



**Historic Preservation Commission (HPC) Agenda
Tuesday September 13, 2022
Regular Session – 5:30 PM
Minturn Town Hall / Upstairs Conference Room
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82280156686>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 822 8015 6686**

Please note: all virtual participants are muted. In order to be called upon and unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. **CALL TO ORDER – 5:30 PM**
2. **ROLL CALL & PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA** *Opportunity for amendment or deletions to the agenda.*
4. **DECLARATION OF CONFLICTS OF INTEREST**
5. **APPROVAL OF MINUTES**

5.1 September 13, 2022

6. **PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.*
7. **SPECIAL PRESENTATIONS** *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC*

Secretary.

8. HPC COMMENTS

- 9. BUSINESS ITEMS** *Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.*

10. DISCUSSION / DIRECTION ITEMS

10.1 Tutorial with Dr. Lindsey Flewelling

10.2 Discussion Points for Joint Meeting with Council on October 5 – Review Memo

11. STAFF REPORTS

11.1 None

12. FUTURE AGENDA ITEMS

12.1 Joint Meeting with Town Council on October 5

13. ADJOURN



**Historic Preservation Commission (HPC) Official Minutes
Tuesday September 13, 2022
Regular Session – 5:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82141550926>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 821 4155 0926**

Please note: all virtual participants are muted. In order to be called upon and unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 5:30 PM

HPC Chair Ken Halliday called the meeting to order at 5:30 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: HPC Chair Ken Halliday, and HPC members Tracy Andersen, Kenneth J. Howell, and Kelly Toon.

Staff Members Present: Town Manager Michelle Metteer and Planner I Madison Harris.

Note: HPC Vice Chair Larry Stone was excused absent.

3. APPROVAL OF AGENDA *Opportunity for amendment or deletions to the agenda.*

Ken H. would like to add the Myers Barn to the agenda being item 10.6

Motion by Kelly T., second by Tracy A., to approve the agenda as amended. Motion passed 4-0.

Note: HPC Vice Chair Larry Stone was excused absent.

4. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

5. APPROVAL OF MINUTES

5.1 August 23, 2022

Motion by Ken H., second by Kelly T., to approve the minutes of August 23, 2022 as presented. Motion passed 4-0.

Note: HPC Vice Chair Larry Stone was excused absent.

6. **PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.*
No public comment.

7. **SPECIAL PRESENTATIONS** *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.*

No special presentations.

8. **HPC COMMENTS**

Ken H. stated that if anything is deemed historic right now, then it doesn't mean anything as we don't have any meaning adopted or resources. We should start focusing on generating design guidelines.

Kelly T. would like to generate a list of pros and cons so that people know what they are signing up for.

9. **BUSINESS ITEMS** *Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.*

No business items.

10. **DISCUSSION / DIRECTION ITEMS**

10.1 Determine Discussion Points for Joint Meeting with Council on October 5th

Michelle M. introduced the topic. Suggested having financial considerations as a topic.

Ken H. suggested bringing forward suggestions from Dr. Flewelling. Ask Council for their vision and expectations.

Kenneth H. would like to have a conceptual conversation about where the Council is coming from and how they aligned this, as well as how they want to promote this.

Michelle M. explained how to set up a strategy to implement the HPC's purpose. Need to identify top priorities. Then create action steps.

Discussion ensued.

Kenneth H. asked if we wanted to have a plan before the HPC talked to Council, or to

generate it afterwards.

Kelly T. would like to know how much Council wants the HPC to nominate as they should be impartial.

Direction was ask Council's vision and expectations of the HPC. Share what they have done so far. Then dive into where they are going: the plan, package of incentives, and proactive v. reactive designations.

10.2 Dr. Lindsey Flewelling's Answers to Questions Posed by the HPC

Michelle M. suggested a cultural resource survey as recommended by Dr. Flewelling through a grant.

- HPC was supportive.

Ken H. discussed the incentives detailed by Dr. Flewelling.

The HPC would like to thank Dr. Flewelling for the answers she provided.

10.3 Generate List of Structures to Potentially Nominate for Historic Designation

Kenneth H. suggested nominating the water tower around the same time that the new water tower is completed as a celebration.

Kelly T. suggested nominating the Meyers barn, the Nelson houses, the Saloon, the Eagle River Inn, St. Patrick's Cathedral, Water Tower, Icehouse foundation on railroad tracks, the Trestle, the yellow and purple house behind Kirby's, the railroad tower, Battle Mountain trading post, Holy Toledo, Antique store, Sunrise, Magustos, the Forest Service building at the north end of town (housing), BC Wings, the Walker house, the Gallagher's house on Pine St., the Gallegos house, 50 Toledo House, the little house at Tigiwon.

Ken H. would like to figure out if Belden Mine is within the Town limits.

Kenneth H. is working with Tom Sullivan to nominate 382 Main.

Tracy A. would like to look into 1232 Main. Suggested putting this list into a working document

10.4 Discuss Inviting a Public Relations Person to Help the HPC

Ken H. stated that this piece will likely end up in the plan, and so will likely need to look for a resource to help us with this.

Kenneth H. stated that we should keep this in mind, but not dive into it until we have a plan.

Michelle M. reminded that if this is something you want to have happen in 2023, then we would need to know an amount of what to budget for.

- Kenneth H. suggested \$4,000.
- Ken H. suggested talking about this at the joint session on October 5th.
- Discussion ensued.

Kelly T. suggested setting up a non-profit so that people can donate to save buildings.

- Kenneth H. suggested using the Minturn Community Fund.

10.5 Exclusions/Exemptions from Historic Preservation Process

The information provided by staff was appreciated.

10.6 Meyer's Horse Barn

Kelly T. gave a history of the property. The new owners have no need for the barn, but they love the building and would like to save it, but do not want it on their property and so are looking to move it. The question is where to put it. Would like it to be seen by a lot of people.

11. **STAFF REPORTS**

11.1 922 Main Street

The property owner of 922 Main Street recently applied for a building permit to replace the roof.

The structure was originally built in 1938, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The deadline for any nomination application was August 24 at 5:00 pm. Since no application was submitted, the property owner can continue with the permitting process.

11.2 542 Main Street

The property owner of 542 Main Street recently applied for a Design Review application to add a structure to the back of the property and connect the two via a breezeway.

The original structure was originally built in 1935, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The deadline for any nomination application was August 25 at 5:00 pm. Since no application was submitted, it is understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for Design Review and building permit.

11.3 100 Block Design Guidelines

At their regular meeting on September 7, 2022, the Town Council gave feedback to staff and decided to continue Ordinance 11 - Series 2022 to October 19, 2022 to allow staff

and consultants time to make final edits based on their discussion at the meeting and present a clean draft for adoption. Staff is working diligently with Cheney Bostic, StudioSeed, the Town Engineer, CDOT, the Fire Department, and other various people to bring forth usable guidelines that give clear direction to any property owner that wants to do something on their property.

12. FUTURE AGENDA ITEMS

- 12.1 Tutorial with Dr. Lindsey Flewelling
- 12.2 Discussion Points for Council – In memo format
- 12.3 Update on cultural resource survey opportunities
- 12.4 Working document of properties

13. ADJOURN

Motion by Ken H., second by Kenneth H., to adjourn the HPC meeting of September 13, 2022 at 7:52 pm. Motion passed 4-0.

Ken Halliday, HPC Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: September 27, 2022
Agenda Item: Tutorial From Dr. Lindsey Flewelling

REQUEST:

Discuss with Dr. Lindsey Flewelling with History Colorado best practices and how to implement historic designation.

INTRODUCTION:

At the meeting on August 9, 2022, the HPC requested that Dr. Flewelling attend this meeting to answer questions and better inform the HPC on how to implement the task they are given. At the September 13, 2022 meeting, the HPC asked staff to follow up on cultural resource survey grants, and creating a historic preservation plan for the Town of Minturn.

Dr. Flewelling’s response:

“ For the cultural resource survey, the grant that you link is for survey planning, which essentially is hiring a consultant to help prioritize areas of town to be surveyed. Given Minturn’s size, I think the town would be better served to go straight into a survey project. The State Historical Fund has competitive grants for survey projects, and this size of survey area would fall under the Mini Grant category. [Here is the link for more information on those grants and match requirements.](#) The next grant deadline that Minturn could submit for is April 1st. If you decide to pursue CLG status, you can also apply for a no-match [CLG grant](#) for a survey. One thing to think about is what kind of survey you would like to do - reconnaissance, intensive, or a mix. Reconnaissance collects basic information and documents current conditions of resources, while intensive level survey goes in depth with historic research, past ownership, alterations/changes over time, etc. There can be a large cost difference between the two. I am attaching a sample reconnaissance form (1417) and a sample intensive form (1403) for reference. As a note, some individual properties will not have as much information/historic photos available as these particular forms.

For a preservation plan, this can be anything from a short list of goals to (as you note) an in-depth planning document of a couple hundred pages. I am attaching some basic ones that are from applications for CLG status for your reference. For a more in-depth plan, [here is Glenwood Springs’ for example.](#) If you are going through a formal preservation plan process, this should include approval of the Town Council, an opportunity for public participation, and actionable goals. Ideally it would fit in with goals outlined in the comprehensive plan and other town planning materials. [Here is an information sheet on preparing a local preservation plan,](#) and I can provide additional information if that would be helpful. We don’t have the capacity here to facilitate the preservation planning process. If you are thinking of a more informal version, that could potentially be done in-house. [Here is the list of consultants](#) who have

worked on State Historical Fund and CLG grant projects in the past for your reference if you would like to hire someone who could help facilitate. This is also the list to refer to for survey projects. We are of course happy to answer any questions you might have through the preservation planning process. It might be helpful to set up a meeting with our preservation planning and survey specialist, Jenny Deichman, who can also help with questions on State Historical Fund grants. I can connect you with her if you would like.”

ANALYSIS:

It will be beneficial for HPC to discuss with Dr. Flewelling as she has much knowledge in this field.

COMMUNITY INPUT:

Ongoing

BUDGET / STAFF IMPACT:

N/A

STRATEGIC PLAN ALIGNMENT:

[PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT](#)

[SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”](#)

RECOMMENDED ACTION OR PROPOSED MOTION:

Information only.

ATTACHMENTS:

- Historical and Architectural Reconnaissance Form
- Architectural Inventory Form
- Preservation Plans for Certification

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR
 _____ Determined Eligible- SR
 _____ Needs Data
 _____ Eligible District - Contributing

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

IDENTIFICATION

1. Property Name: U.S. Post Office
 Historic Current Other
2. Resource Classification:
 Building Structure Object Sites/Landscape
3. Ownership:
 Federal State local non-profit private unknown



LOCATION

4. Street Address: 324 Colorado Ave., La Junta, CO 81050
5. Municipality: La Junta Vicinity
6. County: Otero
7. USGS Quad: La Junta Year: 1996 7.5'
8. Parcel Number: 464302321009
9. Parcel Information: Lot(s): 8-12 Block: 36 Addition: La Junta
10. Acreage: 0.4018 acres Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 24S Range: 55W
 SW¼ of NE¼ of SW¼ of SW¼ of section 2
12. Location Coordinates:
 UTM reference: Zone 13 ;mE 627911 ;mN 4205171 NAD 1927 NAD 1983

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
Two	Spanish Colonial Revival	Stone	Stucco, Stone
Windows	Roof	Chimney	Porch
Six-over-six	Hipped Clay Tile	Stucco	n/a

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.): The building has a rectangular footprint with a brick addition at the rear (west). The triple-arched colonnade at the main façade has a highly decorated carved stone surround and iron grille gates. Concrete steps lead up to them. The roof eaves have a deep overhang and feature coffered soffits with curved brackets and dentils. Windows and doors at the first floor’s east side and north and south returns also feature highly decorated stone surrounds with rounded pediment and finials. An ADA ramp was installed sometime after 1976 at the southeast corner along 4th Street. A ca. 1950s blond brick loading dock addition is at the rear (west) side. A small parking lot is at the west side along the alley.

14. Landscape (important features of the immediate environment):
 Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
 Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: GOVERNMENT/post office Current function/Use (if different):
16. Date of Construction: 1915 Estimated Actual (include source): National Register nomination
17. Other Significant Dates, if any:
18. Potential Areas of Significance:
- Agriculture Architecture Archaeology Art Commerce Communications Community Planning & Dev't
 - Conservation Economics Education Engineering Entertainment/Recreation Ethnic Heritage
 - Exploration/Settlement Health/Medicine Industry Invention Landscape Architecture Law Literature
 - Maritime History Military Performing Arts Philosophy Politics/Gov't Religion Science
 - Social History Transportation Other
19. Associated Historic Context(s), if known: U.S. Post Offices in Colorado, National Register Multiple Property Documentation Form (on file with History Colorado, Denver).
20. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling
21. Notes: The post office was listed in the National Register of Historic Places in 1976 and continues to retain excellent integrity.
22. Sources: Langdon E. Morris, Jr. and E. Frances Keck, "U.S. Post Office in La Junta (5OT.94)," National Register of Historic Places nomination (July 1976). On file with History Colorado, Denver.

FIELD ELIGIBILITY RECOMMENDATION:

To be completed by surveyor

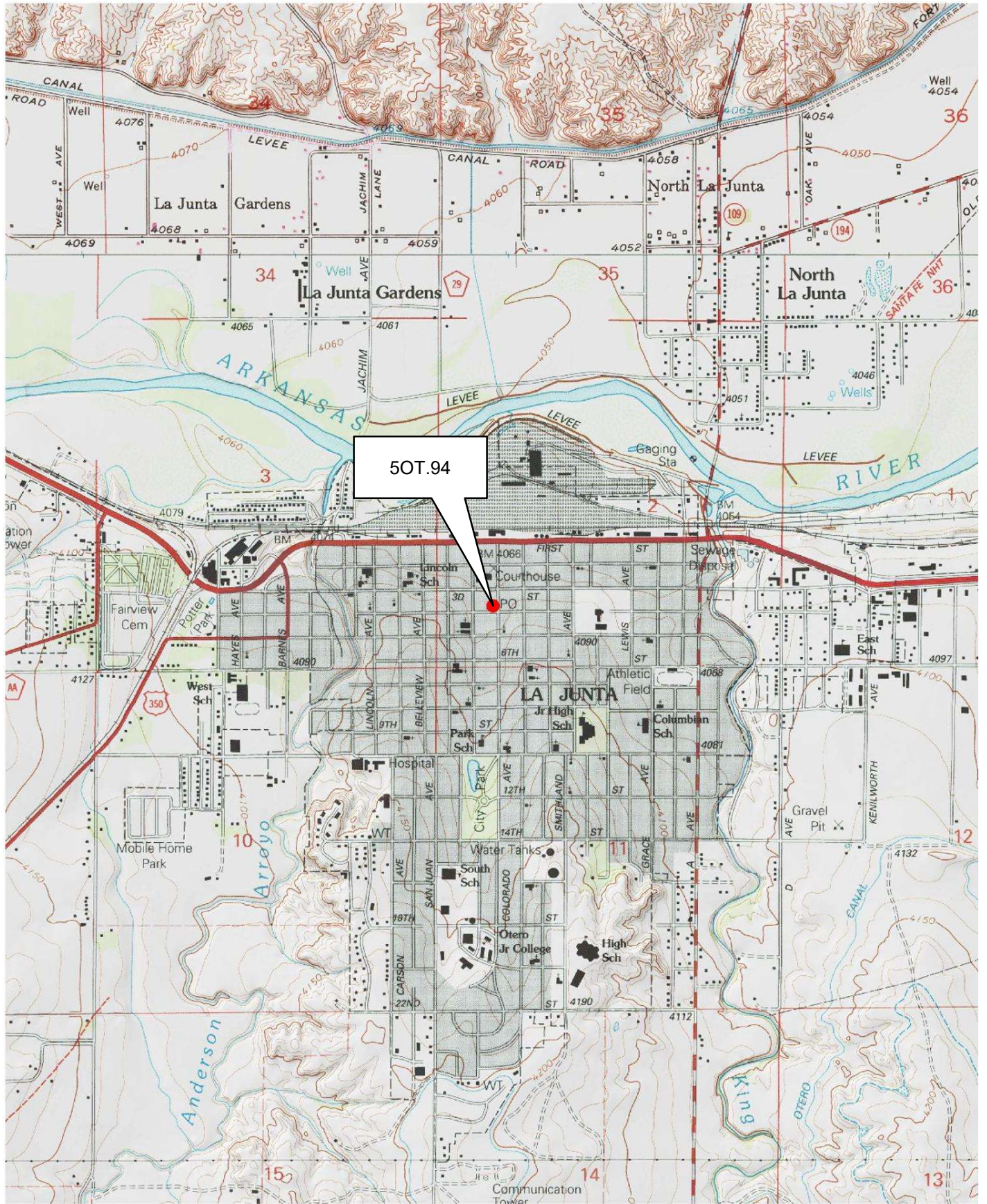
- Determined Eligible – NR Determined Eligible – SR Eligible District – Contributing Needs Data

RECORDING INFORMATION

Survey Date: 10/25/2021

Surveyed By: Amy Unger and Erika Warzel, Clerestory Preservation [a joint venture between Clerestory Preservation LLC (Denver, CO) and Pine Street Preservation LLC (Alma, CO)]

Project Sponsor: City of La Junta (CLG Grant #CO-21-10005)



Mercator Projection
 WGS84
 UTM Zone 13S






Historic Photos



Figure 1: Undated postcard of U.S. Post Office in La Junta. (Bill Haarmann)



Figure 2: U.S. Post Office (far left), ca. 1915. (Bill Haarmann)



U. S. Postoffice Building

Figure 3: U.S. Post Office in La Junta, ca. 1930s. (Bill Haarmann)



Figure 4: Undated postcard of U.S. Post Office in La Junta. (Bill Haarmann)

Current Photos



5OT94_324 Colorado Ave_01 East side camera facing west



5OT94_324 Colorado Ave_02 West and south sides camera facing northeast

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

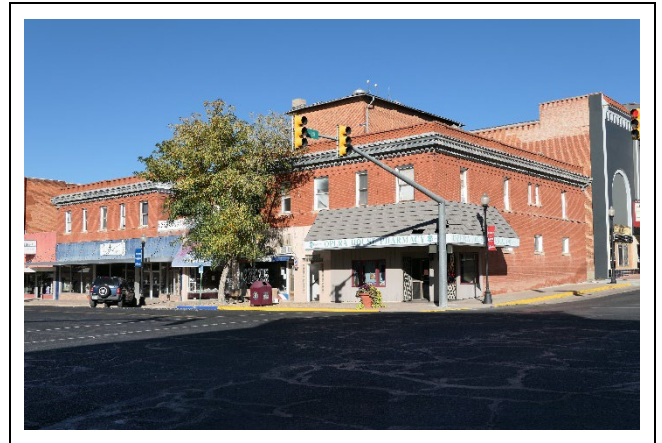
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Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. **Resource Number:** 5OT.1721
2. **Temporary Resource Number:** 18
Parcel ID: 464302312005
3. **County:** Otero
4. **City:** La Junta
5. **Historic Building Name:** Opera House Block
6. **Current Building Name:** Opera House Block
7. **Building Address:** 215-223 Colorado Ave., La Junta, CO 81050
8. **Owner Name and Address:** Opera House Enterprises LLC, 217 Colorado Ave., La Junta, CO 81050



II. GEOGRAPHIC INFORMATION

9. **P.M.** 6 **Township** 24S **Range** 55W
NW ¼ of NE ¼ of SW ¼ of SW ¼ of section 2
10. **UTM references:** Zone: 18 3; 6 2 7 9 6 3 mE 4 2 0 5 2 8 6 mN
11. **USGS Quad Name:** La Junta **Year:** 1996 **Map scale:** 7.5' X 15'
12. **Lot(s):** W 80' of 13-17 **Block(s):** 25
Addition: La Junta **Year of Addition:** 1881

13. Boundary Description and Justification:

The boundary consists of the legal parcel that contains the Opera House Block and the alley running north/south on the east side of the building.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 125' **x Width** 65'
16. **Number of Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):** Brick
18. **Roof Configuration (enter no more than one):** Flat
19. **Primary External Roof Material (enter no more than one):** Synthetic roof
20. **Special Features (enter all that apply):** Terrace, balustrade, canopies, decorative cornice, parapet, storefront windows

21. General Architectural Description:

Completed in 1914, the 125' x 65' rectangular-plan Opera House Block, a two-part commercial block, stands facing west at the corner of Colorado Avenue and E. 3rd Street in downtown La Junta. Four commercial storefronts occupy the first floor of the two-story red brick building. The second floor is symmetrical in design and U-shaped in plan; the central portion of the upper floor steps back from Colorado Avenue creating a rooftop terrace. The upper floor comprises six apartments. The flat roof features brick parapet walls that step down on the north and south sides of the building. The non-storefront windows are a mix of mostly historic wood windows and some replacement windows, presumably vinyl, with what appear to be limestone sills. The second-floor sills are connected by a brick string course that wraps around the west and south sides of the building. A second brick string course runs along the tops of the windows, with a third string course sitting above.

West (Front) Side: The west side of the Opera House Block has four storefronts currently addressed as 215 Colorado Avenue, 217 Colorado Avenue, 219 Colorado Avenue, and 223 Colorado Avenue. The storefront at the corner of Colorado Avenue and E. 3rd Street (223 Colorado Avenue), was remodeled in ca. 1930, ca. 1960s, and ca. 1970s-'80s (or later) and has been occupied by the Opera House Pharmacy since 1914. The storefront features a recessed corner entrance. A square support post clad with wood board-and-batten siding sits outside the recessed entry and supports the corner of the second story above. Two carriage-style light fixtures sit on the south and west sides of the post. Entry is through a metal and glass commercial door with two vertical sidelights to the left. The entrance is protected by a double-leaf metal security door. The angled walls of the recess are clad with board-and-batten siding; the east wall holds a wood-framed single-light fixed window. East of the entrance, the south wall of the storefront holds a large wood-framed single-light fixed window. West of the corner entrance, the west wall has a three-part, wood-framed fixed window with wood mullions. The storefront is sheltered by a pent roof clad with faux wood shingles that wraps around the building's southwest corner. Metal signage runs along the lower edge of the roof.

North of the corner storefront is the historic entrance to the second-floor apartments, which was extensively remodeled ca. 1940. Entry is through a presumably historic door, though not the door installed ca. 1940. The wood door has a single large light and a brass push bar. Flanking the entry are glass-block sidelights dating from the ca. 1940 remodel. Above the door is a stepped glass-block transom, also installed during the ca. 1940 remodel. The walls surrounding the entrance are clad with textured stucco, which may date to the ca. 1940 remodel. A small historic sign installed above the entry ca. 1940 reads "OPERA HOUSE APARTMENTS."

North of the entry to the second-floor apartments is the storefront (219 Colorado Avenue) occupied by the Opera House Barber Shop since the building's construction in 1914. The storefront was extensively remodeled ca. 1940 and its walls are clad with stucco. Entry is through a recessed door on the south edge of the storefront. The recess has a historic mosaic tile floor. The historic single-light wood door is covered by a possibly historic wood screen door. A transom sits above the door. The north-facing wall of the recess is clad with stucco. The south-facing wall of the recess is a glass storefront window set in a bronze metal frame. North of the entry is a two-part storefront window. The storefront windows share what appears to be a concrete kick wall, painted in barber shop stripes. South of the entry, a barber shop pole is attached to the stucco wall. A retractable fabric awning sits above the west-facing storefront windows. Vertical boards installed between 2012 and 2018 cover the transom area, which previously held signage advertising the Opera House Barber Shop.

To the north is a currently vacant storefront (217 Colorado Avenue), most recently occupied by Kelly's Guns. The storefront is symmetrical in design, with a deeply recessed central entrance. The entry features a historic single-light wood door flanked by sidelights. A truncated transom sits above the door, which is covered by a possibly historic wood screen door. The height of the transom suggests that the height of the ceiling in the entryway was lowered at some point. Bronze-framed storefront windows angle away from the sidelights toward the sidewalk where they connect with the storefront windows facing Colorado Avenue. The kick wall below the storefront windows appears to be clad with maroon structural glass panels edged with black structural glass panels. Within the recess, the letters "LF" are set into the floor, installed when the La Frances clothing store occupied the storefront in ca. 1940. A non-historic, full-width, shed-style, stationary fabric awning sits above the storefront.

To the north is the storefront currently occupied by The Lighthouse bookstore (215 Colorado Avenue). The storefront consists of three bays that sit between narrow blue-painted brick walls that mark the north and south ends of the storefront. Each bay features three large storefront windows and share a kick wall with irregularly coursed stone or faux-stone cladding that appears to date from the mid-twentieth century. The two bays to the south are angled away from the street. Two entry doors sit where the two bays meet. A square post sits outside the doors supporting the edge of the second floor above. Both entries have identical metal-frame glass doors. Above the north door is a two-light transom; above the south door is a single-light transom. A historic, flat metal canopy extends across the full width of the storefront. The area above the canopy is covered with what appears to be board-and-batten siding. Signage for The Lighthouse sits in the center of this area.

The second floor of the west side is symmetrical in design and features a metal classical cornice that wraps around the top of the west and south walls at the roof line, below the red brick parapet. The cornice features dentils and large classical consoles at the northwest and southeast corners of the building. The center section of the wall steps back, creating an approximately 30' x 20' rooftop terrace. A historic wood balustrade of classical design runs along the west edge of the terrace. An approximately 12' x 12' pergola with wrought-iron supports, wood-frame roof structure, and flat metal roof sits in the southeast corner of the terrace. The feature appears to have been added after 1960.

It is difficult to see the walls within the terrace area from the public right-of-way; however, there appears to be a door in the center of the west wall with a one-over-one window to the north and another opening, likely a window, to the south. The south-facing wall within the terrace has a pair of historic window openings with one-over-one, presumably wood sashes and what appear to be limestone sills. There is at least one window directly opposite these windows on the north-facing wall, likely two given the building's symmetrical design.

The west-facing walls flanking the stepped back section are identical in design, with a central one-over-one window flanked by narrower one-over-one windows, in turn flanked by one-over-one windows of the same size as the central window. The upper sash of the northernmost window was replaced with a two-light sash at some point.

North Wall: The lower portion of the north wall is covered by the adjacent building and is not fully visible from the public right-of-way. The upper story has at least one window near the building's northwest corner.

South Wall: On the first floor, the south wall has three evenly spaced two-light wood windows east of the corner storefront. From west to east, the second floor holds two one-over-one wood windows, a pair of smaller one-over-one wood windows and a single one-over-one window the same size as the western windows.

East (Rear) Wall: The east wall faces the alley between the Opera House Block and the Rourke/Fox Theater (5OT.1760). The brick on this side of the building is lighter in color and there is no decorative cornice and no stringcourses. What was historically an opening leading to the stair to the second-floor apartments sits opposite the apartment entrance on the west side of the building. The tall and wide square opening is historic, but has been infilled with a variety of materials over time and now holds a single pedestrian door covered by a metal security door. South of this large entrance is a small opening with a brick sill filled by louvered vent, and a small four-light wood window with brick sill. The brick in this area is slightly different in color suggesting the wall has been modified in this area at some point.

The area north of the entrance is difficult to view from the public right-of-way, but recent photographs posted to Facebook provide some helpful information. From north to south there appear to be two large four-over-four historic windows, a set of historic wood double doors topped by a transom, a smaller window opening set low in the wall, and then four square window openings. All the window openings have brick sills and some have been infilled with panels and/or mechanical equipment. Changes in the color of the brick suggest that an opening near the northeast corner of the building was bricked up at some point.

A metal staircase near the center of the wall leads to a door on the second floor. The door appears to be flanked by less-than-full-height sidelights with limestone sills. South of the second-floor entry there are five windows of alternating size with limestone sills; north of the second-floor entry there are four windows of alternating size with limestone sills.

22. Architectural Style/Building Type: Classical Revival

23. Landscaping or Special Setting Features:

The Opera House Block sits at the southeast corner of the 200 block of Colorado Avenue. The east side of the block consists of one- and two-story commercial buildings with construction dates ranging from 1909 to 1928; the Otero County Courthouse stands within the courthouse square across the street. The concrete sidewalk on the west side of the Opera House Block is wide and a strip of decorative red concrete bricks runs along the curb edge and the corners of the block. An iron lamppost stands on E. 3rd Street near the corner of the building; lampposts of the same design stand in front of the building and along the full extent of the block. A wood bench sits outside the Opera House Barber Shop, shaded by a street tree. An alley extends north from E. 3rd Street at the rear of the Opera House Block, then east behind the Rourke/Fox Theater to meet the alley on the east side of the theater.

24. Associated Buildings, Features, or Objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ **Actual:** 1914

Source of information: Otero County Assessor Records; "Theater World Is Ours," *La Junta Tribune*, September 6, 1913; "Opera House Progress," *La Junta Tribune*, January 31, 1914.

26. Architect: George W. Roe

Source of information: "Theater World Is Ours," *La Junta Tribune*, September 6, 1913; "Opera House Prospect," *La Junta Tribune*, August 9, 1913.

27. Builder/Contractor: Unknown

Source of information:

28. Original Owner: La Junta Theater Company

Source of information: "Theater World Is Ours," *La Junta Tribune*, September 6, 1913; Otero County Assessor Records.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Construction of the Opera House Block began in September 1913 and was completed the following year. When first built, the building contained five storefronts. The two northernmost storefronts were combined and occupied by an F. W. Woolworth Co. store in 1928. Ca. 1930, the corner storefront occupied by the Opera House Pharmacy (223 Colorado Avenue) was extensively remodeled. The new storefront featured structural glass cladding and modern channel letter signage in the transom area. In addition, a new projecting sign with a clock was installed above the entrance at the southwest corner of the building and the existing theater sign on this corner moved up to the parapet.

The storefronts currently addressed as 217 and 219 Colorado Avenue, and the arched entrance leading to the upstairs apartments, were extensively remodeled ca. 1940. The new storefronts are documented in a 1941 photo of the building and featured what appear to be stucco walls, new signage that partially filled the transom areas, structural glass kick walls below large storefront windows, and retractable fabric awnings. It is not clear if the storefront currently addressed as 215 Colorado Avenue was also remodeled at this time or earlier when the F. W. Woolworth Co. store moved in. The arched opening leading to the apartments was replaced by a pedestrian door with multiple horizontal lights, glass block sidelights, and a glass block transom. A small sign identifying the apartments was installed above the remodeled entrance. The glass block and sign remain intact today.

In the 1940s, the Opera House Pharmacy became affiliated with the Walgreen chain of pharmacies and the projecting sign at the corner of the building was replaced with a new sign that advertised the pharmacy as a "Walgreen Agency" sometime after 1943. The channel letter signage advertising the pharmacy's soda fountain and the theater sign appear to have been removed around this time.

In the late 1960s or early 1970s, the Opera House Pharmacy storefront was remodeled again. The transom area was covered over and a flat canopy installed. The entrance door was changed to a single commercial glass door with

narrow sidelights. It appears that the F. W. Woolworth Co. storefront was remodeled to its present appearance and the existing flat metal canopy installed around this time, likely when the Woolworth store vacated the storefront ca. 1965.

Yet another remodeling, probably in the 1970s-80s, or perhaps later, brought the Opera House Pharmacy storefront to its present appearance with the installation of a shingled pent roof and the cladding of the exterior walls and the corner post with board-and-batten siding. It is likely that the storefront windows were also altered to their present appearance at this time.

In 2019, owners Adam and Jeff Rumpf undertook a major remodeling of the Opera House Barbershop storefront. The historic marble wainscoting and shelving was painted to create the appearance of green marble. The historic entrance door, interior door trim and golden oak framed mirrors and cabinetry were preserved, as was what appears to be a historic tin ceiling.

In 2020-21, two and a half of the six upstairs apartments were renovated and interior remodeling work began on the 217 Colorado Avenue storefront to house Mondello's Opera House Pizzeria. To date, this work included the gutting of the majority of interior materials, with the exception of the presumably historic pressed tin ceiling.

30. Original location **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): COMMERCE/TRADE/specialty store; HEALTHCARE/medical business; DWELLING/multiple dwelling

32. Intermediate Use(s):

33. Current Use(s): COMMERCE/TRADE/specialty store; HEALTHCARE/medical business; DWELLING/multiple dwelling

34. Site Type(s): Two-Part Commercial Block

35. Historical Background:

Constructed in 1914, the Opera House Block at 215 Colorado Avenue occupies the west half of Lots 13-17 within Block 25 at the northeast corner of Colorado Avenue and E. 3rd Street (formerly Kansas Avenue). Built in conjunction with the Rourke Theater (5OT.1760), the two-story, rectangular plan brick building with commercial businesses on the first floor and residential apartments above, replaced the Pierce Block, a commercial building constructed in 1900 and expanded shortly after; the La Junta Theatre building, completed in 1901; and a two-story, wood-frame commercial building, first built in 1889 to house the *La Junta Tribune*, after all three buildings were destroyed by fire in 1910.

Built in 1900 by the Kranz Bros. for E.W. Pierce, the brick Pierce Block occupied the northeast corner of Colorado Avenue and E. 3rd Street. The Faulkner & Heaton dry goods business opened in the building's corner storefront on Monday, September 24, 1901, and the Ragsdale Pharmacy opened in the adjoining storefront soon after. Originally one-story, by 1905 the building featured a second story with a turret at its northeast corner.

The 1901 La Junta Theatre building to the north was constructed by opera house promoter and builder Frank P. McClure, and replaced a wood-frame, one-story opera house completed in 1892. Based in St. Louis and Chicago, McClure traveled to cities and towns offering to construct an opera house if the town's citizens were willing to invest in the project. In the late 1800s and early 1900s opera houses played a vital role in the life of a community as the site of public meetings, political conventions, club meetings, balls, dances, lectures, theater performances, concerts, and performances by traveling acts.

In La Junta, citizens were asked to raise \$4,000 toward the theater's \$20,000 price tag by purchasing seats for the opening night performance. The *La Junta Tribune* strongly supported the project, arguing that "[a]n opera house should be considered as a public institution, and is just as worthy of public contribution and support as a church or library. The proposed opera house will be architecturally superb, a credit to the community, and a structure to which

every citizen of La Junta will be able to point to with pride.” Some residents remained skeptical of McClure’s intentions, but the money was raised and the existing opera house demolished in June 1901. The new brick two-story building occupied two city lots (15-16). In addition to a 900-seat performance space, the building included first-floor commercial storefronts with office space above and was connected on the second floor to the Pierce Block to the south and a 1889 two-story, wood-frame commercial building owned by E.W. Pierce to the north. The La Junta Theatre held its opening performance on September 19, 1901, with a packed house.

In 1905, the Pierce Rooming House opened, managed by Mrs. Amanda Carroll and comprising twenty rooms on the second floor of the Pierce Block and the second floor of the La Junta Theatre building. In 1907, E.W. Pierce constructed a rear addition to his commercial block with storefronts facing E. 3rd Street, and the rooming house expanded into the addition’s upper floors. A photograph of the expanded building was featured in the January 8, 1908, edition of the *La Junta Tribune*.

In the early hours of July 29, 1910, lightning struck the La Junta Theatre. The ensuing fire completely destroyed the theater building, the Pierce Block to the south, its addition, and the wood-frame commercial building to the north of the theater. Businesses affected by the blaze included W.B. Wiswell’s dry goods store and H.H. Bourne’s La Junta Drug Co., both located in the Pierce Block; the Bourne Picture Show, La Junta Music Co., Moore’s Barber Shop, and La Junta Novelty Co. within the theater building; Mills Confectionery in E.W. Pierce’s wood-frame commercial building; Handy’s Bakery; the Pierce Rooming House; and various offices, including the office of civil engineer F.T. Lewis, located on the second floor of the La Junta Theater building. Lewis owned the theater building at the time in partnership with S.O. Henry. The total loss caused by the fire was estimated at around \$100,000.

Less than a week after the fire, there was already talk of constructing a new theater. Thomas Tyson Woodruff, a director of the local First National Bank, recommended that any new theater built should include an alley or open space on the sides of the building to provide easier egress in case of fire and offered four lots on the southeast corner of Santa Fe Avenue and East 4th Street as a new location. Woodruff also offered to “contribute liberally in cash” to secure a suitable site, if his property was not used, and proposed that the money required could be raised by soliciting citizens to contribute to the cause if the Lewis and Henry choose not to rebuild. Woodruff’s plan apparently did not gain traction, and the property on the corner of Colorado Avenue and E. 3rd Street remained vacant, though occasional opinion pieces in the *La Junta Tribune* called for a new opera house to be built sooner rather than later.

In April 1913, members of the La Junta Industrial Association met with Woodruff and the group pledged to renew the effort to build a new opera house, now envisioned as a “municipal auditorium.” Woodruff would donate the site and contribute \$10,000 toward construction costs if the citizens matched his investment. The plan called for the theater to be city owned and managed, and the Industrial Association vowed “to keep everlastingly at it until La Junta is provided with either an auditorium or a theater of some description.”

Progress was slow, as the merits of an auditorium versus a theater were debated. The *La Junta Tribune* continued to emphasize the importance of such a building to the community, declaring “The values of such a building to this city cannot be estimated in dollars and cents. It will be the common meeting place where we shall go to get the messages which the thinkers of the world shall bring to us; when we shall meet matters of common interest; where we can entertain the guest of the municipality upon state occasions where organizations desirous of visiting the valley can hold their conventions and where upon all such occasions, as befits hosts, we can feed our souls upon the sweets of fellowship and friendliness.”

On June 14, 1913, the newspaper declared, “La Junta’s New Theater A Sure Go” after a meeting of the Opera House Boosters, a group of fifteen men appointed by Industrial Association president T.J. Cook to begin soliciting funds from local residents. Construction was expected to begin in September and plans were made to display progress in the fundraising effort via a large clocklike dial erected in town. By the end of June, a pencil sketch of a new 1,200-seat theater had been prepared by local architect Walter Dubree to encourage local investment.

In August, fundraising efforts continued and it was announced that Pueblo architect George W. Roe would be preparing preliminary plans to further persuade potential investors. It is assumed that Roe is responsible for the final

design of the Opera House Block and the adjacent theater. History Colorado's *Architects of Colorado Biographical Series* includes the following information on Roe:

George Washington Roe was born in 1850 in Jefferson County, Ohio. He attended Hopedale College and in 1874, he went to Pittsburgh to study architecture. He remained in Pittsburgh until April 1881, when he arrived in Denver, where he stayed for only a few days before moving on to Cañon City. He worked in Cañon City at his profession until the spring of 1889, when he relocated to Pueblo. Colorado state business directories document his migrations. The first listing for Roe in the business directory appeared in 1888, where he is described as an architect and superintendent in Cañon City. The following year a "Roe & McGrath" are listed in Cañon City. The 1890 directory finds Roe conducting business on Santa Fe Avenue in Pueblo. He had a lengthy career with numerous offices throughout the city of Pueblo. The last entry for the architect can be found in the 1925 business directory. Roe became a prominent Pueblo architect executing many commissions for the leading citizens, as well as for the city and county. Among his Pueblo and vicinity works are the 1902 First Methodist Episcopal Church, South, which is listed in the National Register, Centennial School, Stimpson Block, Riverside School, the Exchange Block, Fountain School, Bergeman Block, Carlile School, Sommerlid School, William Strait Building, and the Bessemer City Hall. He also designed the Pitkin Place residences in Pueblo and the University Theater in Boulder.

To raise funds for construction of the new theater, residents could purchase seats for the opening night performance or buy shares in the La Junta Theater Company at \$100 per share. Officially incorporated in early September 1913, the La Junta Theater Company was initially led by directors Eugene Rourke, Fred A. Sabin, W.E. Andrews, Frank Taylor, James McNeen, W.A. Hart and G.B. Round. The company acquired title to the 125' x 140' burned-out parcel at the corner of Colorado Avenue and E. 3rd Street shortly after its incorporation, with plans to build a theater and separate commercial block on the property.

In order to address the safety concerns initially raised by Thomas T. Woodruff in 1910, the 60' x 110' theater building was designed to stand facing E. 3rd Street. on the southeastern corner of the five-lot parcel with 15' alleyways on the building's north and west sides. Eleven exits were included to provide ample egress along with multiple windows to allow natural light to enter the theater interior. Interior furnishings were purchased from the Goff Theater in Pueblo, which was being remodeled into an apartment building at the time. La Junta's new theater was expected to cost \$40,000 to construct.

Plans called for a second building, the Opera House Block, a 125' x 65' commercial building with five storefronts facing Colorado Avenue, to be built on the parcel, separated from the theater by an alleyway. By September 6, 1913, close to \$30,000 of stock had been sold to support construction of the commercial block and an additional \$8,000 was being solicited to add a second story that would be "modelled into a two- and three-room apartment house, strictly modern and up-to-date in every particular—including gas for cooking, under certain conditions." It was thought that the apartments would be "great revenue producers, considering that there never was a time when there was such a demand for just a place to live and have your being in La Junta."

Excavation began in early September and construction continued through the end of the year. Near the end of January 1914, the theater building was leased to J. W. Todd, manager of the Rocky Ford opera house, for \$200 per month, and construction commenced on the second story of the Opera House Block. In February, the *Tribune* announced that a branch of the Andrews & Lagerquist drug store would occupy the corner storefront in the Opera House Block, with show windows facing both Colorado Avenue and E. 3rd Street. Interior features were expected to cost around \$7,000 and included a mosaic tile floor, solid mahogany woodwork and display cases, a 16' long mahogany soda fountain, green Vermont marble baseboards, and large mirrors on the walls. The plans also included a mahogany prescription case that extended the full width of the rear wall and mahogany tables with plate glass tops for patrons of the soda fountain. In March 1914, installation of a 40" x 84" electric sign with "flasher attachment" on the southwest corner of the building was approved by the La Junta city council and the Opera House Pharmacy opened in June. Tickets for shows at the new Rourke Theater, named for Eugene Rourke, could be purchased at the pharmacy, and a sign advertising "THEATER" was installed above the sign advertising the pharmacy.

In May, Moore's Barber Shop, owned by J.W. Moore and P.B. Hahs, moved into the storefront directly south of the pharmacy. Described as "one of the swellest and most up-to-date barber shops in the whole state of Colorado," the shop consisted of a "three-chair combination wall case of golden oak with solid plate glass mirrors, surmounting a marble stand equipped with individual marble wash basins." The barber chairs were "white enamel" and "of the very latest design, with something new in the way of a sanitary headrest." Other interior features included wall racks, hat racks, upholstered settees, and an upholstered shoeshine stand, all in golden oak.

Between the two storefronts, an arched opening led to a hallway and the stairs leading to the second-floor apartments. The hallway continued to the rear of the building and provided access to the theater building from Colorado Avenue. Businesses that opened in the Opera House Block shortly after its completion included the Simons Clothing Company; the Opera House Cafeteria, first operated by Mrs. R.T. Angus and after January 1915 by Spicer Bros.; York's "Royal Blue" Store, and the La Junta Music Co.

Tenants moved into the second-floor apartments, including Mr. and Mrs. George Babcock, Dr. Jean McNeil, perhaps La Junta's first female doctor, Mr. and Mrs. G. W. Milliken, and Mr. and Mrs. G. K. Johnson. Early tenants of the Rourke Apartments, as they were sometimes called, were mostly married couples who lived in the building for a relatively short time. Dr. McNeil would move out in February 1915. The *La Junta Tribune* society column regularly mentioned dinners, luncheons, club meetings, and other gatherings hosted by the residents of the upper floor apartments.

The Kay Store took over the space occupied by the Simons Clothing Company in February 1917. By 1919, the commercial occupants of the Opera House Block were The Kay Store (clothing) at 215 Colorado Avenue, York's "Royal Blue" Store (boots and shoes) at 217 Colorado Avenue, La Junta Music Company (music and jewelry) at 219 Colorado Avenue, Opera House Barber Shop (operated by barbers Moore and Hahs) at 221 Colorado Avenue, and the Opera House Pharmacy (drug store) at 223 Colorado Avenue.

In March 1928, an F.W. Woolworth Co. store opened in the storefronts previously occupied by The Kay Store and York's "Royal Blue" Store. Founded by Frank Winfield Woolworth in 1879 as one of the first American five-and-dime stores, the business would grow into one of the largest retail chains in the world and has been credited as significantly influencing retail business practices in the United States. In 1912, the 596 stores affiliated with the Woolworth syndicate merged under the name F. W. Woolworth Company. The stores added a line of 20-cent merchandize in 1932 and abandoned price limits altogether three years later. In the 1960s, new competitors Kmart, Target, and Wal-Mart opened their first stores, and in the 1980s the Woolworth brand entered a slow decline. In 1997, the remaining Woolworth stores in the United States closed and the corporation changed its name to Venator.

The F. W. Woolworth Co. store in the Opera House Block remained open through ca. 1965 when the business relocated to the southwest corner of Colorado Avenue and West 3rd Street. The storefront was remodeled around this time, and a flat canopy added. The storefront is now occupied by The Lighthouse, a Christian bookstore that first opened in 2003.

In the late 1920s or 1930s, the Opera House Pharmacy storefront was extensively remodeled to reflect new trends in commercial storefront design that incorporated Art Deco and Moderne characteristics and materials such as structural glass and porcelain enamel panels, glass block, aluminum, chrome, and stainless steel. The new Opera House Pharmacy storefront featured structural glass cladding and modern channel letter signage in the transom area. In addition, a new projecting sign with stylish curves and a clock was installed above the entrance at the southwest corner of the building and the "THEATER" sign moved up to the corner of the parapet wall.

In the 1940s, the Opera House Pharmacy became affiliated with the Walgreen chain of pharmacies. In the 1930s, Walgreen Co. expanded its agency system, which allowed pharmacies to remain independent while selling Walgreen merchandize. The projecting sign at the corner of the building was replaced with a new sign that advertised the pharmacy as a "Walgreen Agency." The channel letter signage advertising the pharmacy's soda fountain appears to have been removed around this time.

In the late 1960s or '70s, the storefront was remodeled again. As part of the remodel, the transom area was covered over and a new flat canopy installed. By this time, the entrance door had been changed to a single commercial glass

door with narrow sidelights. Yet another remodeling brought the pharmacy to its present appearance with the installation of a shingled pent roof and cladding of the exterior walls and the corner post with board-and-batten siding. It is likely that the current window configuration was established at this time. The State Register-listed Knearl Block and Opera House/Desky Hotel (5MR.746) in Brush, Colorado, similarly remodeled its storefront in 1976 to create an "Old West" feel in celebration of Colorado's Centennial, and it is possible that this Opera House Pharmacy storefront remodel was similarly motivated. The storefront continues to be occupied by the Opera House Pharmacy, the only independent pharmacy in La Junta.

The two storefronts between the former Woolworth store and the pharmacy and the arched entrance leading to the upstairs apartments were extensively remodeled after completion of the first Opera House Pharmacy remodel. The new storefronts are documented in a 1941 photo of the building and appear to feature stucco walls, new signage, and structural glass kick walls below large storefront windows. It is not clear if the Woolworth storefront was also remodeled at this time. The arched opening leading to the apartments was infilled and a pedestrian door with multiple horizontal lights, glass block sidelights, and a glass block transom installed. A small sign identifying the apartments was placed above the remodeled entrance. The glass block and sign remain intact today.

The Opera House Barber Shop continued to occupy its storefront after the ca. 1940 remodel and for decades afterward. In 1999, the shop was celebrated as one of La Junta's oldest businesses. After a hiatus, the Opera House Barber Shop reopened in December 2019 after current owners Jeff and Adam Rumpf renovated the storefront, retaining a number of its historic interior features.

By 1941, the La Frances clothing store had opened in the storefront at 217 Colorado Avenue and the businesses initials remain inscribed in the floor of the entry area. The most recent businesses to occupy the storefront include The Dusty Attic and Kelly's Guns. The storefront is currently undergoing renovation to house a pizzeria. The second story apartments were remodeled ca. 2019. At this time, the apartments featured built-in china cabinets, murphy beds, and cast-iron tubs.

The La Junta Theater Company owned the Opera House Block until 2003, when it was sold to Donald M. and Eric M. Lagergren. The Lagergren family would own the property until 2019, when it was sold to Opera House Enterprises LLC, a venture led by Jeff and Adam Rumpf.

36. Sources of Information:

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VI. SIGNIFICANCE

37. Local Landmark Designation: none

Designating Authority:

Date:

Applicable City of La Junta Criteria:

- A. The property has character, interest or value as part of the development, heritage or cultural characteristics of City, County of Otero, State of Colorado, or the United States of America.
- B. The property is the location as a site of a significant historic event.
- C. The property is identified with a person(s) who significantly contributed to the culture and development of City, County of Otero, State of Colorado, or the United States of America.
- D. The property exemplifies the cultural, economic, social or historic heritage of City, County of Otero, State of Colorado, or the United States of America.

- E. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- F. The property embodies distinguishing characteristics of an architectural type of specimen.
- G. The property is identified as the work of an architect or master builder whose individual work has influenced the development of City, County of Otero, State of Colorado, or the United States of America.
- H. The property embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation
- I. The property has a relationship to other distinctive areas that are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
- J. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or City.
- Does not meet any of the above City of La Junta criteria.

Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G, as specified:
- Does not meet any of the above National Register criteria

39. Area(s) of Significance:

Commerce

40. Period(s) of Significance:

1914-92

41. Level(s) of Significance:

Local

42. Statement of Significance:

In February 2020, History Colorado's National and State Register staff determined that the Opera House Block appeared to be eligible for listing in the State Register under Criterion A in the area of Commerce. This survey confirms that the building appears to be significant under City of La Junta Criteria A and D and State Register Criterion A in the area of Commerce for its historic association with the Opera House Pharmacy and Opera House Barber Shop, businesses that have operated in the building since 1914 through the present day, and historical trends in the commercial development of La Junta, including the raising of funds through subscription to construct buildings deemed to benefit the community as a whole. The recommended period of significance for commercial significance extends from 1914, when construction of the building was essentially complete, to 1992, a date 30 years from the present per State Register guidelines given the building's ongoing association with the Opera House Pharmacy and Opera House Barber Shop, and historical downtown commercial development trends such as those that encouraged the inclusion of residential living spaces in the floors above commercial storefronts.

The building does not appear to be significant for its architectural design or presumed association with architect George W. Roe, due to the extensive remodeling of the building's 1914 storefronts in ca. 1930, ca. 1940, ca. 1960s, and ca. 1970s-80s. The remodeling altered the building's original design to a point that it is no longer a distinctive

example of a two-part commercial block constructed in the 1910s, nor does it faithfully represent the architect's original design for the building.

The Opera House Block does not appear to be significant for its association with individuals whose past activities are significant within the local, state, or national context. Based on the research conducted, known individuals who lived or worked in the building for a meaningful period of time did not play a demonstrably significant role in local history.

The building does not appear to have exceptional geographic importance within downtown La Junta, and archaeological significance is unlikely. However, subsurface artifacts and material associated with the buildings that previous stood on the site may exist and should be taken into consideration during any future ground disturbance.

The building does not appear to be eligible for listing in the National Register as the most recent remodeling of the Opera House Pharmacy storefront appears to have taken place less than 50 years ago. In most circumstances, National Register guidelines require buildings and alterations to be at least 50 years old before they can be considered potentially historically significant, while State Register guidelines usually require an age of at least 30 years. The extent of the Opera House Pharmacy storefront remodeling from less than 50 years ago impacts the building's integrity of design, materials, workmanship, feeling, and association to a degree that discourages listing in the National Register.

43. Assessment of Historic Physical Integrity Related to Significance:

The Opera House Block retains sufficient integrity to convey its historical significance in the area of Commerce. The building retains excellent integrity of location. Like the building itself, the built environment surrounding the building has evolved over time as older buildings were updated to reflect changes in La Junta's economic climate and commercial storefront design standards. The integrity of setting was diminished to some degree when the 1982 Colorado Bank and Trust building replaced the older buildings directly south of the Opera House Block across 3rd St.; however, the overall integrity of setting is good and is enhanced by the presence of the Rourke Theater-Fox Theater, built in conjunction with the Opera House Block in 1914.

The Opera House Block retains good overall integrity of design, materials, and workmanship to its 1914-1991 period of significance. The building's historic form, massing, and design details such as its metal classical cornice, wood second-floor balustrade, brick and limestone details, and upper-level fenestration pattern remain intact. The storefronts, remodeled during the period of significance, continue to convey the trends in commercial storefront design prevalent at the various times they were remodeled.

The building retains good integrity of materials, the second floor retains much of its original materials, and the first-floor storefronts appear to retain the majority of materials installed at the time of their remodeling. The building techniques and craftsmanship employed during construction are readily apparent in the building's masonry walls and ornamental features. The property retains good integrity of feeling and association; it clearly reads as a historic early-twentieth-century downtown commercial building that evolved as the local business environment and commercial design norms changed over the years and appears to retain the physical features associated with the significant historic commercial activities that took place within the building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Eligibility Field Assessment: Eligible Not Eligible Need Data

45. Is there National Register district potential? Discuss: A large portion of the downtown survey area has been found eligible for the National Register as a historic district. The district has been found significant under Criterion A for Commerce for its long-standing central role in the local commercial economy, and the place where residents from La Junta and surrounding rural areas came to attend community events, run errands, shop, and conduct business. The period of significance is suggested as extending from 1890, the construction date of the earliest extant building in the district, to 1972, a date fifty years in the past when no other appropriate end date can be determined.

If there is NRHP district potential, indicate contributing status: Contributing

46. If the building is in existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Digital Image Reference(s): 5OT-1721_215 Colorado Ave_01 through 5OT-1721_215 Colorado Ave_11

Digital Images Filed At: City of La Junta

Photographer: Amy Unger

48. Report title: Downtown La Junta Historic Resource Survey

49. Date(s): October 2021-June 2022

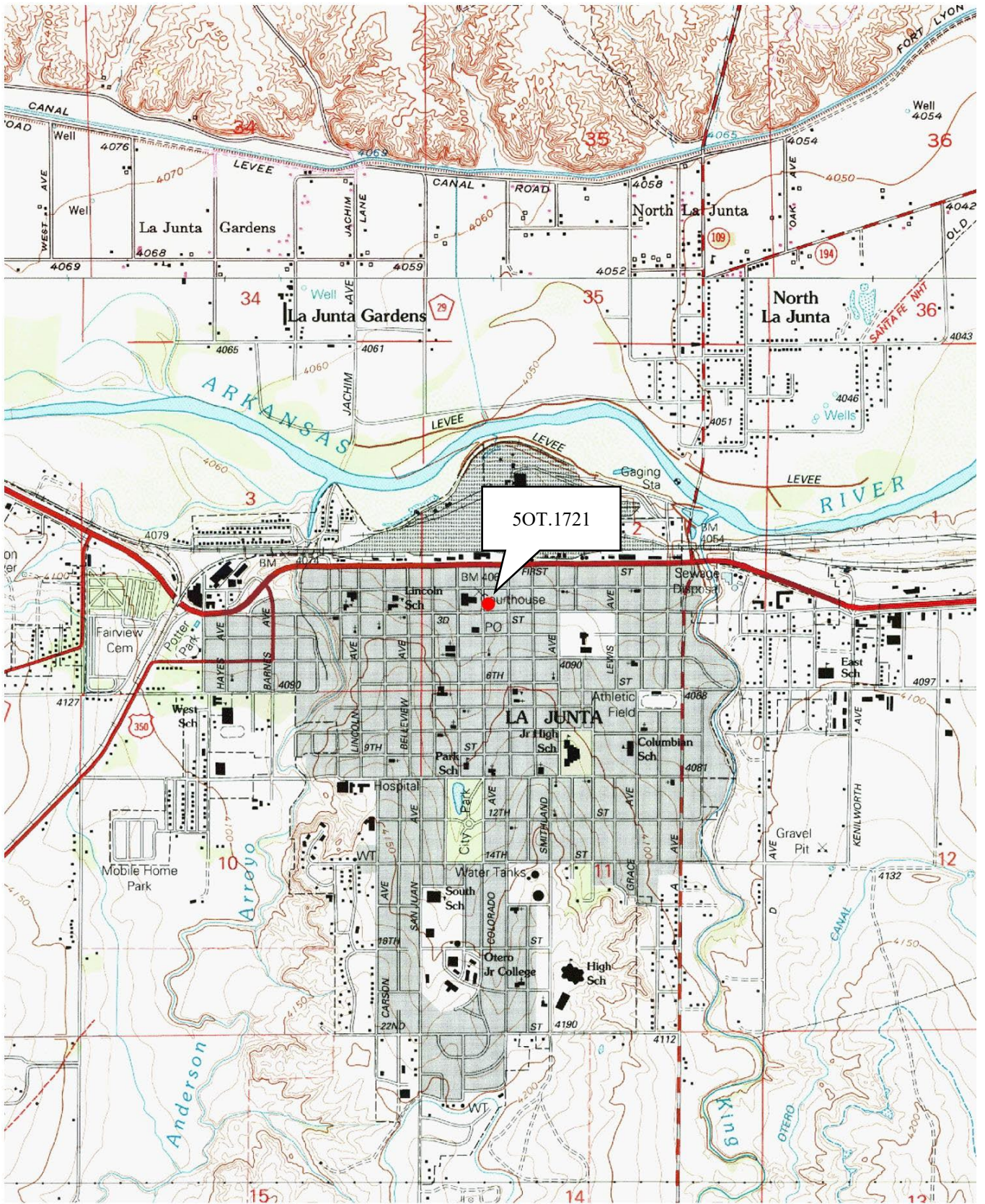
50. Recorder(s): Amy Unger and Erika Warzel

51. Organization: Clerestory Preservation [a joint venture between Clerestory Preservation LLC (Denver, CO) and Pine Street Preservation LLC (Alma, CO)]

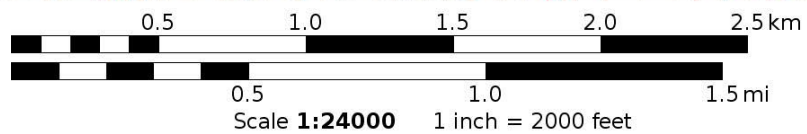
52. Address: 1822 S. Ivanhoe St., Denver, CO 80224 **53. Phone number(s):** (303) 847-5108 and (210) 347-5558

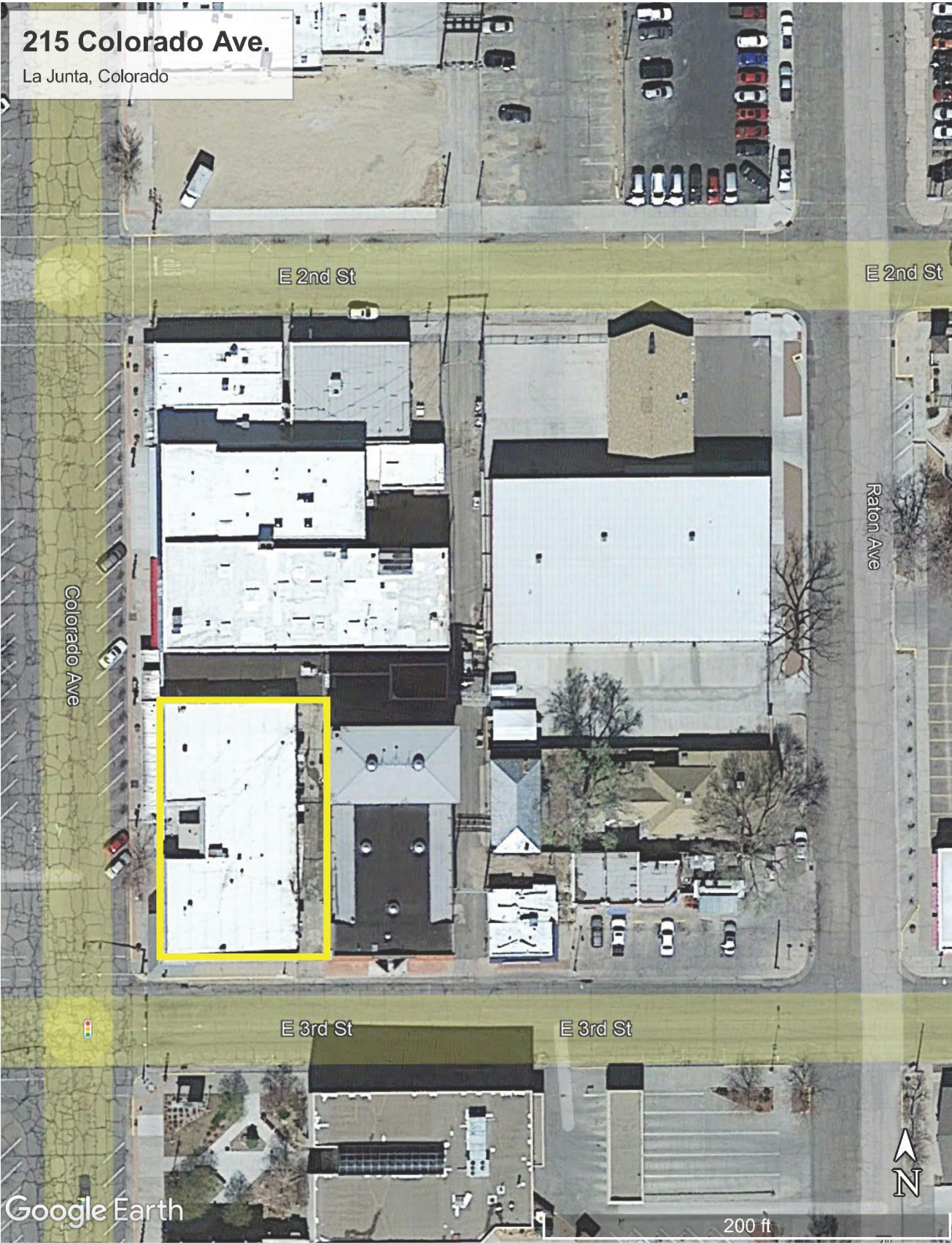
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

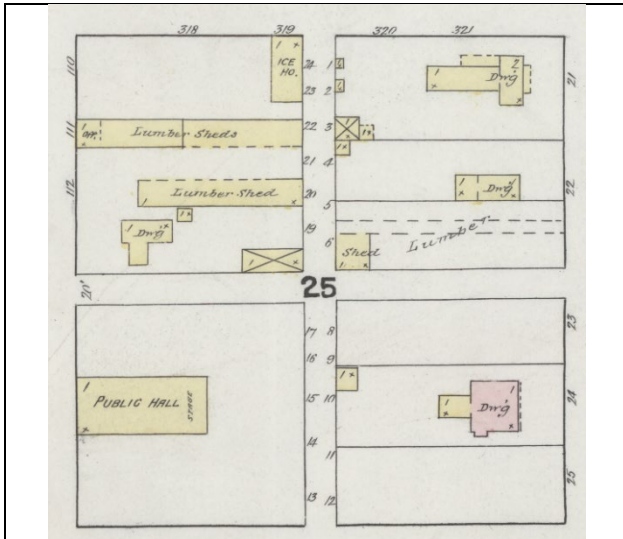


Mercator Projection
 WGS84
 USNG Zone 13SFC
 CalTopo

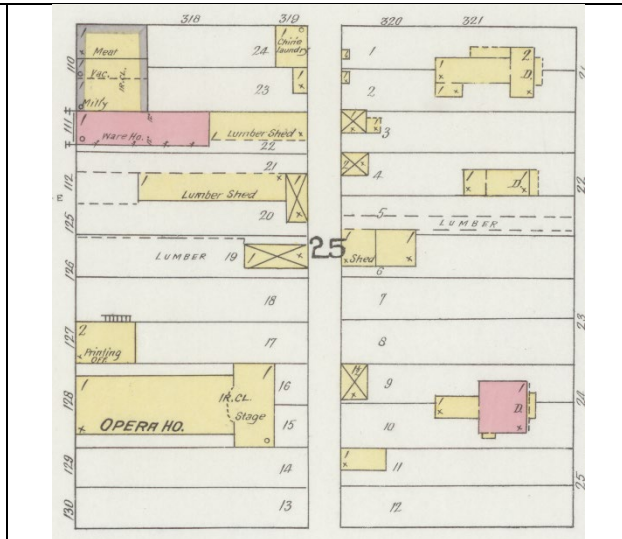




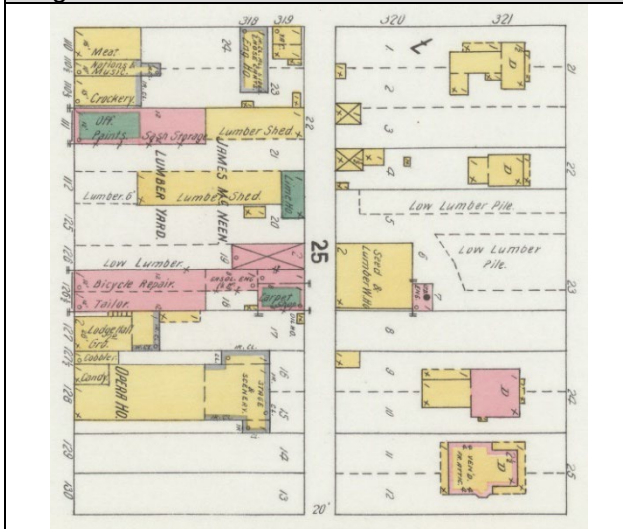
50T.1721 215 Colorado Avenue Sanborn Map Comparisons



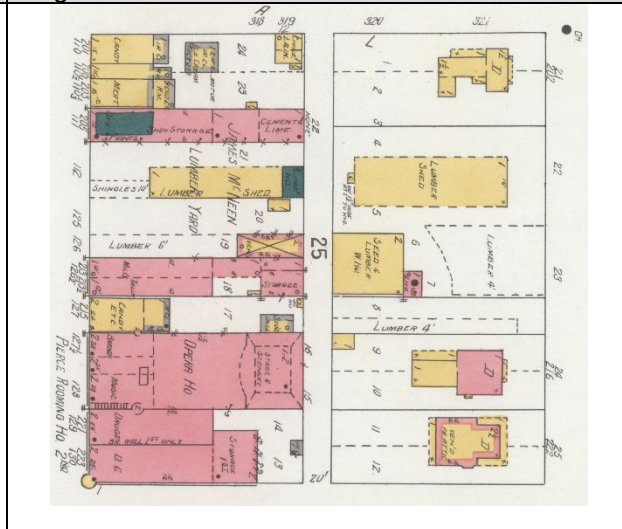
August 1889 sheet 1



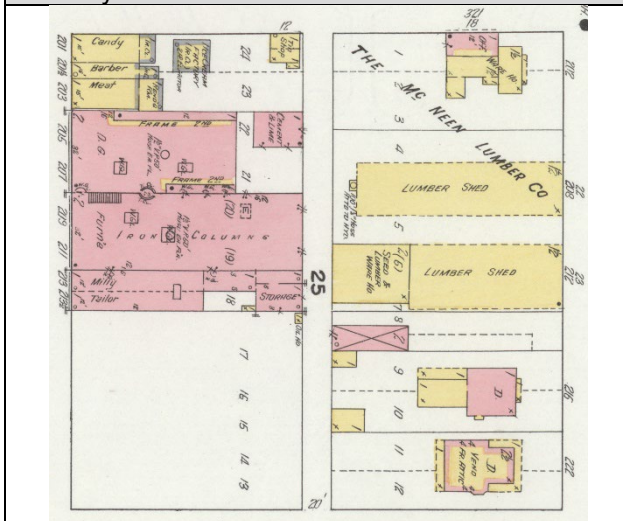
August 1893 sheet 1



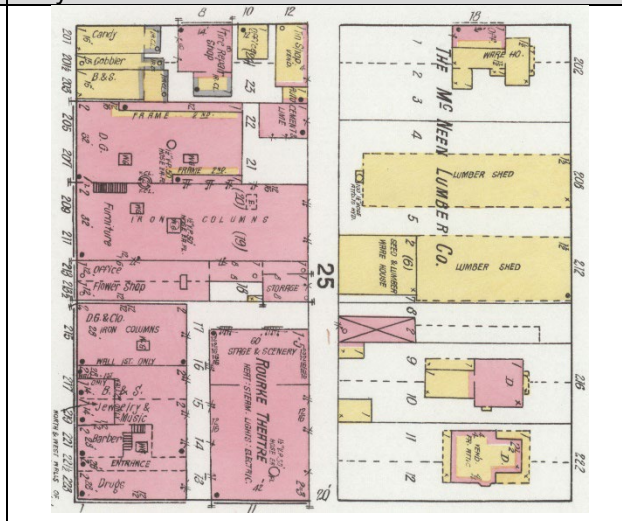
January 1900 sheet 3



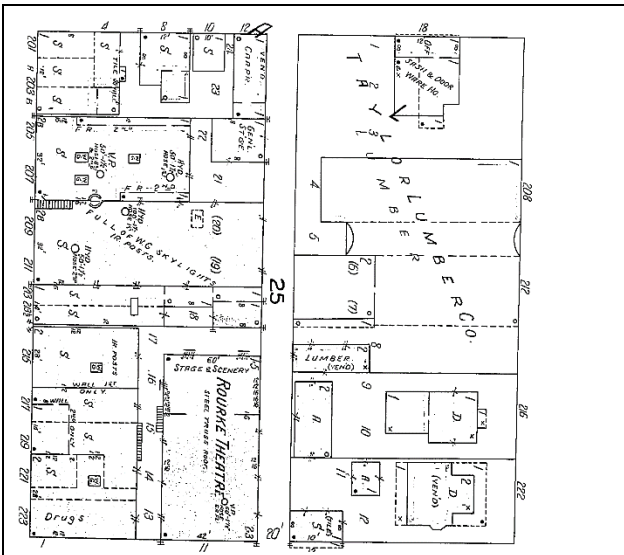
July 1906 sheet 4



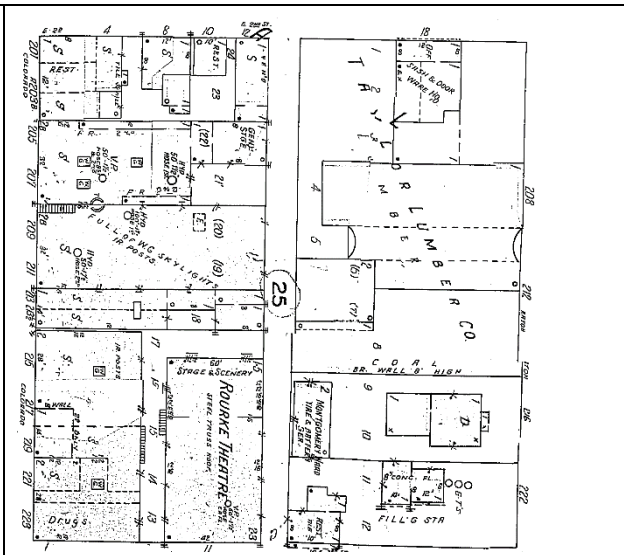
April 1911 sheet 4



November 1919 sheet 4



June 1931 sheet 3



February 1946 (corrected) sheet 3

Historic Photos



Figure 1: Detail from a ca. 1901 photograph of the east side of Colorado Avenue looking north showing the 1901 La Junta Opera House and the Pierce Block prior to completion of the second floor. (*La Junta, Colorado: Gem City of Arkansas Valley*, 1904)



Figure 2: East side of Colorado Avenue ca. 1906 after completion of the second floor of the Pierce Block (far right). La Junta Theatre and E.W. Pierce's two-story wood-frame commercial building adjacent to the north. (Postcard/ebay.com)



Figure 3: Ruins of the July 29, 1910, fire that destroyed the 1901 La Junta Theater, Pierce Block and E.W. Pierce's two-story wood-frame commercial building. (Bill Haarmann/Facebook)



Figure 4: Opera House Block between 1914 and 1917. Commercial occupants at the time include (from left to right) the Simons Clothing Co., York's "Royal Blue" Store, Opera House Cafeteria, Opera House Barber Shop, and Opera House Pharmacy. Note the arched entry between the pharmacy and barber shop. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 5: Opera House Block ca. 1917. Note signage on corner of building. (Rick Klein/City of La Junta)



Figure 6: The Opera House Block ca. 1930s. The F.W. Woolworth Co. now occupied the two northernmost storefronts previously occupied by the Kay Store and York's "Royal Blue" Store. The Opera House Pharmacy storefront had been extensively remodeled and new signage installed. Note relocation of "THEATRE" sign. (Bill Haarmann/Facebook)



Figure 7: The Opera House Block ca. 1930s after remodeling of the Opera House Pharmacy storefront. (Woodruff Memorial Library)



Figure 8: North section of Opera House Block, January 1941. The two storefronts south of the Woolworth store and the entrance to the second floor have been remodeled by this time. (Russell Lee/Library of Congress)



Figure 9: South section of Opera House Block, January 1941. The two storefronts south of the Woolworth store and the entrance to the second floor have been remodeled by this time and the “THEATRE” sign removed. (Russell Lee/Library of Congress)



STORE FRONT, LA JUNTA, COLO.

Figure 10: Remodeled Opera House Pharmacy storefront ca. 1940. (Woodruff Memorial Library)



Figure 11: Opera House Barber Shop in 1915. Pictured: owners John W. Moore and Pearl B. Hahs with J.H. Wilson. (*La Junta Tribune*, December 25, 1915)



Figure 12: Opera House Barber Shop interior, likely 1940s. (Bill Haarmann/Facebook)



Figure 13: South side of Opera House Block ca. 1943, the year that the movie “Desperadoes” starring Randolph Scott was released. (Bill Haarmann/Facebook)

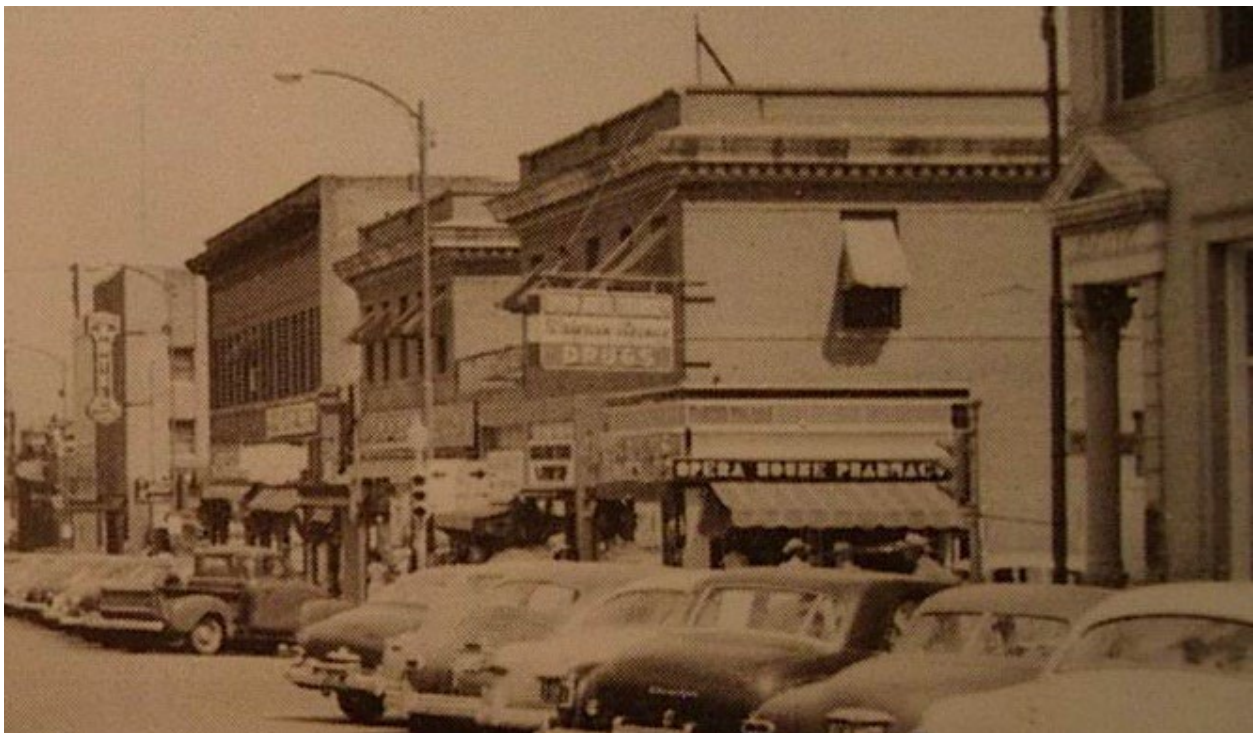


Figure 14: Opera House Block, ca. late 1940s. Note change to corner signage. (Roger Casey/City of La Junta)



Figure 15: Opera House Block ca. 1950s-early 1960s. (Woodruff Memorial Library)



Figure 16: Detail from ca. 1970s postcard of Colorado Avenue. Note flat canopies installed at the Opera House Pharmacy and the storefront currently addressed as 215 Colorado Avenue Opera House Pharmacy entrance doors have been changed as well. (Roger Casey/City of La Junta)



Figure 17: Interior of 217 Colorado Avenue storefront, occupied by the La Frances clothing shop in the 1940s, before ongoing remodeling project. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 18: Interior of 217 Colorado Avenue storefront in January 2021 during ongoing renovation. (Mondello's Opera House Pizzeria/Facebook)



Figure 19: Interior of rear section of 217 Colorado Avenue storefront in January 2021 during ongoing renovation. (Mondello's Opera House Pizzeria/Facebook)



Figure 20: East (rear) wall in 2019. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 21: East (rear) wall in 2019. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 22: Opera House Barbershop interior prior to 2019 renovation. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 23: Opera House Barbershop interior after 2019 renovation. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 24: Stairway to second floor apartments and second floor hallway in 2019. (Preliminary Property Evaluation Form, 5OT.1721/History Colorado)



Figure 25: Interior of second-floor apartment renovated 2020-21. Window at far right looks into the interior hallway. (Mondello's Opera House Pizzeria/Facebook)

Current Photos



50T-1721_215 Colorado Ave_01 West and south sides camera facing northeast



50T-1721_215 Colorado Ave_02 West side, north half camera facing east



5OT-1721_215 Colorado Ave_03 West side, center

camera facing east



5OT-1721_215 Colorado Ave_04 West side, south half

camera facing east



5OT-1721_215 Colorado Ave_05 South side

camera facing north-northeast



5OT-1721_215 Colorado Ave_06 South and east sides

camera facing north-northwest



5OT-1721_215 Colorado Ave_07 East side

camera facing north-northwest



5OT-1721_215 Colorado Ave_08 Detail of southwest corner storefront

camera facing northeast



5OT-1721_215 Colorado Ave_09 Detail of south center storefront and upstairs entrance camera facing southeast



5OT-1721_215 Colorado Ave_10 Detail of center storefront camera facing east



5OT-1721_215 Colorado Ave_11 Detail of north storefront

camera facing southeast

5. Preservation Plan

Lamar

5. A copy of the local preservation plan, if extant, or a statement of describing the local preservation plan.

The City of Lamar Historic Preservation Authority Board will

- 1. Develop and adopt a preservation plan to strengthen the integration of historic preservation into the broader public policy and land use planning and decision-making arenas at the federal, state, tribal, and local levels; increase the opportunities for broad-based and diverse public participation in planning for historic and cultural resources; expand knowledge and skills in historic preservation planning; ensure the protection of Lamar's significant historic, architectural and environmental resources; and make review processes clear, predictable, and objective.*
- 2. Conduct a historic context study of Lamar. The Advisory Board will utilize and expand the Hoehn Cultural Resource Survey completed in 2012.*
- 3. Seek designation of a Main Street Historic District. The Resource Survey identified a Main Street historic district that the Advisory Board will implement.*
- 4. Design a downtown historical walking tour & brochure. City of Lamar is a Colorado Main Street Community called Lamar Partnership Inc. (LPI). The Historic*

Preservation Advisory Board is working closely with LPI to create a walking tour of historical downtown Lamar.

- 5. Research, design & install interpretive signage downtown. The Advisory Board is working closely with LPI on interpretive signage to compliment the historical walking tour.*
- 6. Oversight of rehabilitation of city-owned historic, architectural and environmental resources.*

Buena Vista

5)

1. Prepare a historic context study on the development of Buena Vista.
 2. Survey the Main Street Commercial District.
 3. Using completed Survey, propose and promote a Main Street Historic District
 4. Survey residential neighborhoods.
 5. Using completed Survey, encourage homeowners to individually list designated properties.
 6. Develop interpretive signage for the Main Street Historic District.
-

Starkville



Historic Preservation Statement Town of Starkville Historic Preservation Board

The Town of Starkville contains a few buildings (see attached list) that have historical importance to the Town of Starkville however there has not been a process in place for local designation until the potential of a Certified Local Government designation. The members of the Town of Starkville Historic Preservation Board have determined that the initial plan for historic preservation will focus on the identification of potentially eligible sites or properties, designing application forms, identifying local historical research or documentation to support designation process and the education of the public, property owners and the community on the attributes of an historical preservation.

Activities:

1. Identification of eligible sites in the Town of Starkville.
2. Obtain guidance on and financial assistance for conducting a new survey to establish inventory and to update existing information.

Local designation application forms:

1. Define information and forms necessary for the application for consideration of historical designation. Information and applications will correlate to state and federal requirements so the process will not have to be replicated multiple times if additional designations are sought.

Identification of resources to support historical designation or research:

1. Inventory files and materials available through Las Animas County and the State of Colorado.
2. Newspaper archives.
3. Local government documentation, County Clerk & Recorder, City Building Inspector, City Clerk.
4. Build a library of research materials to support research on architectural styles and construction.

Education:

1. Utilize historic preservation expertise and materials for seminars on historic preservation attributes.
 2. Identify property owners of eligible properties and inform them of opportunities and the process for historical designation.
-

Northglenn

Historic Preservation Activities Prior to CLG Application:

The Thede Farmhouse was added to the National Register of Historic Places and the State Register of Historic Properties in 1998. The farmhouse is commonly referred to as the Stonehocker House. It sits at the center of Stonehocker Park on the eastern edge of the city boundary.

The Commission's main priority has been working to restore the Thede House as a museum and cultural center, showing the history of homesteading in Colorado. Every year the Commission hosts an ice cream social at Stonehocker to promote the history and heritage of the site. The event typically draws 1,500-3,000 visitors.

Future projects/plans/studies moving forward:

The Commission is interested in pursuing further research in identifying specific properties that may be eligible for consideration as well as several subdivisions that are representative the communities character and period architecture. The Commission is also seeking to create an a set of design guidelines and a community engagement program – including but not limited to walking tours, brochures, lectures, and conferences.



To: Historic Preservation Commission
From: Michelle Metteer
Date: September 27, 2022
RE: Minturn Town Council / Historic Preservation Commission Cover memo review

REQUEST: Review and provide feedback on the draft cover memo for the joint discussion between the Minturn town Council and Historic Preservation Commission (“HPC”) scheduled for the evening of October 5, 2022.

INTRODUCTION:

The Minturn Town Council recently passed Ordinance 10 – Series 2022, An Ordinance Establishing a Chapter in the Minturn Municipal Code for Historic Preservation.

The Purpose (or reason) for creating the Historic Preservation Commission, as indicated in Ordinance 10 – Series 2022 is as follows:

MMC. Sec 19-1-20 - Purpose

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in Historic Properties and Historic Districts. by appropriate regulations and incentives:
2. The stabilization of historic neighborhoods:
3. The establishment of the Town's Historic Register listing Historic Properties and Historic Districts:
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past:
5. The encouragement of continued private ownership and utilization of such Historic Properties or Historic Districts now so owned and used:
6. The promotion of thoughtful community planning and design: and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

The Intent (or aim) of creating the Historic Preservation Commission, as indicated in Ordinance 10 – Series 2022 is as follows:

MMC. Sec. 19-1-30 - Intent

The intention of this ordinance is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of Buildings, Structures, Sites, Objects, and Historic Districts for preservation.

ANALYSIS:

With the Purpose and Intent outlined in the establishing Ordinance, the HPC has started to lay the groundwork for the ensuing execution of this new policy.

Initial progress has been through the creation of forms for streamlining the processes outlined in the Ordinance. (Approved forms are attached to this memo for reference)

Other steps taken have included a historic walking tour of the Downtown Minturn area and the review of cultural resource surveys.

In relation to the Intent and Purpose of the Historic Preservation Ordinance, the HPC is looking to the Council for guidance on expectations as to how proactive or reactive the Council expects the HPC to be. This is expected to be an item for discussion during the joint session.

Additional discussion topics for the joint session include:

- Council support for an Historic Preservation Plan toward the execution of the purposes outlined in the Ordinance.
- Opportunities to provide property owners historic preservation incentives
- 2023 budget request for historic preservation public relations

COMMUNITY INPUT: Extensive: walking tours, virtual meetings, surveys and public comment have been gathered throughout this process.

BUDGET / STAFF IMPACT: TbD

STRATEGIC PLAN ALIGNMENT:

Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn

Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to “keep Minturn Minturn”

RECOMMENDED ACTION OR PROPOSED MOTION: Council to provide direction to the HPC on the following items:

- Vision & expectations
- Any feedback on the forms approved by the HPC thus far
- Support for the creation of a Historic Preservation Plan toward executing the Intent and Purpose of the Historic Preservation policy
- Council feedback on expectations pertaining to how proactive or reactive the HPC should be
- Possible opportunities for offering property owners incentives to take part in the historic preservation program
- 2023 budget funding for an historic preservation public relations campaign

ATTACHMENTS:

- Historic Landmark Nomination Form
- Historic Certificate of Appropriateness Form



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Section 3 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*) or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

1. Association with events that have made a significant contribution to history;
 - a. Is a site of a historic event that had an effect upon society; or
 - b. Exemplifies cultural, political, economic, or ethnic heritage of the Town.
2. Connection with persons significant in history.
3. Distinctive characteristics of a type, period, method of construction, or artisan:
 - a. Exemplifies specific elements of an architectural style or period;
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - c. Demonstrates superior craftsmanship or high artistic value;
 - d. Represents a style that is particular to the Town;
 - e. Represents an innovation in construction, materials, or design; or
 - f. Represents a built environment of a group of people in an era of history.
4. Geographic importance:
 - a. Enhances the sense of identity of the Town or community; or
 - b. Is an established and familiar natural setting or visual feature of the Town or community.
5. Possibility to yield important information related to prehistory or history:
 - a. Addresses research questions or fills recognized data gaps;
 - b. Embodies construction, development, or design adaptations; or
 - c. Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria.

- Sec. 19-3-20 MMC



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 4 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

--

Address of Property

Street Address:

Legal Description of Property:

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name:

Mailing Address:

Email:	Phone:
--------	--------

Applicant Information (if different):

Name:

Mailing Address:

Email:	Phone:
--------	--------

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____	Planner: _____
----------------------	----------------

Historic Preservation Commission -	Approval	Denial
------------------------------------	----------	--------

Comments:



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 5 - Category and Resources:

Category of Nomination (check one):

- Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked?



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

Signature:

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes No



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Do I Need this Form?

Certificate of Appropriateness means a certificate issued by the Commission authorizing any proposed repair, restoration, alteration, construction, relocation, or demolition of a historic property, or an element within a historic district pursuant to Chapter 19 of the MMC.

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any historic property, or contributing property within a historic district, applicants and/or owner(s) must submit and obtain approval for an application for the proposed work by the Planning Department and HPC under this Article. The application shall include anything HPC deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the historic property or historic district and plans and specifications showing the proposed exterior appearance, with finishes, materials, samples of materials, and architectural design and detail. The application shall not relieve the applicant from the responsibility to apply for any other permit required by the MMC.

HPC Certificate of Appropriateness Review:

- a. HPC shall: (1) Approve the applications; (2) Approve the application with conditions; or (3) Deny the applications.
- b. Any decision of HPC to approve the application or approve the application with conditions shall be included on an agenda of the Town Council within thirty (30) days. The Town Council may call up for review any final decision reached by HPC. After review, Town Council may affirm, deny, or affirm with additional conditions the decision of HPC. No Certificate of Appropriateness shall be issued before HPC's decision has been included on an agenda of the Town Council.
- c. If HPC approves or approves the application with conditions, HPC shall issue a Certificate of Appropriateness to the applicant and a copy will be placed in the appropriate Town records. If approved with conditions, such conditions shall be stated in the Certificate of Appropriateness.
- d. If HPC denies the application, HPC shall notify the applicant in writing and a copy will be placed in the appropriate Town records.
- e. The application form shall have a section for HPC to set forth HPC's reasons for the approval, approval with conditions, or denial of the application.
- f. HPC may issue an order continuing the application process if HPC would like additional information necessary to make a decision. If the hearing is continued, the time, date, and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case shall a hearing be continued more than forty-five (45) days without the express consent of the applicant.
- g. The applicant and/or owner(s) may resubmit an amended application that takes into consideration the recommendations of HPC.
- h. If an application for a Certificate of Appropriateness is denied after final action upon the application by HPC, no person may submit a subsequent application for the same Section 19-5-10(a) activity within one (1) year from the date of the final action.
- i. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the Town shall process the application in accordance with all other applicable provisions of the Code. If no Certificate of Appropriateness has been issued, or if the Town determines that the permit application does not conform, the Town shall not approve the permit application and shall not issue any other permit until a Certificate of Appropriateness has been issued and the permit application conforms thereto.



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

--

Address of Property

Street Address:

--

Legal Description of Property:

--

Brief Description of Project:

--

Property Owner Information:

Name:

--

Mailing Address:

--

Email:

Phone:

--	--

Applicant Information (if different):

Name:

--

Mailing Address:

--

Email:

Phone:

--	--

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes / No (pick one) **Yes**

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - Approval Denial

Comments:

--



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 2 - Impacts:

Detail the effects or impacts on the historic property or historic district that this project would cause.

Please Provide:

- Plans and specifications showing proposed exterior appearance:
 - Finishes
 - Materials
 - Samples of Materials
 - Architectural Design and Detail

Signature: