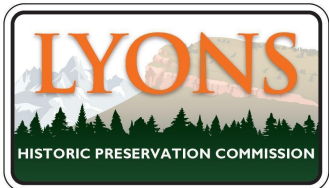


# HPC Update

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February 2026



# 2025 Accomplishments

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- Completed the Historic Context Survey made possible by a \$25,000 grant from History Colorado, which laid the groundwork for future preservation efforts
- Applied for and received a \$2500 grant from History Colorado for marketing efforts related to historic designation
- Collaborated with the PCDC and EVC to support preservation-based strategies for downtown Lyons

# 2026 Goals

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- Design and distribute marketing collateral for local designation launch; host a community event with History Colorado for Q&A in April 2026
- Finalize recommendations for preservation-based strategies in downtown Lyons
- Apply for a **no-match \$25,000 grant** with History Colorado to conduct intensive level surveys on 20-22 downtown commercial properties

# Request to the Board

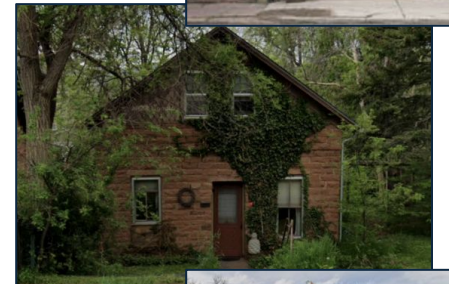
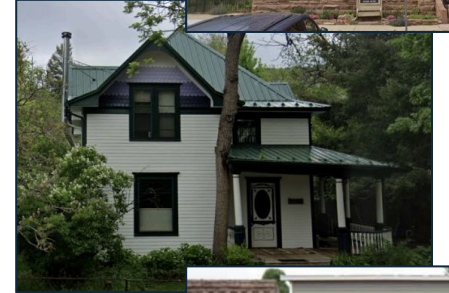
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The HPC would like to apply for a **no-match \$25,000 grant** with History Colorado to conduct intensive level surveys on 20-22 downtown commercial properties.

# We Can't Preserve What We Don't Understand

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- Property demolition and renovation decisions currently rely heavily on subjective opinions.
- Lyons has no comprehensive data on which downtown buildings are architecturally or historically significant.
- We risk losing buildings tied to our unique identity—without knowing their value until it's too late.
- *Preservation starts with knowledge.*

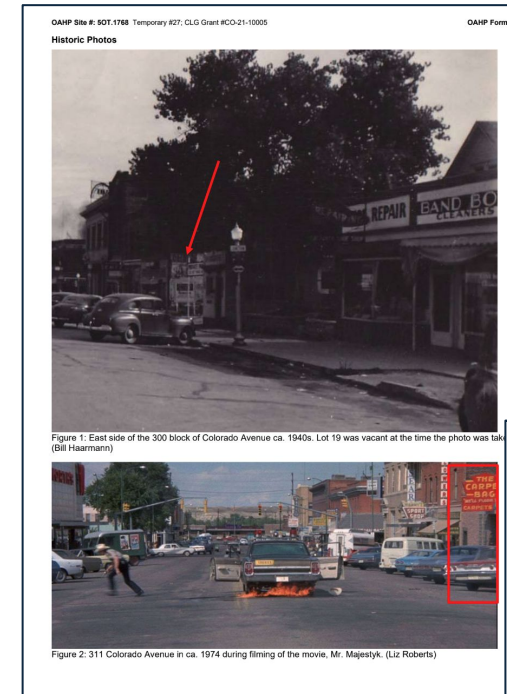


# What This Grant Will Do

Give us objective architectural and historical documentation for 20–22 downtown properties that would include:

- Unique or rare architectural features.
- Previously unknown past uses or significant owners.
- Which buildings are eligible for designation or grant incentives.

Helps inform decisions on demo permits, infill projects, and renovation proposals.



OAHP Site #: SOT.1768 Temporary #27; CLG Grant #CO-21-10005

OAHP Form #1417

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: E.L. Garlington, Jr. Law Offices  
☐ Historic ☒ Current ☐ Other

2. Resource Classification:  
☒ Building ☐ Structure ☐ Object ☐ Sites/Landscape

3. Ownership:  
☐ Federal ☐ State ☐ local ☐ non-profit ☒ private ☐ unknown

**LOCATION**

4. Street Address: 311 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: 464302320005

9. Parcel Information: Lot(s): 19 Block: 37 Addition: La Junta

10. Acreage: 0.0803 acres ☒ Actual ☐ Estimated

11. PLSS information: Principal Meridian: 6 Township: 24S Range: 55W  
N¼ of NE¼ of SW¼ of SW¼ of section 2

12. Location Coordinates:  
UTM reference: Zone 13 mE 627964 mN 4205208 ☐ NAD 1927 ☒ NAD 1983

**DESCRIPTION**

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
One	Modern Movement	Unknown	Stone

Windows	Roof	Chimney	Porch
Glass Block	Flat	n/a	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. The street facade is clad in cut flagstone masonry of irregular courses. A single door is at the north corner, featuring a glass block surround and a full-height aluminum storefront door. The only other fenestration are two vertical bands of glass block, each four blocks wide, near the south corner. These bands extend up from about knee height to the parapet's flagstone coping.

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

OAHP Site #: SOT.1768 Temporary #27; CLG Grant #CO-21-10005

OAHP Form #1417

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

15. Historic Function/Use: COMMERCE/Professional Current function/Use (if different):

16. Date of Construction: 1952 ☐ Estimated ☒ Actual (include source): Otero County Assessor Records

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: n/a

20. Retains Integrity of: ☒ Location ☒ Setting ☒ Materials ☒ Design ☒ Workmanship ☒ Association ☒ Feeling

21. Notes: The Assessor attributes this building with a construction date of 1952, which is in keeping with its materials and style, though may be slightly early by a few years. The building does not appear to have undergone any alterations, save for a possible replacement of the entry door at an unknown time.

Additional research into the historic appearance of the building and its architectural context is needed to determine the extent of its potential significance associated with Architecture. Further historical background and contextual research is also needed to fully evaluate other potential areas of significance.

22. Sources: Otero County Assessor records; Sanborn Fire Insurance Company maps.

**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)



# Why This Matters for Lyons Now

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- Supports our CLG status with History Colorado - key to future grants and resources.
- Enables Lyons to adopt more objective criteria for demolition/infill review.
- Aligns with Lyons Thrive Plan goals: protects small-town character and economic vitality.
- No-match grant = \$25,000 in funding without drawing on town budget.



# Closing Request

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The HPC is requesting approval from the Board of Trustees to apply for a \$25,000 CLG General Grant through History Colorado on or before February 20, 2026.

Thank you for your consideration!