from the Downtown Historic District Survey (conducted in 2018 and 2019) regarding the

eligibility for historic designation (as outlined below) in moving forward with the designation process.

The Downtown Historic District Survey advised that the Town should create a local landmark nomination form in order to make it easier to include properties on historic registers in Elizabeth. The survey also recommended that the Town complete a prioritized, intensive-level survey of properties and establish additional signs to identify historically designated properties.

**Table 1: Eligibility for Intensively Surveyed Properties**

Address	Site Number	Historic Name	National Register	State Register	Local Landmark
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	N	N	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	N	Y
187 E. Kiowa Ave.	5EL.993	Bennett Residence	N	Y	Y
251 E. Kiowa Ave.	5EL.994	Charman House	N	N	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

Source: Downtown Historic District Survey (2019)



## 8.0 HISTORIC PRESERVATION

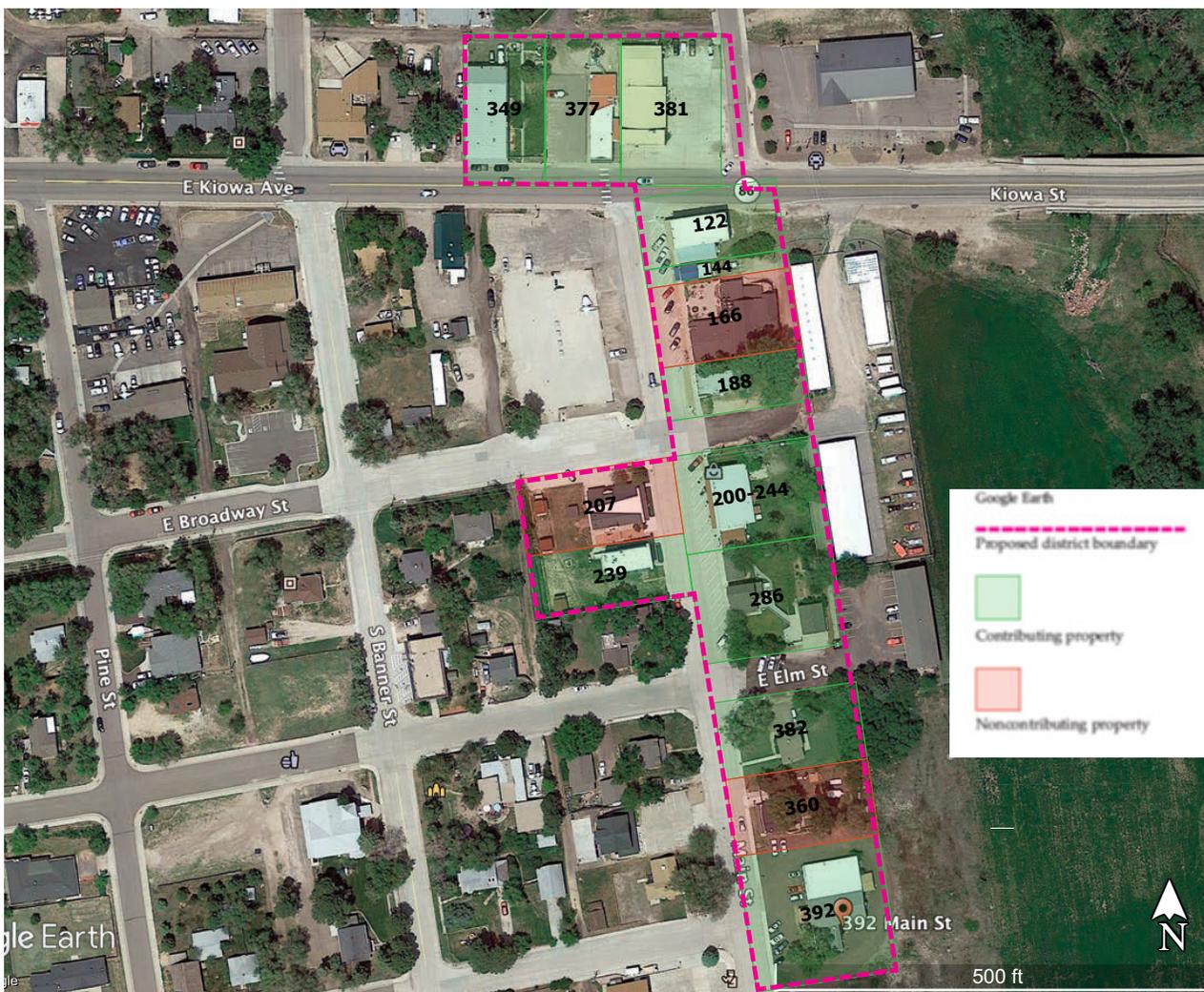
### Potential Historic Districts

Based upon community input during the Comprehensive Plan process, the results of the Elizabeth Downtown Historic District Survey (2018-2019), and the report “Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide, 1881 – 1965.” the following list represent key historic districts ideal for formal identification by the Town of Elizabeth.

#### Elizabeth Commercial Core Historic District:

As outlined in the Downtown Historic District Survey, this district would include properties primarily on the east side of Main Street, from Poplar Street to Kiowa Avenue (Highway 86) and along the north side of Kiowa Avenue, in the vicinity of the intersection with Main Street. This district focuses on the commercial businesses in the traditional downtown core of Elizabeth. It would focus on preserving the historical character of the Town’s downtown that dates to the late 1800s.

The following map (from the Downtown Historic District Survey) outlines the boundaries of this potential district.



Source: Downtown Historic District Survey (2019)

## 8.0 HISTORIC PRESERVATION

The following table from the Downtown Historic District Survey articulates the status of the various buildings within the potential area for the Elizabeth Commercial Core Historic District.

Table 2: Proposed Elizabeth Commercial Core Historic District				
Address	Site Number	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	Non-Contributing
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	Non-Contributing
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	Non-Contributing
392 S. Main St.	5EL.1011	1889	Recon	Contributing

Source: *Downtown Historic District Survey (2019)*

### Orchestrating the Design Review Process

The Comprehensive Plan recommends that the Town should oversee a design review process to ensure that changes to properties designated as historic, or located within historic districts, are consistent with standards for rehabilitation by preserving key architectural features. Town staff may review minor alterations to properties designated as historic or located within a historic district, such as the construction of rear fencing or roofing work. The Town should review applications for more significant changes, including front and side yard fences, window rehabilitation and replacement, and additions to designated buildings.

The Town should meet regularly and work collaboratively with property owners, architects, and building owners using relevant design guidelines. Design review is very important in maintaining the visual and material character of historic areas in Elizabeth. The design review process should be carefully managed so that it provides a collaborative way to appropriately manage change in the Town's historic fabric. The design review process should examine how projects are adhering to the architectural styles for different parts of Elizabeth as articulated in the report "Elizabeth, Colorado: Enduring Heritage

of a Small Town on the Divide, 1881 – 1965." The Town should carefully monitor the design review process to ensure consistency regarding decisions. Members of the Historic Advisory Board should be encouraged to participate in design training sessions in order to provide the highest quality design reviews of applications.

### Creating Historic District Design Guidelines

The Town should complete design guidelines for designated historic districts to provide guidance for property owners undertaking exterior changes to designated individual landmarks or buildings within historic districts. Design guidelines should be based upon the federal Secretary of the Interior's Standards for the Treatment of Historic Properties.



## 8.0 HISTORIC PRESERVATION

Guidelines should be written in a manner that is understandable, accessible, and comprehensive. The design guidelines for the Main Street area should focus on preserving the historic facades of the first few feet of the fronts of buildings, as these portions of the buildings along Main Street contain the most notable and memorable architecture from a historic perspective. The design guidelines should allow and encourage the creative reuse or adaptation of the rear portions of buildings along Main Street to suit the needs of the district going forward. For example, the design guidelines should outline how the rear portions of Main Street buildings and properties could be modified to provide patios and outdoor dining and the fronting of buildings toward the Running Creek corridor and the Town's potential new park along the west side of the creek corridor (as outlined in the Old Town Chapter). The design guidelines should provide for transitions from the rear sides of buildings to nearby parking areas, civic plazas, and other features that are located to the east and west of Main Street. The design guidelines should also articulate how buildings could potentially be expanded, either vertically or horizontally, and how buildings could be modified to include a greater proportion of residential uses.



### Establishing Historic Preservation Incentives

A variety of local, state, and federal incentives are available to encourage the maintenance and enhancement of historically landmarked buildings and properties in Elizabeth. As a CLG, Elizabeth reviews applications for historic incentives.

### Available Incentives for Landmarked Properties Include:

- Eligibility for a 20 percent Federal Tax Credit for income-producing properties listed on the National Register of Historic Places
- Eligibility for a 20 percent Colorado State Income Tax credit for individually landmarked properties and those located within a historic district
- Eligibility for grants through the State Historical Fund. Projects must demonstrate a public benefit to be eligible for a grant
- Potential exemptions or variances from select building code and zoning standards, including floodplain and height requirements
- Staff assistance for applicants for development review and building permit processes



### Goals, Policies, and Actions

The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of topics related to historic preservation.

#### GOAL 1: Ensure the Protection of Elizabeth's Historic and Architectural Resources

##### Policy 1.1

The Town of Elizabeth should create a shared community vision for the protection of resources and areas that are historically or architecturally significant.

##### Policy 1.2

The Town should develop strategies for the protection of historically or architecturally significant resources and areas, consistent with state and federal historic preservation practices.

## 8.0 HISTORIC PRESERVATION

### Policy 1.3

Ensure that historic preservation goals and initiatives remain consistent with other plans, policies, and priorities of the Town and enhance coordination.

### Action 1.1

Designate the commercial core of Elizabeth as a historic district, per the Downtown Historic District Survey, completed in 2019.

### Action 1.2

Designate historical properties identified in the Downtown Historic District Survey.

### Action 1.3

Establish a design review process for historic sites or properties located within a historic district.

## GOAL 2: Engage the Community in Historic Preservation Efforts

### Policy 2.1

Encourage collaboration and dialogue between the community, the Historic Advisory Board, other boards, the Board of Trustees, Town staff, and other organizations to advance historic preservation goals and enhance community support.

### Policy 2.2

Promote and raise awareness of historic preservation efforts in the Elizabeth area.

### Policy 2.3

Develop collaborative relationships with owners of properties that are individually landmarked and / or located within a historic district.

### Action 2.1

Create interpretive materials for residents and visitors to understand Elizabeth's historic and architectural resources.

### Action 2.2

Publicly promote the historic survey the Town completed in 2019. As an initial step of implementation, the Historic Advisory Board and Town staff should work to widely distribute the information from the survey to the community and to educate property owners of key properties concerning the historic preservation opportunities identified through the historic survey.

### Action 2.3

Collaborate with owners of landmarks and properties in designated historic districts. Owning historic properties presents property owners with great opportunities but also requires owners to make higher levels of investment in materials and often involves working with specialized trades people or design professionals with experience working on historic properties. Supporting the owners of historic properties is critical. The Town should foster an open dialogue about the benefits and responsibilities of landmark designation, collaborate with them to streamline the design review process, and implement improvements to historic preservation program elements to promote collaboration. Events such as workshops to demonstrate how to maintain particular elements of historic properties, for example, would allow property owners to learn from professional trades people how to best maintain and repair properties.

### Action 2.4

Promote greater understanding of historic preservation. The Town could recruit volunteers to act as neighborhood liaisons to increase the understanding of historic preservation in the key districts in Elizabeth, meet routinely with neighborhood liaisons and residents to engage in an open dialogue about common issues and concerns with historic districts, and distribute clear and accurate information about the Town's historic preservation initiatives.

### Action 2.5

Regularly update the Town's website to include historic preservation elements. The Town should maintain a dedicated portion of its website to promote historic preservation initiatives and provide information for property owners about various opportunities and resources available to them.

### Action 2.6

Engage the community in historic preservation activities. Key action steps for providing more information about historic preservation in Elizabeth include making an annual presentation to the Board of Trustees highlighting preservation activities and successes, holding more community events and educational sessions, and providing stories about historic preservation to local organizations.

## 8.0 HISTORIC PRESERVATION

### GOAL 3: Make Review Processes Clear and Objective

#### Policy 3.1

Provide training opportunities for Historic Advisory Board members and Town staff to ensure decision making is made in an objective and consistent manner.

#### Policy 3.2

Provide clear, accurate and easily accessible information to the public.

#### Policy 3.3

Ensure regulations and design guidelines are current, relevant, and effective in balancing the protection of historic buildings with other community priorities and policies.

#### Policy 3.4

Protect historic resources through effective, consistent, and transparent review and enforcement policies and practices.

#### Action 3.1

Enhance training opportunities for staff and the Historic Advisory Board. Training for Historic Advisory Board members is important to provide for greater continuity, consistency, and capacity. New members should receive training that provides practical skills regarding historic preservation issues.

#### Action 3.2

Establish a process to review proposed demolitions of historic properties and properties within established historic districts.

### GOAL 4: Encourage Preservation of Historic Resources

#### Policy 4.1

Better publicize and promote existing incentives, such as eligibility for tax credits and relief from building and zoning codes.

#### Policy 4.2

Recognize and honor property owners for exemplary stewardship of historic buildings.

#### Action 4.1

Ensure integration of local, state, and federal policies for historic preservation. The Town should ensure that its design guidelines for historic preservation are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Town should ensure that its standards are consistent with national historic preservation standards, whether

for historic designation, design review, demolition, or tax credit review. The Town should continue to explore ways to make sure that all designated historic properties meet requirements of the Americans with Disabilities Act and provide for a high level of life safety without compromising important historic character-defining features.

#### Action 4.2

Publicize incentives. Many owners of historic properties in Elizabeth may not be aware of the available historic preservation incentives for which they may be eligible. The Town should publicize incentives for historic preservation broadly to increase usage and benefit historic buildings. The Town may wish to develop a brochure about incentives and historic preservation initiatives.

#### Action 4.3

Explore additional incentives. Beyond tax credits and related incentives provided by the state and federal governments, the Town could explore providing additional incentives to property owners in historic districts. Possible options for additional historic preservation incentives include low- or no-interest loans, fee waivers, or specialized funding for both maintaining small and accessory buildings and making historic properties more energy efficient. Introducing new financial incentives would require additional planning. Key steps in planning for additional incentives would involve discussing desirable funding options with owners of historic properties, exploring how other communities manage and finance historic preservation incentives, securing both initial and long-range funding sources, launching a small pilot incentive program, and adapting the pilot program (based upon results and public feedback) to assure it is both effective and self-supporting.

#### Action 4.4

Enhance signage and wayfinding of historic properties and districts. The Town should work with various partners to encourage the installation of enhanced signage to note and explain the history of various historic properties in the Town as well as historic districts.