



Historic Advisory Board Regular Meeting

Monday, March 9, 2026 at 4:30 PM

Town Hall, 151 S. Banner Street

Call to Order

Roll Call

Public Comment

This is a meeting of the Historic Advisory Board held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Board. Your comments will be limited to 3 minutes. The Historic Advisory Board may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Board meeting.

Agenda Changes

Consent Agenda

1. Minutes of the Regular Meeting of February 9, 2026

New Business

2. Discussion on Preservation Myths Campaign — Alexandra Cramer
3. Discussion on 2026 Historic Walk and Talk - Alexandra Cramer

Staff Report

4. Staff Report

Board Reports

Adjournment

Action may be taken on any and all items listed on the agenda.

Accommodations for disabilities may be made upon request.



Historic Advisory Board Regular Meeting

Monday, February 9, 2026 at 4:30 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Elizabeth Historic Advisory Board was called to order on Monday, February 9, 2026, at 4:36 pm by Vice Chair Jacque Hallett.

Roll Call

Present:

Vice Chair Jacque Hallett

Member Lynn Mitchell

Member Jeff Lehman

Member Gayle Gardner

Absent:

Chair Dennis Rodriguez

There was a quorum to do business.

Also in Attendance:

Planner/Project Manager Alexandra Cramer

Planning Technician Dianna Hiatt

Town Clerk Michelle Oeser

Public Comment

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There was no Public Comment.

Agenda Changes

Consent Agenda

1. Minutes of the December 8, 2025, Meeting

Motion by Member Mitchell, seconded by Member Gardner, to approve the Minutes of the December 8, 2025, Meeting.

Voting Yes: Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner

Voting No: None

Motion Passed Unanimously (4-0)

New Business

2. Discussion and possible action on election of 2026 Chair, Vice Chair and Historian

Motion by Vice Chair Hallett, seconded by Member Lehman, to elect Lynn Mitchell as Chair, Gayle Gardner as Vice Chair, and Jacque as Historian.

Voting Yes: Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner

Voting No: None

Motion Passed Unanimously (4-0)

3. Discussion and possible action on Resolution 26R01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S § 24-6-402(2)(c) – Michelle Oeser

Ms. Oeser provided a Staff report.

Motion by Member Gardner, seconded by Member Lehman, to approve Resolution 26R01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S § 24-6-402(2)(c).

Voting Yes: Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner

Voting No: None

Motion Passed Unanimously (4-0)

Staff Report

4. Staff Report

- Planner/Project Manager, Alexandra Cramer:
 - Discussed the Saving Places Conference.
 - Provided an update on the Education Book.
 - Update on preservation.
 - Discussion on meeting with Singing Hills and Running Creek Elementary students.

Board Reports

- Member Lynn Mitchell:
 - Discussed Hubert M. Huchinson, first person to be buried at the Elizabeth Cemetery.
- Member Gayle Gardner:
 - Introduced Dan Kelly to the Board.

Adjournment

Motion by Member Mitchell, seconded by Vice Chair Hallett, to adjourn the meeting at 5:49 pm.

Voting Yes: Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner

Voting No: None

Motion Passed Unanimously (4-0)

Town Clerk Michelle Oeser

Chair Lynn Mitchell



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Alexandra Cramer, Planner/Project Manager
DATE: March 9th, 2026
SUBJECT: Discussion on Preservation Myths Campaign

SUMMARY

For the HAB's review is a breakdown of the preservation myth campaign that staff plans to launch in April. With the help from Gayle, we have gathered a variety of myth vs. facts that we will post on social media. At the end of the campaign, we will create a comprehensive document, similar to the one attached, that will live on the websites.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board review the preservation myths document and recommend any revisions.

ATTACHMENTS

Preservation Myths Campaign

Town of Elizabeth, Colorado

Historic Advisory Board

Preservation Myths: Did You Know?

April 2025 Social Media Campaign

Posted throughout April as a lead-up to National Historic Preservation Month in May

Throughout April, the Town of Elizabeth Historic Advisory Board is sharing one preservation myth per week — busting common misconceptions and building awareness ahead of National Historic Preservation Month in May. Elizabeth is a Certified Local Government (CLG) in the History Colorado program, and this campaign is part of our ongoing commitment to connect residents with accurate, locally relevant information about historic preservation.

POST 1 | Week 1 (April 1–7)

MYTH

“If my property is designated historic, I won’t be able to change anything about it.”

FACT

Historic designation is about managing change, not stopping it. In Elizabeth, design review focuses only on exterior changes visible from the street. Interior updates, routine maintenance, and repairs are generally not regulated. The Secretary of the Interior’s Standards for Rehabilitation guide this process — you won’t need to keep every doorknob.

POST 2 | Week 2 (April 8–14)

MYTH

“Historic designation will lower my property value.”

FACT

Study after study shows the opposite. Historic designation and local historic districts consistently increase property values by signaling neighborhood quality, stability, and character — all things buyers seek out. It also protects your investment by ensuring neighbors can’t make inappropriate changes that undermine what makes your street special. Colorado communities like Littleton have seen this firsthand.

POST 3 | Week 3 (April 15–21)

MYTH

“Preservation is only for grand, high-style buildings — not everyday homes and storefronts.”

FACT

Some of the most important historic places are modest ones. In Elizabeth, our story is told through farmhouses, corner storefronts, working buildings, and everyday architecture that reflects who we are and where we came from. Historic preservation is for any place that helps tell a community’s story — grand or humble.

POST 4 | Week 4 (April 22–28)

MYTH

“Restoring an older building always costs more than tearing it down and building new.”

FACT

Renovation is typically more cost-effective than new construction — you’re not paying for a new foundation, structural systems, or roofing from scratch. Colorado also offers a 20–35% state historic preservation tax credit for rehabilitation of eligible residential and income-producing properties, which can significantly offset costs. Older buildings often contain durable, high-quality materials that are expensive to replicate today.

POST 5 | Week 5 (April 29–30)

MYTH

“Preservation is an overreach — it takes away my property rights.”

FACT

Historic preservation regulations are no different in principle from zoning, HOA rules, or the many other community standards we already live by. They exist to protect everyone’s investment — including yours — by ensuring neighbors can’t make changes that harm the character and value of the whole area. Elizabeth’s Historic Advisory Board is here as a resource, not an obstacle.

May is National Historic Preservation Month. Have questions about Elizabeth’s historic preservation program? Contact the Community Development Department at 303-646-4166. This campaign will be compiled into a comprehensive digital resource available on the Town’s platforms.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Alexandra Cramer, Planner/Project Manager
DATE: March 9th, 2026
SUBJECT: Discussion on 2026 Historic Walk and Talk

SUMMARY

Staff would like to start the initial discussions on the 2026 Historic Walk and Talk. This year it is scheduled for Saturday, September 26th.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board engage in ideas and recommendations on this year's Historic Walk and Talk.



TO: Historic Advisory Board
FROM: Alexandra Cramer, AICP, Planner/Project Manager
DATE: March 9, 2026
SUBJECT: Staff Report

STAFF REPORT

- 1. Training:**
 - a. Additional Trainings for HAB?
 - b. 2026 Saving Places Conference – feedback from those who attended?
- 2. Oral History Collection**
 - a. Recent posted oral history received great feedback on social media.
 - b. Staff is still actively working on scheduling interviews for more participants.
- 3. Historic Advisory Board Website**
 - a. The website is actively being promoted on social media.
 - b. The “Get to Know” information has been added to the website.
 - c. Coloring Contest info has been added.
- 4. Local Historical Register**
 - a. An additional 10 title searches have been purchased with Elbert County Abstract. This makes a total of 24 properties the HAB has title searches for.
- 5. Town History Lesson Book**
 - a. Staff received copies of Otero County’s lesson book that they created for their local elementary students and will be distributing it to the HAB to get ideas on how to move forward with our own.
- 6. Preservation Myths Campaign**
 - a. Gayle sent staff some great information to get started on preservation myths.
 - b. Staff is presenting the campaign details on the March 9th meeting.
- 7. The Historic Building Coloring Contest**
 - a. **Jeff and Lynn are actively meeting with the elementary students over the next two weeks.**
 - b. **Submissions are due at the library April 10th. Community voting will take place from April 13th-24th. Winners will be announced on social media over the month of May Historic Preservation Month. Winners will be given their prizes at the first Friday Night Market on June 12th.**
- 8. HAB Onboarding Packets**
 - a. Staff is working on creating an onboarding packet for new HAB members. A draft of the packet will be circulated for review in the coming weeks.