



Town of Elizabeth

Historic Advisory Board Regular Meeting

Monday, July 13, 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 May 11, 2026

New Business

2. Discussion on 2026 Façade Grant Program Proposals – 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.



Town of Elizabeth

Historic Advisory Board Regular Meeting

Monday, May 11, 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, May 11, 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

Absent:

Member 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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Dan Kelly - Elbert County Resident

Agenda Changes

Consent Agenda

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

Motion by Vice Chair Gardner, seconded by Historian Hallett, to approve the Minutes of the Regular Meeting of March 9, 2026.

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

Voting No: None

Motion Passed Unanimously (4-0)

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

Motion by Vice Chair Gardner, seconded by Member Lehman, to approve Resolution 26R06, a Resolution establishing a designated Public Place for Posting of Meeting Notices Pursuant to C.R.S § 24-6-402 (2)(c).

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

Voting No: None

Motion Passed Unanimously (4-0)

3. Discussion on Preservation Myths Presentation – Alexandra Cramer

Ms. Cramer provided a Staff report. Discussion followed.

4. Discussion and possible action on Prize Selection for Historic Building Coloring Contest – Alexandra Cramer

Ms. Cramer provided a Staff report. Discussion followed.

Staff Report

5. Staff Report

Ms. Cramer provided an updated on the town's 250/150 celebration.

Board Reports

- Chair Mitchell:
 - Provided an update to the Board on the work being done on making a lesson plan workbook.
- Member Lehman:
 - Asked about the posting place resolution.

Adjournment

Motion by Vice Chair Gardner, seconded by Member Lehman, to approve the Adjournment.

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

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, AICP, Community Development Director

DATE: July 13th, 2026

SUBJECT: Discussion Regarding Façade Grant Program Proposals

Summary

Staff have received 4 application proposals for the upcoming round of the Façade Grant Program, with one additional proposal anticipated. As part of the program requirements, applicants must meet with the Historic Advisory Board to discuss their proposals and receive comments and feedback regarding preservation methods and materials.

The applications for 360 Main Street and 338 Main Street are unchanged resubmittals of proposals reviewed by the Board last year. Because the Board has previously reviewed these projects, staff advised those applicants that their attendance at this meeting is not required.

Project Proposals

- 1. 360 Main Street** — Owner/Applicant: Kate Blackburn, Antelope Alpacas Fiber Arts Center. Scope: Exterior painting of the building and adjoining stucco walls, including window shutters, gutters, and downspouts (embedded brick excluded). The building, stucco walls, and downspouts will be painted white (Sherwin-Williams Alabaster SW 7008), with shutters, trim, and gutters painted black (Sherwin-Williams Black Magic SW 6991). Contractor estimate: \$6,187.42.
- 2. 449 S Main Street** — Owner/Applicant: Julie Uhernik, Faith Counseling Center LLC. Scope: Exterior painting to update the façade in keeping with the circa-1950s cottage farmhouse style. The proposed color scheme is butter yellow siding with white trim, including surface preparation, priming, and trim repair. Contractor estimate: \$3,247.69.
- 3. 338 Main Street (Section House)** — Owner/Applicant: Jeff Struthers. Scope: Exterior repair and repainting of the historic Section House, which is listed on the Town of Elizabeth Historic Register and protected by a preservation easement held by the Colorado Historical Foundation. Work includes scraping and removal of deteriorated paint, repair of weathered wood siding and trim, recaulking, priming, and application of a two-coat exterior paint system using the building's existing historic color scheme. Contractor estimate: \$4,280.
- 4. 286 Main Street (The Nest)** — Owner: Linda Bulmer. Scope: Repair of a historic window by replacing the glass while retaining all existing window structures. A formal application has not yet



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

been submitted; the property owner is prepared to speak to the proposal at the meeting. Contractor estimate: \$800

Staff Recommendation

Staff recommends that the HAB review the proposals and provide any questions, concerns, or feedback to the applicants. Board comments will be incorporated into the formal Façade Grant Program review process.

Attachment(s)

- 360 Main Street Application and Contractor Proposal
- 449 S Main Street Application and Contractor Estimate
- 338 Main Street Application, Narrative, Photos, and Contractor Proposal



Town of Elizabeth Facade Grant Program

APPLICATION

Business/Property Owner Eligibility

All businesses and/or property owners within the designated boundary as well as all buildings on the Town of Elizabeth local historic register are eligible for the Façade Grant Program. Any building with a current zoning or building code violation is not eligible for the program. All bills, charges, or taxes due to the Town of Elizabeth must be current. Any property owner, or business owner with building owner authorization, within the boundary and/or on the local historic register may apply for the grant. Grant funds are dispersed on a reimbursement basis once the completed work has been verified by Town staff as compliant with the plans in the approved application. Any deviation from the approved grant project must be approved by Town staff or may result in the total or partial withdrawal of the grant. An 'After' picture and receipts for the finished work must be submitted within 45 days of project completion for reimbursement.

Section 1: Business/Property Owner Information & Eligibility Confirmation

Business/Property Owner Information

Business/Property Owner Name: Antelope Alpacas Fiber Arts Center/Kate Blackburn
Business/Property Street Address: 360 Main Street
Mailing Address: 2242 Antelope Circle Elizabeth, CO 80107
Contact: Kate Blackburn Title: Owner
Phone: 303-646-9276 Email: AntelopeAlpacas@aol.com
If Applicable:
Description of Business Services Retail sales of alpaca products, fiber, fiber arts tools and supplies.
Current number of employees: 0 How long have you been operating in Elizabeth? 10 years
Parent company name: Antelope Alpacas, LLC

Section 2: Project Description

Briefly explain project and scope of work

This project encompasses the exterior painting of the building, the adjoining stucco walls, and includes the window shutters, gutters, and downspouts. The bricks embedded in the stucco walls will be excluded. The building, stucco walls, and downspouts will be painted white. The window shutters, trim, and gutters will be painted black.

The Sherwin-Williams Duration Exterior Acrylic Latex paint product has been selected. The Alabaster SW 7008 and Black Magic SW 6991 are the specific color choices.

<i>Provide estimate materials and labor</i>	<i>Materials</i>	<i>Labor</i>	<i>Total</i>
<i>Property (Building)</i>			\$6,187.42
<i>Property (Land)</i>			

Section 3: Required Documents

Checklist for complete grant application (Check each of the boxes to show requirements are met.)			✓
a. Application form			☒
b. Narrative of proposed project (a clear written description of the project)			☒
c. Illustrations of the proposed work or architectural drawings			☒
d. Photos of the site and its relationship to adjoining sites			☒
e. Color samples and texture of finish materials, where applicable			☒
f. Scope of Work			☒
g. Planning Department comments/review			☒
h. Historic Advisory Board comments			☒
i. Lease of property (if not owned by applicant and letter of authorization from property owner)			☐
j. Meets Town of Elizabeth design standards and guidelines			☒
k. Meets Town of Elizabeth zoning requirements			☒
l. Meets Town of Elizabeth building and sign code requirements			☒

Applications will be evaluated by Town staff and presented to the Town of Elizabeth Façade Grant Program Committee. This committee is comprised of one member from each of the following boards: Main Street Board of Directors, Historic Advisory Board and Board of Trustees. Final grant approval is determined by the Town of Elizabeth Façade Grant Program Committee. The grant is limited to one grant award per property address per year. Grant awards are processed on a two-cycle basis. The first round of applications will be accepted from January 1st – January 31st, with a March 1st award date. The second round of applications will be accepted from June 1st – June 30th, with an August 1st award date.

Amount granted based on scoring criteria. Application submission does not guarantee an award of funds.

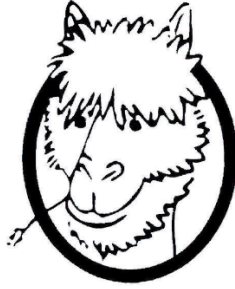
Submit Complete Application and Documents by grant funding cycle deadline

All applications must be physically returned to: Town Hall, 151 South Banner Street, P.O. Box 159 Elizabeth, CO 80107 or electronically sent to: acramer@townofelizabeth.org

By signing below, I/we acknowledge that I/we have read, understand, and agree to comply with the guidelines and requirements set forth for the Town of Elizabeth Façade Grant Program.

Applicant's Name (Printed) Kate M. Blackburn

Applicant's Signature Kate M. Blackburn **Date** 7/8/2026



Antelope Alpacas Fiber Arts Center
360 Main Street
Elizabeth, CO 80107
303-646-YARN (9276)

Date: 7/8/2026

Owner: Kate Blackburn

Project Description:

This project encompasses the exterior painting of the building, the adjoining stucco walls, and includes the window shutters, gutters, and downspouts. The bricks embedded in the stucco walls will be excluded. The building, stucco walls, and downspouts will be painted white. The window shutters, trim, and gutters will be painted black.



The Sherwin-Williams Duration Exterior Acrylic Latex paint product has been selected. The [Alabaster SW 7008](#) and [Black Magic SW 6991](#) are the specific color choices.



THE PAINT
DOCTOR INC.

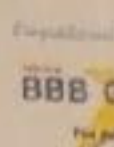
Commercial
Residential

Proposal

EXTERIOR

303-910-7862

Featured in 2005-2025
Parade of Homes



DATE

6-22-2026

TIME

3:00PM

P
D
C
A



PROPOSAL SUBMITTED TO:

Licensed • Insured • Bonded

WORK TO BE PERFORMED AT:

NAME KATE BLACKBURN	START DATE
ADDRESS 360 S MAIN ST	COLOR SUEW SIDING SW7008 ALABASTER TRIM SW6991 BLACK MAGIC
CITY / STATE ELIZABETH CO 80107	EMAIL
PHONE: 303-646-2174 303-506-4951	ESTIMATOR Brian E Woodring 303-921-5416

EXTERIOR: The Finest Sherwin Williams Premium Paint (Established in 1866) *Serving the world for 150 years!*

- The Paint Doctor will power wash all areas to be painted and allow to dry over night.
- Re-nail all loose siding, fascia, soffits.
- Scrape all loose paint.
- Caulk all siding, trim, fascia, soffits, and cracks.
- Sherwin Williams 55 year duration silicone/acrylic caulking will be applied.
- Prime all bare wood and metal the finest Sherwin Williams primer will be applied.

- ☐ Premium oil base primer will be applied to all wax bleed around entire home. 2-coats of the finest Sherwin Williams premium paint.
- ☒ Siding ☒ Stucco ☒ Soffits ☒ Fascia ☒ Trim ☒ Gutters ☒ Downspouts ☒ Window Trim ☒ Shutters ☐ Front Railing ☐ Front Post
- ☐ Front Door ☐ Two car garage door ☐ One car garage door ☒ Back shed ☐ Detached garage ☒ All Painted Doors ☒ Patio Ceiling
- ☒ All damaged areas Sherwin Williams X Primer will be applied to help prevent any future peeling.
- ☒ SherLastic Elastomeric Stucco Coating will be applied to all stucco by spray or backroll
- ☒ Color will change - Includes (1) hour with our Color Designer to choose new colors ☐ Colors will NOT change

All Work done will be performed by experienced master painters and supervised by a foreman to assure finished work to be first class quality. Emergency Protective Equipment (fire extinguisher, first aid kit, respirators, etc. will be at job sight at all times). The Paint Doctor will supply all materials, paint, labor and all other equipment needed to complete the job.

- ☒ Job site will be cleaned up on a daily basis and all ~~mask off~~ FRONT MARQUE
- ☒ landscaping ☒ roof ☐ door hardware ☒ brick ☐ sidewalk ☒ light fixtures ☒ air conditioner unit ☒ satellite dish
- ☒ deck ☒ windows ☒ patios ☐ furniture ☐ grill... ☐ stucco ☐ rock will be protected ☐ security cameras ☐ solar panels

- ☐ The Paint Doctor will power wash entire deck and re-stain with the finest premium stain \$ _____

Estimated time for job completion will be _____ days depending on weather.

NOTES: **PRICE INCLUDES 400' + 10% DISCOUNT**
INCLUDES BACK YARD SHED

Sherwin Williams A-100 (15 YEAR MANUFACTURE WARRANTY) 5 year Labor Warranty \$ _____

Sherwin Williams SuperPaint (LIFETIME MANUFACTURE WARRANTY) 8 year Labor Warranty \$ _____

Sherwin Williams Latitude (LIFETIME MANUFACTURE WARRANTY) 10 year Labor Warranty \$ _____

Sherwin Williams Duration (LIFETIME MANUFACTURE WARRANTY) 12 year Labor Warranty \$ **6,187.42**

Sherwin Williams Emerald Paint 20 year fade resistance (LIFETIME MANUFACTURE WARRANTY) 15 year Labor Warranty \$ _____

PAYMENT TERMS:

Payment due upon completion of work.



Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. The above prices and specifications involving extra cost will be executed only upon written order and will become an extra cost charge over and above the estimate. No discounts will be given for any jobs not being completed on schedule from weather, strikes, accidents or any delays beyond our control.

PROPOSED START DATE: _____

PROPOSED FINISH DATE: _____

Respectfully submitted by **Brian Woodring**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL

PROPOSED SUBMISSION DATE: _____

The above prices, specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Payment is due at completion of work a 10% late fee will be applied if payment is not made in full. Payment is not made owner will be responsible for all court cost and fees.

Acceptance Signature _____

PAINT DOCTOR, INC. Denver, CO
Office: (303) 910-7862 www.paintdoctor.com



Town of Elizabeth

Facade Grant Program

APPLICATION

Business/Property Owner Eligibility

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Section 1: Business/Property Owner Information & Eligibility Confirmation

Business/Property Owner Information

Business/Property Owner Name: Julie Uhernik

Business/Property Street Address: 449 S Main St

Mailing Address: 449 S Main St, Elizabeth, CO 80107

Contact: Julie Uhernik Title: RN, LPC, NCC

Phone: 303-918-1775 Email: juliecounseling@comcast.net

If Applicable:

Description of Business Services Counseling office- providing in person and telehealth counseling services

Current number of employees: 1 How long have you been operating in Elizabeth? 6 years

Parent company name: Faith Counseling Center LLC

Section 2: Project Description

Briefly explain project and scope of work

Exterior paint to update of facade in keeping with cottage farmhouse style circa 1950s. Color of facade update will be siding of butter yellow with white trim. This will increase house visibility from the street and supply a contrast to existing neighbors house color and facade(s).

Provide estimate materials and labor	Materials	Labor	Total
Property (Building)	paint and primer	2-3 person- est 3-4 day	3247.69
Property (Land)			

Section 3: Required Documents

Checklist for complete grant application (Check each of the boxes to show requirements are met.)	✓
a. Application form	☒
b. Narrative of proposed project (a clear written description of the project)	☒
c. Illustrations of the proposed work or architectural drawings	☒
d. Photos of the site and its relationship to adjoining sites	☒
e. Color samples and texture of finish materials, where applicable	☒
f. Scope of Work	☒
g. Planning Department comments/review	☐
h. Historic Advisory Board comments	☐
i. Lease of property (if not owned by applicant and letter of authorization from property owner)	☐
j. Meets Town of Elizabeth design standards and guidelines	☒
k. Meets Town of Elizabeth zoning requirements	☒
l. Meets Town of Elizabeth building and sign code requirements	☒

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By signing below, I/we acknowledge that I/we have read, understand, and agree to comply with the guidelines and requirements set forth for the Town of Elizabeth Façade Grant Program.

Applicant's Name (Printed) Julie Uhernik

Applicant's Signature Julie Uhernik Date 07/10/2026





Porcupine Paint
Highlands Ranch, CO
720.807.0123
www.porcupinepaint.com

Mathew Weaver
Project Consultant
720.254.7863
mathew@porcupinepaint.com

Estimate

Accepted

Contact	Job Address	Estimate ID	Date
Julie Whernik 449 S Main St Elizabeth, CO 80107 juliecounseling@comcast.net 303.489.7988		905993	Jun 17, 2026

Item

General Description of Work

Project Start Date: TBD
Estimated Duration: 3-4 Days

Daily Set-Up and Clean-Up

- All tools and equipment will be stored in a designated area at the end of each workday.
- The crew will organize painting materials and equipment daily to maintain a clean and orderly job site.
- Job-related debris will be removed daily to ensure a tidy workspace.
- Upon project completion, all tools, equipment, and waste materials will be removed from the site.

Final Walkthrough

- Upon project completion, the job lead will conduct a final walkthrough to ensure customer satisfaction and address any remaining questions or concerns.
- Any necessary touch-ups will be scheduled as needed.
- Final payment will be collected upon completion of the final walkthrough.

Exterior Preparation and Painting Details

Preparation:

- All exterior surfaces will be power washed to remove dirt, residue, and loose or peeling paint.
- Peeling paint will be scraped and spot-primed, **including all bare wood**. Please note that ridges may remain visible where peeling paint was removed.
- Areas with failing caulk will be re-caulked prior to painting.
- Cracks and sunken nail holes will be caulked as needed.
- Nail pops will be hammered flush to the surface.
- All areas not being painted will be properly masked to protect surfaces.
- **Prime bottom 3 boards around the bottom of the perimeter house, including underside of bare siding boards**

Painting:

- Guaranteed Coverage
- Paint will be applied in accordance with manufacturer specifications to ensure proper coverage and thickness.
- The body of the home will be spray-applied, while trim will be brushed and/or rolled on exposed faces unless otherwise specified.

Customer Responsibility:

- Trim all trees, plants and shrubs back at least 2-3 feet from home or project area.
- Remove any patio furniture, grills, lights, breakables away from home or project area.
- Provide a clear pathway around the entire home or project area.

Porcupine Paint agrees to furnish the labor, paint, materials, and supplies necessary to perform the services per the terms and conditions in this Agreement

Specifications:

- Color change

****1 Color per surface, additional accent walls/colors may incur a fee of \$150-\$300 per color/area***

Front Side	\$807.90
Fascia / Gutters, Trim, Wood Siding, Window Frames, Front Door, Front Door Frame	
Right Side	\$923.90
Fascia / Gutters, Trim, Wood Siding, Window Frames	
Back Side	\$582.15
Fascia / Gutters, Trim, Wood Siding, Window Frames	
Left Side	\$1,294.60
Fascia / Gutters, Trim, Wood Siding, Window Frames, Doors, Door Frames	

Gutters and Downspouts

- **Downspouts** will be painted the same color as the **trim boards behind them**.
- **Gutters** will be painted the same color as the **fascia**.
- If you would like a different color scheme for your downspouts or gutters, please discuss this with your estimator before work begins.

Better — 8-Year Exterior Paint System (Most Popular)

- Sherwin-Williams **Duration® Exterior Paint**
- Enhanced durability and fade resistance
- Thicker film build for extended lifespan
- **8-Year workmanship and Lifetime material warranty**

Colors & Finishes (Exterior)-Guaranteed Coverage(GC)

3 Color scheme included:

- **Body** - TBD
- **Trim** - TBD
- **Accent** - TBD
- **Finish** - Satin

**White (any shade) or light colors may require primer at additional costs*

FREE Color Consultation

- Color consultation with a certified Sherwin Williams Color Consultant - Value \$300 per hour

Project Deposit (25%)

- A Deposit of 25% is due upon acceptance of proposal to secure spot on schedule
- Payable by credit (fees apply), check, ACH bank deposit, or Zelle (account: info@porcupinepaint.com)

Best — 10-Year Exterior Paint System

- Sherwin-Williams **Emerald® Exterior Paint-Free Upgrade!**
- Highest level of color retention and protection
- Maximum durability against weather exposure
- **10-Year workmanship and material warranty**

Sub Total	\$3,608.55
Summer Savings-Exp. 7 days from today! (10%)	-\$360.86
Total	\$3,247.69

Or as low as **\$148.22/month*** with



Options

These items are optional additions and are not included in the total. To add items to your estimate, just click +Add Option.

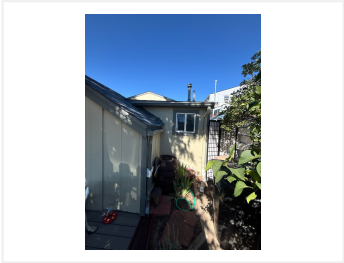
Item	
Exterior Carpentry Replace Damaged Trim Boards (see images) • Damaged boards will be replaced, primed and caulked prior to painting. • Replacement siding may not exactly match existing siding, as many older products are no longer manufactured. • Any boards not specifically indicated in photos are not included.	\$152.25
Shed Stain Wood Siding - 1 Coat, Doors, Door Frames, Garage Door, Garage Frame, Window Frames	\$1,324.61
Good — 6-Year Exterior Paint System • Sherwin-Williams Latitude® Exterior Paint • Professional surface preparation and application • Designed for Colorado climate conditions • 6-Year workmanship and material warranty	-\$200.00

Media

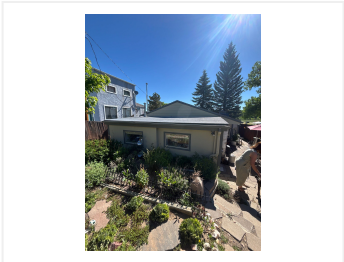
Front Side



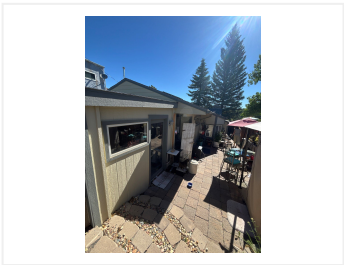
Right Side



Back Side



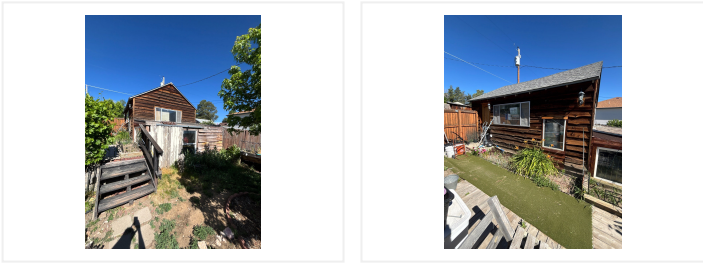
Left Side



Exterior Carpentry



Shed



By accepting your estimate or proceeding with your project, you acknowledge that you have read, understood, and agree to these [Terms & Conditions](#), including Porcupine Paint’s Limited Warranty.

Mathew Weaver

07/09/2026

Estimator Signature

Date

Julie Whernik

07/09/2026

Customer Signature

Date

Estimate #905993 for Julie Whernik
Total value: \$3,247.69

TOWN OF ELIZABETH FAÇADE GRANT APPLICATION

Section House Exterior Repair and Painting Project

Property: Section House (1884)

Address: 338 Main Street, Elizabeth, Colorado 80107

Property Owner: Jeff Struthers

Project: Exterior Repair and Painting

Narrative

I am applying for a Façade Grant to repair and repaint the historic Section House located at 338 Main Street in Elizabeth, Colorado.

Built in 1884, the Section House is one of the oldest and most historically significant structures in Elizabeth. The building originally housed the family responsible for maintaining a section of the Denver and New Orleans Railroad line and the nearby rail station. Today, the building is listed on the Town of Elizabeth Historic Register and is protected by a preservation easement held by the Colorado Historical Foundation. These protections help ensure that repairs and improvements are completed in a manner consistent with the building's historic character and long-term preservation.

The Section House occupies a highly visible location at the intersection of Main Street and Elm Street and serves as one of the most recognizable historic landmarks in town. The building is featured in local history publications and a documentary on the Denver and New Orleans Railroad. Because of its prominent location and historical significance, the building contributes substantially to the historic character and identity of downtown Elizabeth.

The proposed project consists of repairing deteriorated exterior wood trim and siding, removing loose and peeling paint, replacing rotted wood where necessary, priming exposed surfaces, and repainting the building using its existing historic color scheme. These improvements will preserve original architectural materials, prevent further deterioration, and maintain the historic appearance of the structure for future generations.

The proposed work extends beyond routine painting and includes preservation-related repairs intended to protect the original wood siding and trim. Contractor-provided work will include scraping and removal of deteriorated paint, repair and stabilization of weathered wood components, recaulking, priming exposed surfaces, securing loose siding, and application of a complete two-coat exterior paint system. These improvements will help preserve original historic materials while preventing additional deterioration caused by weather exposure and age.

The Section House contributes to the economic vitality and pedestrian activity of downtown Elizabeth. The building is home to the Elbert County Chamber of Commerce and my photography gallery, both of which attract visitors to the downtown district. The Chamber serves local businesses and community organizations, while the gallery promotes local photography, history, and culture.

In addition to preserving a historic landmark, the Section House serves as an active community asset. The building houses the Elbert County Chamber of Commerce at a substantially reduced rental rate as part of my commitment to supporting local business development and community organizations. The property is maintained as a welcoming gateway to Main Street and is regularly used for meetings, educational activities, and community events. These ongoing contributions demonstrate a long-term commitment to supporting downtown Elizabeth, preserving its historic character, and enhancing community pride.

The property occupies a strategic location between the downtown business district and Running Creek Park. It is highly visible to residents and visitors attending community events, festivals, and activities in both areas. As the Town continues investing in downtown improvements through the Main Street Streetscape Project and related enhancements, maintaining one of Elizabeth's most visible historic structures becomes even more important. The appearance of the Section House contributes directly to visitors' first impressions of downtown Elizabeth and supports the overall goals of historic preservation, economic development, tourism, and community pride.

Since purchasing the property in 2010 and completing its restoration, I have worked to preserve the building's historic character while maintaining it as an active part of the community. Assistance through the Town of Elizabeth Façade Grant Program would allow these preservation improvements to be completed now rather than being deferred over multiple years and would help preserve an important historic landmark that benefits the entire community.

Attachment A - Photos



Section House at 338 Main Street, view from East.



Section House at 338 Main Street view from Main Street and Elm



East side showing rotted wood and peeling paint



East side showing rotted wood and peeling paint on upper level



North side peeling paint





West side window trim damage and peeling paint



North side damaged siding and peeling paint



10/22/2025

Proposal Submitted to:

Jeff Struthers
338 Main St
Elizabeth, Co

Estimate

This estimate covers the preparation and painting of the exterior of the building. This will consist of a two-color paint scheme using Sherwin-Williams Duration exterior paint.

Prepping:

- Scrape, sand, and or wire-brush peeling paint and or bubbles in paint if needed on wood surfaces for proper adhesion of new paint.
- Prime peeling or areas of weathering paint on the building with premium latex primer.
- Re-caulk all previously caulked areas, including cracks, joints on fascia, and soffit areas, using exterior caulking.
- Any loose nails or loose siding is to be re-nailed or re-secured.

Painting

- This will include a two-paint color scheme using Sherwin-Williams paint for the complete exterior of the building.
- The painting will be applied with a combination airless sprayer and brush and roll for a complete 2-coat system.
- All areas are to be protected with drop cloths and or masking (paper or plastic). This will include floors, decks, windows, and areas not being painted.

Touch up:

- Inspection of the job will be completed before the painters are complete with the home.

- 
- Painters will be present at the walk-through in case additional touch-ups are required.

General Provisions:

- All work shall be performed professionally and inspected to ensure that the finished work is of first-class quality.
- Work hours can vary depending on the job:
Normal hours are:
Monday-Friday 8-6 pm
Saturday 9-5 pm
- When the contract is agreed upon, the Contractor will furnish the homeowner with appropriate Liability and workers comp insurance if needed.

Cost:

- The estimate includes all labor and materials.
- The payment schedule will be discussed upon acceptance of this proposal.
- If paying with Credit Card there will be a 3.5% fee added to the full amount of the estimate.

The complete prepping and painting of the exterior of the home, using Duration- \$4,280

ACCEPTANCE OF PROPOSAL

The above price, specifications, and conditions are satisfactory
And are hereby accepted. You are authorized to do the work as
Specified.

Signature_____

Date of acceptance_____, 2025

Signature_____

Jose (Pete) Roman

Owner

Roman Innovative Painting

WARRANTY

Roman Innovative Painting will offer a 7-year warranty with Sherwin-Williams Duration exterior paint against peeling; flaking and other paint failures except for the horizontal areas (which include floors, top caps, and windowsills, etc.) and hail which are not warranted by any paint manufacturer. If hail should occur on the exterior of the home, we will work with the homeowner with a set price to fix any affected areas. We work with different manufacturers of paint including Sherwin Williams, Benjamin Moore, and Behr Paint.



Elizabeth, Co 80107
romaninnovativepainting@gmail.com
720-369-8896



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board
FROM: Alexandra Cramer, Planner/Project Manager
DATE: July 13th, 2026
SUBJECT: Discussion on 2026 Historic Walk and Talk

SUMMARY

Staff would like to continue 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, Community Development Director
DATE: July 13, 2026
SUBJECT: Staff Report

STAFF REPORT

1. Training:

- a. Additional Trainings for HAB?

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. 2026 Coloring Contest winners and participants have 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.
- c. Campaign was successfully posted on social media during the month of May.
- d. Additional information has been added to the website.

7. Historic Walk and Talk

- a. Scheduled for Saturday, September 26th.
- b. At the July 13th meeting, staff will like to nail down some details on the event this year.

8. Elizabeth Backyard BBQ (250/150 Town Celebration)

- a. Staff would like to see HAB participation at this event scheduled for Saturday, August 29th.
- b. A booth space will be available at Running Creek Park for the event from 12-4pm.