



## Historic Advisory Board Regular Meeting

Monday, May 11, 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 March 9, 2026

### New Business

2. Discussion and possible action on Resolution 26R06, a Resolution establishing a designated Public Place for Posting of Meeting Notices Pursuant to C.R.S § 24-6-402 (2)(c) – Michelle Oeser
3. Discussion on Preservation Myths Presentation – Alexandra Cramer
4. Discussion and possible action on Prize Selection for Historic Building Coloring Contest – Alexandra Cramer

### Staff Report

5. Staff Report

### Board Reports

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

Accommodations for disabilities may be made upon request.

## 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, March 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, March 9, 2026, at 4:31 PM by Chair Lynn Mitchell.

### Roll Call

#### Present:

Chair Lynn Mitchell  
Vice Chair Gayle Gardner  
Historian Jacque Hallett  
Member Jeff Lehman  
Member Dennis Rodriguez

#### Absent:

There was a quorum to do business.

#### Also in Attendance:

Planner/Project Manager Alexandra Cramer  
Deputy Town Clerk Allison Ritter

#### Public Comment

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There was no Public Comment.

#### Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

## **Consent Agenda**

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

Motion by Member Lehman, seconded by Historian Hallett, to approve the Minutes of the Regular Meeting of February 9, 2026.

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

Voting No: None

Motion Passed Unanimously (5-0)

## **New Business**

### **2. Discussion on Preservation Myths Campaign — Alexandra Cramer**

Ms. Cramer gave a Staff report. Board gave Staff direction to move forward with the Preservation Myths Campaign.

### **3. Discussion on 2026 Historic Walk and Talk - Alexandra Cramer**

Ms. Cramer gave a Staff report.

## **Staff Report**

### **4. Staff Report**

- Planner/Project Manager Alexandra Cramer:
  - Reviewed her report provided in the packet.
  - Discussed a conflict which had arisen with the April 2026 meeting date. Board gave Staff direction to cancel the meeting.

## **Board Reports**

- Member Jeff Lehman:
  - Discussed Robert Adams' book of photographs of the Town of Elizabeth and the surrounding area.

## **Adjournment**

Motion by Vice Chair Gardner, seconded by Member Rodriguez, to adjourn the meeting at 5:43 PM.

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

Voting No: None

Motion Passed Unanimously (5-0)

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Town Clerk Michelle Oeser

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Chair Lynn Mitchell



## TOWN OF ELIZABETH

MICHELLE OESER TOWN CLERK

**TO:** Historic Advisory Board  
**FROM:** Michelle Oeser Town Clerk  
**DATE:** May 11, 2026  
**SUBJECT:** Resolution 26R06

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### SUMMARY

It is required by the Colorado Open Meeting Law that at the first Board meeting of the year a Resolution is passed to designate a public posting place for meeting notices.

The Town's posting place is outside the Town Hall on the information board and the Town's website.

### STAFF RECOMMENDATION

Staff recommends approval of Resolution 26R06 designating the required posting place for meeting notices a Resolution Establishing a Designated Public Place for the posting of meeting notices pursuant to C.R.S. § 24-6-402(2)(c).

### ATTACHMENT

Resolution 26R06

**RESOLUTION 26R06**

**A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES PURSUANT TO C.R.S. § 24-6-402(2)(c)**

**WHEREAS**, C.R.S. § 24-6-402(2)(c) requires the Town to annually designate the public place for posting notices to comply with the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* (the "Open Meetings Law");

**WHEREAS**, consistent with House Bill 19-1087, the Town hereby desires to post notice of the Town's public meetings not only in physical locations, but also on the Town's website as the Town's official online presence to the greatest extent practicable; and

**WHEREAS**, the notice must have specific agenda information, posted no less than twenty-four (24) hours prior to the meeting, must be accessible at no charge to the public, must be searchable by type of meeting, date of meeting, time of meeting and agenda contents, shall link to any social media accounts of the local public body, shall provide the address of the website to the Department of Local Affairs, and shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-hours (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online.

NOW THEREFORE BE IT RESOLVED BY THE HISTORIC ADVISORY BOARD OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

**Section 1. Designation.** The Historic Advisory Board of the Town of Elizabeth, in compliance with C.R.S. § 24-6-402(2)(c) of the Open Meetings Law, hereby designates the Town website at [www.townofelizabeth.org](http://www.townofelizabeth.org) as the official place for posting notices. The Town may additionally post notices at Town Hall, located at 151 South Banner Street, and any Town social media accounts. If there is a known power outage, known interruption of internet service, or an emergency meeting, the Town may post a physical notice at the public entrance of the Town Hall located at 151 South Banner Street.

PASSED, APPROVED, and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the Historic Advisory Board of the Town of Elizabeth, Colorado, on first and final reading, by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against.

\_\_\_\_\_  
Jaque Hallett Vice Chair

ATTEST

\_\_\_\_\_  
Michelle M. Oeser, Town Clerk



**TO:** Historic Advisory Board  
**FROM:** Alexandra Cramer, Planner/Project Manager  
**DATE:** May 11<sup>th</sup>, 2026  
**SUBJECT:** Discussion on Preservation Myths Campaign

**SUMMARY**

The Historic Advisory Board’s Preservation Myths social media campaign has concluded following a series of educational posts shared throughout April leading up to National Historic Preservation Month in May. The campaign was intended to address common misconceptions surrounding historic preservation and provide residents with more accessible information regarding preservation practices, designation, and community character.

Attached for the HAB’s review is a draft Preservation Myths presentation/document that compiles and expands upon the information shared throughout the campaign. The document is intended to serve as an educational resource for the community and will ultimately be hosted on the Town and Historic Advisory Board websites.

Staff is seeking feedback from the Historic Advisory Board regarding the content, tone, and overall presentation prior to final publication.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Advisory Board review the attached Preservation Myths document/presentation and provide any recommended revisions prior to publication on the Town and HAB websites. Staff also requests that the HAB provide feedback regarding additional preservation-related educational materials, handouts, or informational resources that could be developed for future community outreach and distribution.

**ATTACHMENTS**

Preservation Myths Presentation

# Preservation Myths



**Town of Elizabeth  
Historic Advisory Board**



# Purpose of Historic Preservation

## Preserving the Character That Makes Elizabeth Feel Like Elizabeth

Elizabeth has always been more than just another growing Front Range community. From its early days as a railroad and agricultural town to the historic buildings and familiar streets that still define Old Town today, the community has maintained a strong sense of identity rooted in local history, small-town character, and connection to place.

Historic preservation helps ensure that as Elizabeth continues to evolve, the buildings, neighborhoods, and streets that reflect the town's story are not lost in the process. It is not about preventing change or freezing the community in time. It is about managing growth thoughtfully while maintaining the character, scale, and historic resources that generations of residents have helped shape.

Preservation recognizes that the places people value most are often the ordinary ones: Main Street storefronts, historic homes, gathering places, and the familiar streetscapes that continue to give Elizabeth its sense of authenticity and community identity.



# Myth vs. Fact

## Understanding Historic Designation Changes

### Myth

“If my property is designated historic, I can’t change anything.” This is a common misconception that overlooks the flexibility in managing changes to historic properties.

### Fact

Historic designation does not freeze a building in time or prevent modernization. Preservation standards are intended to guide thoughtful changes while maintaining the historic character that makes a property significant. The Secretary of the Interior’s Standards for Rehabilitation allow for repairs, additions, alterations, and continued use over time.

National and State Register listings are also largely honorary recognitions and generally do not restrict private property owners using private funds. Property owners can still make changes to designated buildings, though major alterations that remove historic character may affect designation status or eligibility for preservation incentives such as tax credits.



# Property Values & Preservation

Understanding the impact of historic designation

## Myth

"Historic designation will lower my property value." This common belief overlooks how historic designation can actually enhance property appeal and community value.

## Fact

Designation often stabilizes or even **increases property values**. Buyers appreciate the unique character and predictability that historic neighborhoods provide, making them attractive investments.

## Did You Know?

Towns like **Silverton**, **Georgetown**, and **Crested Butte** have thrived through preservation programs, demonstrating how historic designation can benefit local economies and enhance community pride.





# Preservation for All Communities

**Myth: “Only for grand buildings or large cities”**

**Fact:** Historic preservation applies to all kinds of communities and resources, including modest homes, storefronts, schools, churches, agricultural buildings, and cultural landscapes. Preservation is about recognizing the places that reflect a community’s history and identity, not just landmark architecture.

Across Colorado and the country, many historic districts are made up primarily of everyday residential and commercial buildings that collectively tell the story of how a community developed over time. Preservation efforts today also increasingly recognize the importance of landscapes, traditional cultural places, and sites significant to Tribal communities and local heritage.



# Rehabilitation vs. New Construction

**Myth:** Restoring an older building always costs more than building new.”

**Fact:** Rehabilitating an older building can often be more cost effective than demolition and new construction. Existing foundations, structural systems, and durable historic materials may still have significant value, and many older buildings were built with craftsmanship that is expensive to replicate today.

## **Did You Know?**

Colorado offers state historic preservation tax credits for qualifying rehabilitation projects, and additional federal incentives may apply to income-producing historic properties.

# Balancing Property Rights and Community Character



**Myth: “Historic preservation takes away property rights.”**

**Fact:** Historic preservation is not intended to prevent property owners from improving or adapting their buildings. Like zoning and other community development standards, preservation guidelines are designed to balance individual property rights with the long-term character and stability of the broader community. In most cases, review focuses primarily on exterior changes visible from the public right-of-way rather than interior renovations or everyday maintenance.

Historic designation is also a voluntary investment in the value of a property and the character of a neighborhood. Property owners who choose to participate often gain access to financial incentives such as rehabilitation tax credits, technical guidance from local and state preservation professionals, and the long-term benefits associated with well-maintained historic areas. Preservation is ultimately about stewardship, ensuring that the places that define a community’s identity continue contributing to its future while still allowing buildings to evolve over time.

## Protecting Our Unique Community Identity

Historic preservation helps maintain the parts of Elizabeth that people recognize and connect with most: familiar streets, historic homes, Main Street storefronts, long-standing gathering places, and the small-town character that continues to set the community apart as the region grows around it.

Preservation is not just about old buildings. It is about protecting the sense of place that gives Elizabeth its identity and makes Old Town feel different from newer development patterns found elsewhere along the Front Range. It encourages reinvestment in existing neighborhoods, supports long-term property values, promotes reuse over demolition, and helps ensure that future growth still reflects the community's history and character.

Most importantly, preservation recognizes that the everyday places people care about often become the strongest connection between a community's past, present, and future.





# Learn More

Visit <https://historichelizabethco.org/>

Town of Elizabeth's Community  
Development Department: (303) 646-4166



# TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

**To:** Historic Advisory Board  
**From:** Alex Cramer, Planner/Project Manager  
**Date:** May 11<sup>th</sup>, 2026  
**Subject:** Discussion and Possible Action on Prize Selection for Historic Building Coloring Contest

## Summary

The Historic Advisory Board's annual Historic Building Coloring Contest has concluded, with a total of 42 entries submitted this year. Staff will present the entries and facilitate discussion regarding winner selection at the upcoming meeting.

Following winner selection, staff plans to highlight and announce winners throughout the month on the Town's social media platforms as part of continued community outreach and historic preservation education efforts.

Staff is also seeking direction from the HAB regarding recognition and award presentation logistics. Last year, winners were recognized through the First Friday Night Market. Staff requests feedback on whether the HAB would like to continue the same recognition for this year.

In addition, staff is seeking feedback regarding prize selection. Last year's winners received age-appropriate art kits along with gift cards to local businesses including Mountain Man Nut & Fruit Co. and Small Town Mini Donuts. Staff requests Board direction on whether to continue with a similar prize structure or explore alternative local business partnerships this year.

## Staff Recommendation

Staff recommends that the Historic Advisory Board:

1. Review contest entries and discuss winner selection
2. Provide direction regarding prize structure and local business gift card participation
3. Determine whether winners should be recognized at the First Friday Night Market, a Town Board meeting, or through another community recognition opportunity

## Budget Considerations

The 2026 Workplan and Budget allocates \$3,000 for Outreach and Education initiatives.