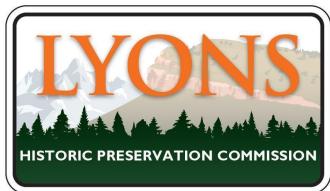


HPC Update

February 2026



2025 Accomplishments

- 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

- 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

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

- 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.

Figure 1: East side of the 300 block of Colorado Avenue ca. 1940s. Lot 19 was vacant at the time the photo was taken (Bill Haarmann).



Figure 2: 311 Colorado Avenue in ca. 1974 during filming of the movie, Mr. Majestyk. (Liz Roberts)



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

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
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-light 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: COMMERCIAL/professional Current function/Use (if different):
 Estimated Actual (include source): Otero County Assessor Records

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

17. Other Significant Dates, if any:
 Agriculture Architecture Archaeology Art Commerce Communications Community Planning & Dev't
 Conservation Economics Education Engineering Entertainment/Recreation Ethnic Heritage
 Exploration/Entertainment Health/Medicine Industry Invention Landscape Architecture Law Literature
 Maritime History Military Performing Arts Philosophy Political/Gov't Religion Science
 Social History Transportation Other

18. 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

- 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

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!