

Title 19

HISTORICAL PRESERVATION

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Chapter 19.04

GENERAL PROVISIONS

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19.04.010 Purpose.

A. The purpose of this title is to promote the public health, safety and welfare through:

1. The protection and preservation of the town's historic and cultural heritage, as embodied in designated landmarks, contributing structures and districts by appropriate regulations;

2. The enhancement of property values and the stabilization of historic neighborhoods and streetscapes, promotion of harmonious, orderly growth and development of the town;

3. The increase of economic and financial benefits through the town's attractions to tourists and visitors; and

4. The provision of educational opportunities to increase public appreciation of the town of La Veta's unique heritage;

5. The purpose of this ordinance is not to preclude business or commercial development or uses in the town of La Veta, but is to promote appropriate and compatible development and uses that meet the requirements of all the town's ordinances and regulations and that meet the terms and spirit of the historic preservation ordinance.

B. The intention of this title is to create a method to further the public interest in preserving the town's unique historic character by ensuring that demolition of, moving, additions to, alterations to, and new construction of any type affecting designated landmarks, contributing

structures and districts shall be carefully considered for impact to its contribution to the town's heritage. In so doing, the town is forthwith designating a historic district concurrent with the effectiveness of this chapter and has outlined the process for landmarks, contributing structures and additional districts to be so designated under the provisions of this title. (Ord. 197 (7/7/98) (part), 1998)

19.04.011 Definitions.

As used in this chapter:

"Alteration" means any change, modification, or addition to a part of or all of the exterior of any building or structure.

"Alteration certificate" means approval signed by the historic preservation committee certifying the appropriateness of a particular request for construction, alteration, reconstruction, repair, restoration, or demolition of all or part of any building within the historic district.

"Building" means any enclosed or open structure which is a combination of materials to form a construction for occupancy or use.

"Building official" means that person appointed by the La Veta Town Board as the individual who issues the permit for the construction, alteration, reconstruction, or demolition of all or part of any building.

"Building permit" means a permit issued by the building official authorizing the construction, alteration, reconstruction, or demolition of all or part of any building.

"Contributing properties" means properties so designated on the inventory map of the historic district and properties outside the historic district which are adopted as a part of this title being sites, buildings, structures, or objects significant in La Veta history, architecture, engineering, archaeology, or culture.

"Demolition" means the dismantling or tearing down of all or part of any building and all operations incidental thereof.

"Historic district" means a geographically defined area consisting of public and/or private property within the town, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual ele-

ments separated geographically but linked by association or history. A historic district shall further mean any area designated by the town board as a historic district pursuant to the criteria established in Section 19.04.030.

"Historic property" means a property designated by the town board pursuant to the criteria established in Section 19.04.030.

"Landmark structures" means an individual building, structure or property of historic significance outside the historic district designated by the town board pursuant to the criteria set by the town board.

"New construction" means any construction within the historic district which is independent and exclusive of an existing building or structure or part thereof in the historic district.

"Non-contributing properties" means properties so designated on the inventory map of the historic district which is adopted as a part of this title, being generally those properties which by reason of age, condition, amount of alterations, form, materials, architectural details and relation to surrounding properties do not make a significant contribution to the general character of the part of the historic district in which they are located.

"Non-contributing structures" means a building, structure or object that does not reinforce the cultural, architectural, or historical significance of the historic district in which it is located, and is identified as noncontributing upon designation of the historic district in which it is located.

"Property" means a parcel of land as defined in title 18 section 18.08.260.

"Reconstruction" means any or all work needed to re-make or rebuild all or part of any building to a sound condition, but not necessarily using original materials.

"Repairs" means any or all work involving the replacement of existing material with equivalent material for the purpose of maintenance, but not including any addition, change or modification in construction.

"Restoration" means any or all work connected with returning to or restoring of a building, or part of any building, to its original condition through the use of original or nearly original materials.

"Structure" means anything manmade that is composed of interdependent and interrelated parts in a definite pattern of organization.

"Structure of merit" means any structure which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the town and retains integrity. It may have unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood in the town. It may be an example of a type of building which was once common but is now rare in its neighborhood or town. It may be connected with a business or use which was once common but is now rare.

(Ord. No. 303, 2-6-2018)

19.04.020 Committee established.

There is created an historic preservation committee, hereinafter referred to as the "committee," which shall have principal responsibility for matters of historical preservation as set forth in this title.

A. Membership. The committee shall consist of no less than five members providing a balanced, community wide representation; to the extent possible, the committee shall consist of a representative who owns property in an historic district, a representative who has knowledge of construction, a representative from the town of La Veta board of trustees, and two others. It is desirable but not necessary that all members reside within the town of La Veta or its environs. The town of La Veta board of trustees shall appoint the committee members who shall serve two-year terms. Members may be appointed to serve successive terms. Members shall serve without compensation. Members may be removed by the town of La Veta board of trustees for neglect of duty or malfeasance in office.

B. Quorum and Meetings. A quorum shall consist of a majority of the committee. The committee shall meet the first and third Wednesdays of each month if needed to conduct its business. Notice of time and place for committee meetings with an agenda shall be made public in the manner provided for in the Town of La Veta's posting policies. Minutes shall be kept at each meeting and provided to

the Town of La Veta Board of Trustees. The committee shall elect one of its members as chairperson to convene and preside over its meetings.

C. Powers and Duties. In accordance with the provisions of this title, the historic preservation committee shall:

1. Be guided at a minimum by the Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation and Rehabilitation (as they may be amended from time to time), such being incorporated herein by reference as if fully set forth; additionally, the committee shall adopt other criteria for review of historic resources and for review of proposals to alter, demolish or move designated resources;

2. Review resources nominated for designation as an historic landmark, district or contributing structures within historic districts and recommend to the town of La Veta board of trustees that it designate by ordinance those resources qualifying for such designation;

3. Review and make decisions on any application for alterations to a designated historic landmark, district or contributing structure within historic districts;

4. Review and make decisions on any application for moving or demolishing an historic landmark or contributing structure;

5. Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse, including nominations to the State and National Register of Historic Places;

6. Develop and assist in public education programs including, but not limited to, walking tours, brochures, marker programs for historic properties, lectures and conferences;

7. Conduct, update and maintain, or cause to be conducted, updated and maintained, surveys and official lists of historic landmarks, districts and contributing structures as well as other structures and buildings for the purpose of defining those of historic significance, and prioritizing their importance. The committee shall be responsible for updating the surveys and official lists at a minimum of every seven years;

8. Advise the town board of trustees on matters related to preserving the historic character of the town;

9. Actively pursue financial assistance for historic preservation related programs;

10. Review and make decisions and/or recommendations of any application for construction (whether such be new construction on vacant land or any other type of construction related to existing structures) within an historic district. In addition, the committee may advise an owner of a property that has not yet achieved contributing or landmark status on appropriate treatments, alterations and additions that will sustain the character-defining features of the structure and thus continue the prospect that the structure may become eligible for contributing or landmark status in the future;

11. Ensure reasonable efforts to seek input from all appropriate parties (including neighbors, and adjacent property owners) whose property may be affected by its decisions. At a minimum such efforts shall include posting the property and mailing of notice to absentee adjacent owners. (Ord. 197 (7/7/98) (part), 1998) (Ord. No. 257, §§ 1--3, 2-1-2011; Ord. No. 303, 2-6-2018)

A. Designation Authorized.

1. Pursuant to the procedures hereinafter set forth in this section, the town board of trustees may, by ordinance, designate as an historic landmark an individual structure, property or other feature, or designate as an historic district an area containing a number of structures, properties or features having special historical or architectural value, or designate as a contributing structure within an historic district an individual structure, property or other feature.

2. Each designating ordinance shall include a description of the characteristics of the historic landmark, historic district, or contributing structure which justifies its designation, a description of the particular features that should be preserved, and a legal description of the location and boundaries of the landmark, district or contributing structure. The designating ordinance may also indicate alterations which would have a significant impact upon, or be potentially detrimental to, the landmark, district or contributing structure.

The property included in any such designation shall be subject to the controls and standards set forth in this Title 19.

B. Procedures for Designating Landmarks, Districts and Contributing Structures for Preservation.

1. A nomination for designation may be made by filing of an application with the town clerk by any owner(s) of a proposed landmark, district, or contributing structure, any resident of the Town of La Veta, or any historic preservation committee member. The town clerk shall refer the application for nomination to the chairperson of the historic preservation committee within five business days upon receiving such application. The committee shall contact by mail the owner(s) of the nominated landmark, district, or contributing structure outlining the reasons and effects of such designation. The committee shall hold a public hearing (with notice at least ten days prior to such hearing) on the proposal no more than sixty days after the filing of the application. The committee shall review the application for conformance with the established criteria for designation and with the purposes of this title. Within thirty days after conclusion of the public hearing, but in no event more than sixty days after the hearing date first set, unless otherwise mutually agreed by the committee, the applicant, and the owner(s), the committee shall either approve, modify, or disapprove the proposal. If either modified or approved, the committee shall refer the proposal with a copy of its report and recommendation to the La Veta Town Board of Trustees. If disapproved, the committee shall promptly notify the applicant and owner(s) of its decision and the reasons therefore and keep a copy of the minutes of its deliberations on file.

2. Within thirty days after the date of any referral by the committee to the Town of La Veta Board of Trustees, the town shall set the matter on its agenda at a regularly scheduled town board meeting. The matter shall be treated procedurally the same as any other proposed ordinance. (Ord. 197 (7/7/98) (part), 1998) (Ord. No. 257, § 4, 2-1-2011; Ord. No. 267, § 4, 2-19-2013; Ord. No. 303, 2-6-2018)

19.04.040 Revocation of designation.

If a structure or special feature of a designated landmark or contributing structure was lawfully removed or

demolished, or if new facts or evidence show that any designation was done in error, the committee may recommend revocation of the designation. The committee may recommend revocation of a designation if, after following the procedures of Section 19.04.030(B), it determines that without the demolished structure or feature the site as a whole no longer meets the purposes and standards of a designated landmark or contributing structure. Upon the committee's decision to recommend revocation of a designation, the committee shall so recommend to the town board for adoption of an ordinance pursuant to Section 19.04.030(B) of this chapter. (Ord. 197 (7/7/98) (part), 1998)

19.04.050 Limitation on resubmission and reconsideration of proposed designation.

Whenever the committee or town of La Veta board of trustees disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least six months from the effective date of the final action on the original proposal. (Ord. 197 (7/7/98) (part), 1998)

19.04.060 Amendment of designation.

Designation of a landmark, district or contributing structure may be amended to add features or property by following the same procedures prescribed in this title for initial designation. (Ord. 197 (7/7/98) (part), 1998)

19.04.070 Alteration certificate required.

A. Within a designated historic district or on an designated historic landmark or a contributing structure within an historic district, no person shall carry out or permit to be carried out any new construction or alteration, removal or demolition of a building or other designated feature without first obtaining an alteration certificate for the proposed work under this title, as well as first obtaining any other permits required by the ordinances or codes of the Town of La Veta. Without limiting the foregoing, this provision shall apply to vacant land within designated historic districts as well as to noncontributing structures within designated historic districts.

B. No person shall receive a permit to construct a new structure or building or to alter, remove or demolish any structure or other feature on a structure that has been

proposed to be a designated landmark or contributing structure in a proposed historic district after the date an application has been filed with the town clerk to designate such structure a landmark or contributing structure. No applications for building or other permits filed after an application for historic designation shall be approved while proceedings are pending on such designation application. Any work that takes place on a structure which is subject to a filed application that removes historic fabric, or alters the character of the structure through the process of demolition, addition or change shall be deemed to be in violation of this title as if the status of the subject property were already designated to be a landmark or contributing structure.

C. An owner of property within a historic district or property designated as a landmark or contributing structure located in the historic district may apply for a landmark alteration certificate and with the application shall submit any and all information that the committee determines is necessary to consider the application, including without limitation:

1. Plans and specifications showing the proposed exterior appearance, with texture, materials and architectural design and detail;
2. The names and addresses of adjacent property owners;
3. A post-office issued receipt for certified mailing certifying that any absentee adjacent property owners have been notified of the application by certified mail, postmarked on or before the date of submission of the application.

The committee shall review all applications for landmark alteration certificates within twenty-one days after a complete application is filed to determine if the proposed work would have significant impact or potential detriment to the landmark, contributing structure or historic district. If it is determined that there would be no significant impact or potential detriment, the committee shall issue a certificate to the applicant. If the committee determines that the proposed work would create a significant impact or potential detriment, it shall process the application in the same manner as an initial application

for designation under this title. (Ord. 197 (7/7/98)
(part), 1998)
(Ord. No. 303, 2-6-2018)

19.04.080 Issuance of an alteration certificate.

A. Upon an owner's application for any building permit or any other permit that affects the alteration, removal or demolition of any structure in the Town of La Veta or would allow new construction within a historic district, or associated with a designated landmark or structure, the town clerk shall determine if the proposal is subject to the rules and regulations of this title. The town clerk shall find that this title applies to the proposed work if the affected property is a designated landmark or contributing structure or if the property is situated within a designated historic district and shall refer the matter to the historic preservation committee which shall require the applicant to comply with the requirements for applying for an alteration certificate as described in this title.

B. If required to have a alteration certificate, the applicant must apply for such a certificate within sixty days of the date of the application for the building permit or other permits. The town shall issue an alteration certificate if approved by the committee or the Town of La Veta Board of Trustees as authorized in this title, and such certificate shall be valid for a term of one hundred twenty days during which work must be initiated. If there is no progress or substantial progress within one hundred eighty days, the alteration certificate becomes null and void unless extended, upon written request, by the town in the same manner as extensions for building permits under the latest version of the International Building Code, International Residential Code, International Mechanical Code adopted by the Town of La Veta Board of Trustees. If the committee or town disapproves an application, no person may submit a subsequent application for the same construction, alteration, removal, or demolition within six months from the date of the final action upon the earlier application. Appeal rights are defined in Section 19.04.180. (Ord. 233 § 4(part), 2008; Ord. 197 (7/7/98) (part), 1998)
(Ord. No. 303, 2-6-2018)

19.04.090 Unsafe or dangerous conditions exempted.

Nothing in this chapter shall be construed to prevent any measures of construction, alteration, removal or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or parts thereof where such condition is declared unsafe or dangerous by the town and where the proposed measures have been declared necessary by the town to correct the condition, or by the town marshal when acting under conditions as outlined in the ordinances of the town, provided that, only such work that is absolutely necessary to correct the condition is performed. Any temporary measures may be taken without first obtaining an alteration certificate under this section but can only be undertaken after the town has declared the condition to be unsafe or dangerous. An alteration certificate is required for permanent alteration, removal or demolition. Any temporary measures or repairs are authorized for no longer than ninety days after the town has declared the unsafe or dangerous condition to be in existence, after which time the property must be in a state of permanent repair or condition that has removed the unsafe or dangerous condition and that conforms to all the regulations of the town as well as this title. (Ord. 197 (7/7/98) (part), 1998)

19.04.100 Property maintenance required.

The intention of this title is to preserve from deliberate or inadvertent neglect the exterior portions of designated landmarks and contributing structures and all interior portions thereof whose maintenance is necessary to prevent deterioration of any exterior portion. Examples of such neglect shall include, but not be limited to, deteriorated or inadequate foundations; walls or other vertical supports that are insufficient to carry imposed loads with safety; fireplaces or chimneys which list or bulge or settle due to defective material or deterioration; deteriorated or crumbling or loose plaster; deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors including broken windows or doors; and defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering. No owner, lessee or occupant of any landmark or contributing structure shall fail to prevent deterioration of the exterior of the structure or special feature beyond the condition of the structure as exists on the effective date of the designating ordinance. The committee need not review and an alteration certificate is not required for normal maintenance work which would include, but not be limited to, repainting with the same color any existing features, repair of minor defects that do not include removal of historic fabric, roofing where the roof surfaces are not visible from a public walk, path or

street, interior modifications, revamping of existing light fixtures, repainting of existing signage with the same color and lettering, and landscaping. (Ord. 197 (7/7/98) (part), 1998)

19.04.110 Signage. All provisions of this title shall apply to all exterior signage and similar informational structures as well as to interior signage that is visible from the exterior. Any and all signs must be approved by the committee which will take into account permits, colors, texture and finish, materials, design, location and size. Any proposed signage should consider the character of the historic landmark, district or contributing structure, and consider the location within a district or effect on the general streetscape. This section on signage includes any and all exterior lighting. (Ord. 197 (7/7/98) (part), 1998)

19.04.120 Recognition of "structures of merit" and "supporting structures." The committee may approve a list of structures of historical or architectural merit ("structures of merit") that have not been designated as landmarks and are not situated in designated historic districts, to which the committee may add from time to time, in order to recognize and encourage the protection, enhancement and use of such structures. In addition, the committee may approve a list of structures of historical or architectural merit that have not been designated as contributing structures within a historic district but which support the designation of the district as a whole ("supporting structures"). Nothing in this section shall be construed to impose any regulations or controls upon, or to provide incentives or awards to structures of merit or supporting structures solely because they are so designated. After identifying any structures of merit or supporting structures, the committee may, but is not required to, authorize plaques to be affixed to the exteriors of such structures with the consent of the owner(s), the cost of which may be borne by the owner(s) or the town as appropriate in the circumstances. Such structures of merit or supporting structures shall be regularly reviewed (in no event longer than seven years) to determine whether they should be designated historic landmarks or contributing structures. (Ord. 197 (7/7/98) (part), 1998)

19.04.130 Criteria for designation. The historic preservation committee and the town of La Veta board of trustees will consider the following criteria in reviewing nominations of properties for designation.

A. Landmarks and Contributing Structures. Landmarks and contributing structures must generally be fifty years old and meet one or more of the criteria for architectural,

social or geographic/environmental significance as described below. Exemption from the age standard could be found if the structures or features are found to be exceptionally important in other significant criteria. Landmarks and contributing structures shall meet one or more of the following:

1. Architectural.
 - a. Exemplifies specific elements of an architectural style or period;
 - b. Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally;
 - c. Demonstrates superior craftsmanship or high artistic value;
 - d. Represents an innovation in construction, materials or design or a style particularly associated with the La Veta area;
 - e. Represents a built environment of a group of people in an era of history;
 - f. Is a pattern or grouping of elements representing at least one of the above criteria;
 - g. Is a significant historic remodel.
2. Social.
 - a. Is the site of an historic event that had an effect upon society;
 - b. Exemplifies cultural, political, economic or social heritage of the community;
 - c. Is associated with a notable person or the work of a notable person.
3. Geographic/environmental.
 - a. Enhances a sense of identity of the community;
 - b. Is an established and familiar natural setting or visual feature of the community.

B. All properties will be evaluated for their physical integrity using the following criteria (a property need not meet all of the following criteria):

 1. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
 2. Retains original design features, materials and/or character;
 3. Has the original location or same historical context after having been moved;
 4. Has been accurately reconstructed or restored based on documentation.

C. Districts.

 1. For the purposes of this section, a district is a geographically definable area including a concentration, linkage or continuity of subsurface sites, buildings, vacant land, structures and/or objects. The district is related by a pattern of either physical elements or social

activities. Significance is determined by applying criteria to the pattern(s) and unifying element(s). District boundaries will be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or density as established through testing or survey.

2. Historic districts shall meet the same criteria as outlined above for landmarks and contributing structures. Within a district there may be identified contributing structures which shall be defined as and treated the same as landmarks under this chapter. Within a district there may also be identified noncontributing structures which shall be those properties not declared to be contributing within the district, and supporting structures as defined in Section 19.04.120. (Ord. 197 (7/7/98) (part), 1998)

19.04.140 Criteria to review an alteration certificate.

A. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures. The historic preservation committee may issue an alteration certificate for any proposed work on a designated landmark, on a contributing structure in the historic district, or on any property within one hundred feet of a landmark or structure of merit outside the historic district only if the committee can determine that the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation. The committee must find that a proposed structure or development is visually compatible with designated historic landmarks and/or contributing structures in terms of design, finish, material, scale, mass and height. When the subject is in the historic district, the historical preservation committee must also find that the proposed development is visually compatible with the development on adjacent properties.

B. The historic preservation committee will use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure, property or district;

2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;

3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site and the district;

4. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with those in a district;

5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;

6. The condition of existing improvements and whether they are a hazard to public health and safety;

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property. (Ord. 197 (7/7/98) (part), 1998)
(Ord. No. 303, 2-6-2018)

19.04.150 Criteria to review relocating a structure.

In addition to the alterations criteria in Section 19.04.140, the historic preservation committee will use the following criteria in considering alteration certificate applications for relocating a landmark or contributing structure, a structure onto a landmark site, or a structure onto property in an historic district:

A. For consideration of the original site, the committee will review for compliance with all of the following criteria:

1. Documentation from a Colorado licensed architect or professional structural engineer showing the structure cannot be rehabilitated or reused on its original site to provide for any reasonable beneficial use of the property;

2. The contribution the structure makes to its present setting;

3. Whether plans are specifically defined for the site to be vacated;

4. If the structure can be moved without significant damage to its physical integrity and the applicant can show the relocation activity is the best preservation method for the character and integrity of the structure;

5. Whether the structure has been demonstrated to be capable of withstanding the physical impacts of the relocation;

6. Whether a structural report submitted by a licensed structural engineer adequately demonstrates the soundness of the structure proposed for relocation;

7. Whether what is proposed to replace the building being removed or demolished will tend to re-establish or reinforce the established streetscape or historic patterns of the district;

B. For consideration of the new location, the committee will review for compliance with all of the following criteria:

1. Whether the building or structure is compatible with its proposed site and adjacent properties, and if the receiving site is compatible in nature with the structure or structures proposed to be moved;

2. The structure's architectural integrity and its consistency with the character of the neighborhood;

3. Whether the relocation of the historic structure would diminish the integrity or character of the neighborhood of the receiving site;

4. Whether the relocated structure will tend to reestablish or reinforce an existing streetscape and historic street building patterns. (Ord. 197 (7/7/98) (part), 1998)
(Ord. No. 303, 2-6-2018)

19.04.160 Criteria to review demolition of a structure.

Applicants requesting an alteration certificate for total or partial demolition must clearly demonstrate that the situation meets all of the following criteria:

A. Documentation from a Colorado licensed architect or professional structural engineer showing the following:

1. The structure or part of a structure proposed for demolition is not structurally sound;

2. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property;

3. The structure cannot be practically moved to another site in town;

4. Any substantial damage of any origin sustained by a structure whereby the cost of restoring the

structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

B. The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:

1. Any impacts that occur to the historic integrity of the neighborhood and district where the demolition is proposed to occur;

2. Any impact on the historic integrity or significance of the structure(s) located on the property or adjacent properties;

3. Any impact on the architectural integrity of the structure(s) located on the property or adjacent properties. (Ord. 197 (7/7/98) (part), 1998) (Ord. No. 303, 2-6-2018)

19.04.170 Exemptions from an alteration certificate.

If an application for an alteration certificate does not conform to the applicable criteria set forth in this chapter, the applicant may request an exemption from the usual alteration certificate requirements. The applicant may be required to attend a public finding of fact hearing and must provide adequate documentation and/or testimony to establish qualification for an exemption. The data provided by the applicant must be substantiated by either a professional in an applicable field or through documentation of how the information was obtained. The historic preservation committee may request additional information from the applicant as necessary to make informed decisions and may approve, modify or reject the applicant's plans as it deems appropriate. Any request for an exemption must be approved by at least two thirds of the members of the preservation committee. (Ord. 197 (7/7/98) (part), 1998)

19.04.180 Appeals and Permits.

A. Appeal Rights. Any final decision of the historic preservation committee may be appealed by any property owner or resident of the town of La Veta to the town of La Veta board of trustees. All appeals must be in writing and filed with the town clerk no later than ten days after the final decision. The town board of trustees shall hear the appeal at the next regularly scheduled town board meeting and render a decision no later than the conclusion of the subsequent regularly scheduled town board meeting.

B. Permits. A building or other permit issued in compliance with this title will be held by the town and not released to the applicant for ten days. If no appeal is filed within that time with the town board of trustees, the permit shall be released. If an appeal is filed, the permit shall be held by the town until such time that the appeal is decided by the town board. If the appeal is resolved in such a manner to deny construction or other activity to proceed according to an issued permit, such permit shall be void. (Ord. 197 (7/7/98) (part), 1998)

19.04.190 Conflict with other ordinances.

If a conflict exists between the historic preservation ordinance and any other ordinance of the town (including the zoning ordinance), the historic preservation ordinance shall take precedence. (Ord. 197 (7/7/98) (part), 1998)

19.04.200 Application to federal, state and county properties.

This title may be applied to any and all property within the town of La Veta regardless of the record owner. (Ord. 197 (7/7/98) (part), 1998)

19.04.210 Legal description discrepancies.

It is the intent of this title to include a structure or lot if the legal description of the landmark, district or contributing structure describes such structure or lot in a manner that causes ambiguity as to whether such structure or lot was to be included in the historic designation of the landmark, district or contributing structure. (Ord. 197 (7/7/98) (part), 1998)

19.04.220 Severability.

If, for any reason, a section, provision, procedure or clause of this title shall be declared invalid by a court of competent jurisdiction, the remaining sections, provisions, procedures and clauses shall continue to be in full force and effect. (Ord. 197 (7/7/98) (part), 1998)

19.04.230 Designation of certain landmarks and districts.

After duly considering the provisions and criteria of this title to the municipal code of the town of La Veta, the town of La Veta board of trustees declares the following district to be a designated historic district. Such

designation, being concurrent with the effectiveness of this title, shall be exempt from the procedures outlined in this chapter, the town board having found it has satisfactorily complied with the procedural and substantive provisions of this title in designating the district described in Exhibit A, attached to the ordinance codified in this chapter. (Ord. 197 (7/7/98) (part), 1998)

19.04.240 Enforcement and penalties.

This chapter shall be enforced by the zoning officer, the building inspector, or others designated by the board of trustees of the town of La Veta. It shall be unlawful for any person to fail to comply with any of the provisions of this chapter. (Ord. 197 (7/7/98) (part), 1998)
(Ord. No. 250, § 17, 6-16-2009)

EXHIBIT A

HISTORIC DISTRICT DESCRIPTION

Town of La Veta and La Veta Town and Improvement Company's
Addition to the Town of La Veta

Block 1--Lots 1-20 and 28-40
Block 2--All Lots
Block 3--Lots 21-26
Block 6--Lots 21-26
Block 7--All Lots
Block 8--Lots 1-13 and 28-40
Block 9--Lots 1-13 and 28-40
Block 10--All Lots
Block 11--The East 75 feet
Block 14--Lots 21-26
Block 15--All Lots
Block 16--Lots 1-13 and 35-40
Block 17--Lots 1-6 and 35-40
Block 18--All Lots
Block 19--Lots 21-26
Block 22--Lots 21-26
Block 23--All Lots
Block 24--Lots 1-6 and 35-40
Block 26--Lots 1-22
Block 27--Lots 21, 22 and 23
Block 73--Lots 1-12
Block 74--Lots 1-12
Block 75--Lots 1 and 3-8
Block 76--Lots 13-24

McCombs Addition

Lot 1, Block 1 and all that property located East of Lot 1
and Lot 18 of Block 1 and West of State Highway #12.

All that Tract of land lying West of Block 75, La Veta Town
and Improvement Company's Addition to the Town of La Veta
and bounded on the North by Moore Avenue, on the East by
Birch Street, on the South by Ryus Avenue and on the West
by Colorado State Highway #12.

All that Tract bounded on the East by Colorado State High-
way #12, on the south by Ryus Avenue, on the west by a line

running North from the lot line between Lots 20 and 21 of Block 3, Town of La Veta, to the south line of First Street, and bounded on the North by First Street.

The Goemmer property located on the NW corner of the intersection of Colorado State Highway #12 with Second Street.

Lot 19 Willis Heights.
(Ord. No. 257, § 5, 2-1-2011)

EXHIBIT BLA VETA HISTORIC PRESERVATION COMMITTEE CONTRIBUTING AND
LANDMARK BUILDINGS AS OF JANUARY 2011--WITHIN THE HISTORIC
DISTRICT (45)

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45) NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
718 S. Oak	Block 22, South 1/2 of Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (45435)	c 1908 Queen Anne influence Hipped roof with dormers Brick exterior Porch on corner with wood Greek Revival columns Stone lintels
518 S. Oak (Coleman) Hiram Vasquez residence	Block 14 La Veta Addition (35823)	Pre 1910 Modified Queen Anne Cross gabled roof, medium pitch Bay window on south Decorations, especially on porch
413 S. Oak (W.H. Adamson)	Block 10, Lots 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51 La Veta Addition (12781)	c 1903 Box style house Hipped roof Brick walls Formal balanced door and windows Stone lintels over and under windows
Barn on S. Oak & Field, NW corner (E.R. Coleman) John Goemmer Barn	Block 6, Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (42849)	c 1895 Side gabled roof Stone walls with builder plaque Arched entries with wooden doors on south and east
221 S. Oak (William Fey)	Block 2, Lot 53 La Veta Addition (13425)	1905 Hipped roof, low pitch Stone walls with darker, redder quoins
218 S. Oak (Calvin T. Ritchey)	Block 3, South 85 feet of Lots 24 and 25 inclusive, South 65 feet of Lots 27, 28 and 29 La Veta Addition (32408)	c 1882 Cross gabled roof, medium pitch Bay window on east Decoration, especially on porch
111 W. Moore (Denver & Rio Grande) La Veta Railroad Depot		c 1879/1900 Side gabled roof clap- board walls Typical RR architecture, including color - yellow and brown

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45) NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
102 First Street	Block 1, South 147.4' of Lot 1 McCombs Addition and Strip of Land describing as follows: Beginning at SE corner of Lot 1, Block 1, McCombs Addition, thence East 50.17 ft; Thence North 147.4 ft; thence West 50.17 ft; thence South 147.4 ft to P.O.B. (22100)	c 1913 Box house style Hipped roof Stone Quoins Porch with simplified Greek Revival columns Bay window on east Enclosed portal on east NC
204 S. Main	Block 2, Lot 21	c 1916 Classic "in-fill" turn-of-the-century structure Large window panels Pressed metal façade Recessed entryway Wood window trim Storefront glazing with stone base
210 S. Main State Historical Register as Masonic Hall (W.S. Ballard)	Block 2, East 100' of Lot 24 La Veta Addition (62516)	c 1889 2 Story Stone walls Stone pilasters
213 S. Main	Block 1, Lots 35 and 36	c 1882 Mission front circa 1925 Mission style façade Stucco Eyebrow over main door Arched fenestrated on south
222 S. Main Bank (William Fey)	Block 2, Lot 30 La Veta Addition (33539)	c 1907 Hipped roof, parapet roof design in front Stone walls Carved stone pilasters Arched transom windows
Francisco Plaza National Register (Hiram Vasquez for Col. John M. Francisco)	Center of Block 7 Fort complex	c 1863 Multi-building site Original adobe buildings on original site are on simple "U" shape structure Adobe walls
Ritter School (Parents of students)	Included in Fort complex Relocated from Ritter Ranch	c 1876 on Ritter Ranch End gable roof Log walls
Saloon	Included in Fort complex Relocated from S. Main	c 1880 False front
Firehouse/Town Hall (W.H. Adamson)	Block 7, Lot 18 Included in Fort complex	c 1912 End gable roof Stone walls topped with board and batten
Mining Museum	Block 7, Lots 12, 13 and 14 Included in Fort complex	c 1881 Pressed metal pattern on walls

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
Old Blacksmith Shop	SW corner of Fort complex Relocated	c 1856 End gable roof Squared log walls
314 S. Main National Historic Register as Lamme Hospital (E.R. Coleman)	Block 7, East 115' of Lots 25, 26, 27 and 28 La Veta Addition (39285)	c 1909 2 Story - Queen Ann influence Hipped roof with gables, dormers Decorative shingles on dormers Stone walls Inset porch with square columns Extensions on south and north NC
320 S. Main	Block 7, East 1/2 of Lots 29 and 30 La Veta Addition (23517)	c 1943 2 Story Front gabled roof Stucco Exterior stairway on north NC
402 S. Main	Block 10, Lots 19, 20 and 21 La Veta Addition (24575)	c 1930 Front gable roof Textured yellowish brick Decorative arch around door
408 S. Main (T.F. Hause)	Block 10, Lots 22, 23 and 24 La Veta Addition (30830)	c 1920 Craftsman influence Front gable roof Decorative details on porch gable Clapboard walls
420 S. Main (Coleman Bros.)	Block 10, Lots 25, 26, 27, 28, 29 and 30 La Veta Addition (62038)	c 1905 Addition c 1970 Cross gabled roof Decorative fish scale shingles on end gable Stone walls Turned porch posts Addition to rear NC
500 S. Main (Catalog)	Block 15, Lots 7, 18 and 19 La Veta Addition (169335)	c 1907 2 Story - Queen Anne influence Cross gabled roof with dormer Clapboard Inst porch with Greek Revival columns Bay window on front
503 S. Main Christ the King Catholic Church (Parishioners)	Block 16, Lots 1, 2, 3, 4, 5 and 6 (62006)	c 1948--1952 1 1/2 stories Mission and Pueblo influences Pitched roof with parapet ends Tower with hipped roof

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
602 S. Main	Block 18, Lots 17, 18 and 19 La Veta Addition (35822)	c 1916 Box house style Hipped roof Textured stucco finish over stone Porch with Greek Revival columns
120 W. Grand (Cornelius Bird)	Block 18, Lots 36, 37, 38, 39 and 40 La Veta Addition (26550)	c 1882 Cross gabled roof Brick
118 W. Garland (Coleman Bros.)	Block 15, Lots 43, 44, 45, 46 La Veta Addition (32342)	c 1902 Stone walls Ashlar pattern dark colored stone Quoins Bay window with hammered stone detailing
117 W. Garland	Block 18, Lots 6 and 7 La Veta Addition (36464)	c 1921 Arts and Crafts style influence Gable roof
116 W. Garland	Block 15, Lots 40, 41 and 42 La Veta Addition (12780)	Pre-1918 Decorative shingle ends at dormers Stone Corner gable porch with Greek Revival columns
115 W. Garland	Block 18, Lots 8, 9 and 10 La Veta Addition (26405)	c 1930's Box House style Hipped roof Dormer Porch with Greek Revival columns
113 W. Virginia	Block 15, Lots 9, 10, 11, 12 and 13 La Veta Addition (24470)	c 1886 Arts and Crafts influence Gable roof Stucco over brick Portal with gable roof Stucco column supports Short truncated wood columns
112 W. Virginia (Coleman Bros.)	Block 10, Lots 39, 40 and 41 La Veta Addition (17020)	c 1909 Gable roof Decorative shingles at gable end Stone Porch with Greek Revival columns Shallow bay window

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
134 W. Field (Civilian Conservation Corp construction as San Isabel Forest Ranger residence)	Block 7, Lots 42, 43, 44, 45, 46 and 47 La Veta Addition	c 1939 Pueblo Revival pitched roof Parapets Red hollow tiles Vigas extended Stucco walls Wood frame windows Accessory buildings contribute same features
124 W. Field Structure remains part of the Francisco Fort structure and is included as a contributing structure to the Fort on the National Registry (John Hamilton)	Block 7, Westerly 50' less East 15' Lots 25, 26 and 27, La Veta Addition, also a tract of land Situated in Francisco Plaza, La Veta, Described as follows: beginning at SW corner of said Francisco Plaza; thence East 125' Along line of Field Street; Thence North 150'; Thence West 125' to intersection of West Line of Francisco Plaza; thence South along Said West line to P.O.B. West 35' of Lot 28, All in Block 7 La Veta Addition (35070)	c 1919--1930s Mission style influences
118 E. Francisco (James M. Elrod)	Block 8, Lots 12 and 13, West 1/2 of Lot 14 La Veta Addition (232815)	c 1895 Queen Ann influence Cross gabled roof with fish scale shingles on end Cupola Decorative bargeboard along gable rake and eave Pedimented windows on east and north sides Arched pedimented projecting bay window on west Porch with turned posts for banister, square posts for portal
112 W. Francisco (Dr. B. Roberts)	Block 2, Lots 38, 39 and 40 La Veta Addition (45990)	c 1907 Cross gabled roof Decorative shingles at gable end Turned posts on porch
127 W. Francisco (W.H. Adamson) Presbyterian Church	Block 7, Lots 10, 11 and 12 La Veta Addition	c 1892 Front gabled roof Tower on left side Clapboard siding
129 W. Ryus (Coleman Bros. & William Fey) J.P. Stranger building	Block 2, Lots 9, 10 and 11, East 10' of Lot 8 La Veta Addition (23045)	c 1904 2 Story Stone walls Heavy banding above 1 st floor cornice Unique splatter dash stucco texture on enclosed stair on west

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
127 W. Ryus (Coleman Bros. & William Fey) Odd Fellows Hall	Block 2, Lots 15 and 16 La Veta Addition (32432)	c 1909 2 Story Stone Double hung wood windows
128 E. Ryus	Block 1, Lot 17 and West 1/2 of Lot 18 La Veta Addition (267653)	c 1908--1911 Box style house Hipped roof Patterned concrete walls Porch
130 E. Ryus	Block 1, East 1/2 of Lot 18 and West 22' of Lot 19 La Veta Addition (24305)	c 1908--1911 Box style house Hipped roof Patterned concrete walls Porch
208 E. Ryus	Block 74, Lots 4 and 5, West 1/2 of Lot 6 La Veta Addition (314801)	c 1909 Box style house Hipped roof Stucco Inset porch with Greek Revival columns
303 E. Ryus	Block 76, Lots 19, 20, 21, 22, 23 and 24 La Veta Addition (11679)	Pre-1892 2 Story Gabled roof Clapboard Inset porch, enclosed
315 E. Ryus (I.R. Voorhees)	Block 76, Lots 13, 14, 15, 16, 17 and 18 La Veta Addition (11679)	c 1895 Cross gabled roof Clapboard siding Columned porch with Arts and Crafts influence Bay window on front

(Ord. No. 257, § 6, 2-1-2011)

EXHIBIT CLA VETA HISTORIC PRESERVATION COMMITTEE CONTRIBUTING AND
LANDMARK BUILDINGS AS OF JANUARY 2011--OUTSIDE THE DESIGNATED
HISTORIC DISTRICT (3)

HISTORIC LANDMARK STRUCTURES OUTSIDE THE DESIGNATED HISTORIC DISTRICT (3)		
Street Address (Builder)	Legal Description of Property	Defining Features
818 S. Oak (William Fey)	Block 27, S 1/2 of Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (20780)	c 1910 Box style house Porch with columns
133 E. Field	Block 8, Lots 21 and 22 La Veta Addition (45625)	Pre-1897 Cross gabled roof Clapboard Porches on south and east with turned posts
316 S. Locust (Works Project As- sociation project) Huerfano County Maintenance Build- ing	Block 61, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 La Veta Addition (61230)	c 1940 Dark yellowish stone Indented rectangles on south

(Ord. No. 257, § 6, 2-1-2011)

EXHIBIT A

HISTORIC DISTRICT DESCRIPTION

Town of La Veta and La Veta Town and Improvement Company's
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Block 1--Lots 1-20 and 28-40
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Block 8--Lots 1-13 and 28-40
Block 9--Lots 1-13 and 28-40
Block 10--All Lots
Block 11--The East 75 feet
Block 14--Lots 21-26
Block 15--All Lots
Block 16--Lots 1-13 and 35-40
Block 17--Lots 1-6 and 35-40
Block 18--All Lots
Block 19--Lots 21-26
Block 22--Lots 21-26
Block 23--All Lots
Block 24--Lots 1-6 and 35-40
Block 26--Lots 1-22
Block 27--Lots 21, 22 and 23
Block 73--Lots 1-12
Block 74--Lots 1-12
Block 75--Lots 1 and 3-8
Block 76--Lots 13-24

McCombs Addition

Lot 1, Block 1 and all that property located East of Lot 1
and Lot 18 of Block 1 and West of State Highway #12.

All that Tract of land lying West of Block 75, La Veta Town
and Improvement Company's Addition to the Town of La Veta
and bounded on the North by Moore Avenue, on the East by
Birch Street, on the South by Ryus Avenue and on the West
by Colorado State Highway #12.

All that Tract bounded on the East by Colorado State High-
way #12, on the south by Ryus Avenue, on the west by a line

running North from the lot line between Lots 20 and 21 of Block 3, Town of La Veta, to the south line of First Street, and bounded on the North by First Street.

The Goemmer property located on the NW corner of the intersection of Colorado State Highway #12 with Second Street.

Lot 19 Willis Heights.
(Ord. No. 257, § 5, 2-1-2011)

EXHIBIT BLA VETA HISTORIC PRESERVATION COMMITTEE CONTRIBUTING AND
LANDMARK BUILDINGS AS OF JANUARY 2011--WITHIN THE HISTORIC
DISTRICT (45)

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45) NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
718 S. Oak	Block 22, South $\frac{1}{2}$ of Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (45435)	c 1908 Queen Anne influence Hipped roof with dormers Brick exterior Porch on corner with wood Greek Revival columns Stone lintels
518 S. Oak (Coleman) Hiram Vasquez residence	Block 14 La Veta Addition (35823)	Pre 1910 Modified Queen Anne Cross gabled roof, medium pitch Bay window on south Decorations, especially on porch
413 S. Oak (W.H. Adamson)	Block 10, Lots 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51 La Veta Addition (12781)	c 1903 Box style house Hipped roof Brick walls Formal balanced door and windows Stone lintels over and under windows
Barn on S. Oak & Field, NW corner (E.R. Coleman) John Goemmer Barn	Block 6, Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (42849)	c 1895 Side gabled roof Stone walls with builder plaque Arched entries with wooden doors on south and east
221 S. Oak (William Fey)	Block 2, Lot 53 La Veta Addition (13425)	1905 Hipped roof, low pitch Stone walls with darker, redder quoins
218 S. Oak (Calvin T. Ritchey)	Block 3, South 85 feet of Lots 24 and 25 inclusive, South 65 feet of Lots 27, 28 and 29 La Veta Addition (32408)	c 1882 Cross gabled roof, medium pitch Bay window on east Decoration, especially on porch
111 W. Moore (Denver & Rio Grande) La Veta Railroad Depot		c 1879/1900 Side gabled roof clap- board walls Typical RR architecture, including color - yellow and brown

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
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102 First Street	Block 1, South 147.4' of Lot 1 McCombs Addition and Strip of Land describing as follows: Beginning at SE corner of Lot 1, Block 1, McCombs Addition, thence East 50.17 ft; Thence North 147.4 ft; thence West 50.17 ft; thence South 147.4 ft to P.O.B. (22100)	c 1913 Box house style Hipped roof Stone Quoins Porch with simplified Greek Revival columns Bay window on east Enclosed portal on east NC
204 S. Main	Block 2, Lot 21	c 1916 Classic "in-fill" turn-of-the-century structure Large window panels Pressed metal façade Recessed entryway Wood window trim Storefront glazing with stone base
210 S. Main State Historical Register as Masonic Hall (W.S. Ballard)	Block 2, East 100' of Lot 24 La Veta Addition (62516)	c 1889 2 Story Stone walls Stone pilasters
213 S. Main	Block 1, Lots 35 and 36	c 1882 Mission front circa 1925 Mission style façade Stucco Eyebrow over main door Arched fenestrated on south
222 S. Main Bank (William Fey)	Block 2, Lot 30 La Veta Addition (33539)	c 1907 Hipped roof, parapet roof design in front Stone walls Carved stone pilasters Arched transom windows
Francisco Plaza National Register (Hiram Vasquez for Col. John M. Francisco)	Center of Block 7 Fort complex	c 1863 Multi-building site Original adobe buildings on original site are on simple "U" shape structure Adobe walls
Ritter School (Parents of students)	Included in Fort complex Relocated from Ritter Ranch	c 1876 on Ritter Ranch End gable roof Log walls
Saloon	Included in Fort complex Relocated from S. Main	c 1880 False front
Firehouse/Town Hall (W.H. Adamson)	Block 7, Lot 18 Included in Fort complex	c 1912 End gable roof Stone walls topped with board and batten
Mining Museum	Block 7, Lots 12, 13 and 14 Included in Fort complex	c 1881 Pressed metal pattern on walls

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
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Street Address (Builder)	Legal Description of Property	Defining Features
Old Blacksmith Shop	SW corner of Fort complex Relocated	c 1856 End gable roof Squared log walls
314 S. Main National Historic Register as Lamme Hospital (E.R. Coleman)	Block 7, East 115' of Lots 25, 26, 27 and 28 La Veta Addition (39285)	c 1909 2 Story - Queen Ann influence Hipped roof with gables, dormers Decorative shingles on dormers Stone walls Inset porch with square columns Extensions on south and north NC
320 S. Main	Block 7, East 1/2 of Lots 29 and 30 La Veta Addition (23517)	c 1943 2 Story Front gabled roof Stucco Exterior stairway on north NC
402 S. Main	Block 10, Lots 19, 20 and 21 La Veta Addition (24575)	c 1930 Front gable roof Textured yellowish brick Decorative arch around door
408 S. Main (T.F. Hause)	Block 10, Lots 22, 23 and 24 La Veta Addition (30830)	c 1920 Craftsman influence Front gable roof Decorative details on porch gable Clapboard walls
420 S. Main (Coleman Bros.)	Block 10, Lots 25, 26, 27, 28, 29 and 30 La Veta Addition (62038)	c 1905 Addition c 1970 Cross gabled roof Decorative fish scale shingles on end gable Stone walls Turned porch posts Addition to rear NC
500 S. Main (Catalog)	Block 15, Lots 7, 18 and 19 La Veta Addition (169335)	c 1907 2 Story - Queen Anne influence Cross gabled roof with dormer Clapboard Inst porch with Greek Revival columns Bay window on front
503 S. Main Christ the King Catholic Church (Parishioners)	Block 16, Lots 1, 2, 3, 4, 5 and 6 (62006)	c 1948--1952 1 1/2 stories Mission and Pueblo influences Pitched roof with parapet ends Tower with hipped roof

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45) NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
602 S. Main	Block 18, Lots 17, 18 and 19 La Veta Addition (35822)	c 1916 Box house style Hipped roof Textured stucco finish over stone Porch with Greek Revival columns
120 W. Grand (Cornelius Bird)	Block 18, Lots 36; 37, 38, 39 and 40 La Veta Addition (26550)	c 1882 Cross gabled roof Brick
118 W. Garland (Coleman Bros.)	Block 15, Lots 43, 44, 45, 46 La Veta Addition (32342)	c 1902 Stone walls Ashlar pattern dark colored stone Quoins Bay window with hammered stone detailing
117 W. Garland	Block 18, Lots 6 and 7 La Veta Addition (36464)	c 1921 Arts and Crafts style influence Gable roof
116 W. Garland	Block 15, Lots 40, 41 and 42 La Veta Addition (12780)	Pre-1918 Decorative shingle ends at dormers Stone Corner gable porch with Greek Revival columns
115 W. Garland	Block 18, Lots 8, 9 and 10 La Veta Addition (26405)	c 1930's Box House style Hipped roof Dormer Porch with Greek Revival columns
113 W. Virginia	Block 15, Lots 9, 10, 11, 12 and 13 La Veta Addition (24470)	c 1886 Arts and Crafts influence Gable roof Stucco over brick Portal with gable roof Stucco column supports Short truncated wood columns
112 W. Virginia (Coleman Bros.)	Block 10, Lots 39, 40 and 41 La Veta Addition (17020)	c 1909 Gable roof Decorative shingles at gable end Stone Porch with Greek Revival columns Shallow bay window

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
134 W. Field (Civilian Conservation Corp construction as San Isabel Forest Ranger residence)	Block 7, Lots 42, 43, 44, 45, 46 and 47 La Veta Addition	c 1939 Pueblo Revival pitched roof Parapets Red hollow tiles Vigas extended Stucco walls Wood frame windows Accessory buildings contribute same features
124 W. Field Structure remains part of the Francisco Fort structure and is included as a contributing structure to the Fort on the National Registry (John Hamilton)	Block 7, Westerly 50' less East 15' Lots 25, 26 and 27, La Veta Addition, also a tract of land Situated in Francisco Plaza, La Veta, Described as follows: beginning at SW corner of said Francisco Plaza; thence East 125' Along line of Field Street; Thence North 150'; Thence West 125' to intersection of West Line of Francisco Plaza; thence South along Said West line to P.O.B. West 35' of Lot 28, All in Block 7 La Veta Addition (35070)	c 1919--1930s Mission style influences
118 E. Francisco (James M. Elrod)	Block 8, Lots 12 and 13, West 1/2 of Lot 14 La Veta Addition (232815)	c 1895 Queen Ann influence Cross gabled roof with fish scale shingles on end Cupola Decorative bargeboard along gable rake and eave Pedimented windows on east and north sides Arched pedimented projecting bay window on west Porch with turned posts for banister, square posts for portal
112 W. Francisco (Dr. B. Roberts)	Block 2, Lots 38, 39 and 40 La Veta Addition (45990)	c 1907 Cross gabled roof Decorative shingles at gable end Turned posts on porch
127 W. Francisco (W.H. Adamson) Presbyterian Church	Block 7, Lots 10, 11 and 12 La Veta Addition	c 1892 Front gabled roof Tower on left side Clapboard siding
129 W. Ryus (Coleman Bros. & William Fey) J.P. Stranger building	Block 2, Lots 9, 10 and 11, East 10' of Lot 8 La Veta Addition (23045)	c 1904 2 Story Stone walls Heavy banding above 1 st floor cornice Unique splatter dash stucco texture on enclosed stair on west

CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT (45)		
NC= Non Contributing		
Street Address (Builder)	Legal Description of Property	Defining Features
127 W. Ryus (Coleman Bros. & William Fey) Odd Fellows Hall	Block 2, Lots 15 and 16 La Veta Addition (32432)	c 1909 2 Story Stone Double hung wood windows
128 E. Ryus	Block 1, Lot 17 and West 1/2 of Lot 18 La Veta Addition (267653)	c 1908--1911 Box style house Hipped roof Patterned concrete walls Porch
130 E. Ryus	Block 1, East 1/2 of Lot 18 and West 22' of Lot 19 La Veta Addition (24305)	c 1908--1911 Box style house Hipped roof Patterned concrete walls Porch
208 E. Ryus	Block 74, Lots 4 and 5, West 1/2 of Lot 6 La Veta Addition (314801)	c 1909 Box style house Hipped roof Stucco Inset porch with Greek Revival columns
303 E. Ryus	Block 76, Lots 19, 20, 21, 22, 23 and 24 La Veta Addition (11679)	Pre-1892 2 Story Gabled roof Clapboard Inset porch, enclosed
315 E. Ryus (I.R. Voorhees)	Block 76, Lots 13, 14, 15, 16, 17 and 18 La Veta Addition (11679)	c 1895 Cross gabled roof Clapboard siding Columned porch with Arts and Crafts influence Bay window on front

(Ord. No. 257, § 6, 2-1-2011)

EXHIBIT CLA VETA HISTORIC PRESERVATION COMMITTEE CONTRIBUTING AND
LANDMARK BUILDINGS AS OF JANUARY 2011--OUTSIDE THE DESIGNATED
HISTORIC DISTRICT (3)

HISTORIC LANDMARK STRUCTURES OUTSIDE THE DESIGNATED HISTORIC DISTRICT (3)		
Street Address (Builder)	Legal Description of Property	Defining Features
818 S. Oak (William Fey)	Block 27, S 1/2 of Lots 24, 25, 26, 27, 28 and 29 La Veta Addition (20780)	c 1910 Box style house Porch with columns
133 E. Field	Block 8, Lots 21 and 22 La Veta Addition (45625)	Pre-1897 Cross gabled roof Clapboard Porches on south and east with turned posts
316 S. Locust (Works Project As- sociation project) Huerfano County Maintenance Build- ing	Block 61, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 La Veta Addition (61230)	c 1940 Dark yellowish stone Indented rectangles on south

(Ord. No. 257, § 6, 2-1-2011)

EXHIBIT F

LA VETA HISTORIC PRESERVATION COMMITTEE CONTRIBUTING STRUCTURES WITHIN THE HISTORIC DISTRICT

Street Address (Builder)	Legal Description of Property	Defining Features
126 E. Ryus Avenue (William Fey)	Lots 14-16, Block I, La Veta Town and Improvement Company's Addition.	C 1909 Bungalow type, porch supported by square piers, exposed rafter tails, bands of windows in wood surrounds
203 S. Main Street (E.R. Coleman)	South 21 feet of Lot 2, Block 1, La Veta Town and Improvement Company's Addition.	C 1913 One-part block commercial, sandstone, pressed tin cornice, four panel wood bulkhead
113 W. Field Street (unknown)	Lot 16, Block 10, La Veta Town and Improvement Company's Addition.	C 1900 Wood structure, exposed rafter tails, pyramidal wooden spire, pedimental door and window surrounds, stained glass
132 W. Field Street (unknown)	Lots 39-41, Block 7, La Veta Town and Improvement Company's Addition.	C 1892 Hipped roof box, chimney, shed roof porch with turned wood posts, moved from a coal camp
101 W. Grand Street (unknown)	East ½ of Lots 17-22, Block 23, La Veta Town and Improvement Company's Addition.	C 1939 Pueblo Revival style, textured stucco walls, rounded parapet walls, prominent chimney

Street Address (Builder)	Legal Description of Property	Defining Features
109 E. Francisco Street (unknown)	Lots 29-34, Block 1, La Veta Town and Improvement Company's Addition.	C 1927-1928, 1947 L-plan factory with loading docks, pink colored stucco-covered cement block, deep set windows with brick sills
409 S. Oak Street (unknown)	Lots 3-6 and South 100 feet of Lots 7 and 8, Block 10, La Veta Town and Improvement Company's Addition.	C 1900 Wood frame, sheathed in clapboard front, projecting gable, fish scale shingles, pedimented windows
122 E. Virginia Street (C.E. Wilson)	Lots 11-14, Block 16, La Veta Town and Improvement Company's Addition.	C 1947 Rustic style, rounded log siding with notched corners, stone chimney, cross-gabled roof
216 S. Main Street (unknown)	Lot 27, block 2, La Veta Town and Improvement Company's Addition.	C 1908 One-part block commercial, sandstone pressed tin cornice recessed entry

(Ord. No. 290, §§ 1,2, 7-5-2016)