

La Veta Town Survey

Certified Local Government Grant CO-14-019

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Table of Contents

Introduction.....	4
Survey Methodology.....	8
La Veta Styles and Types.....	12
Survey Results.....	23
Recommendations.....	33

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Introduction

Project Background and Purpose

The first survey of historic properties in La Veta was conducted as part of the Huerfano County Historical Society's Huerfano County Survey in 1981; 53 properties in La Veta were included. In 1998, the Town of La Veta passed a preservation ordinance creating a Historic Preservation Commission (HPC) and establishing a historic district. Dale Zinn, an architect from New Mexico, conducted a reconnaissance-level survey of the district and evaluated buildings as contributing, supporting, or non-contributing. A total of 212 resources within the district were surveyed: 57 were identified as contributing and 58 identified as supporting. Zinn also surveyed 22 additional buildings outside of the historic district and evaluating them either as landmarks (7 buildings) or buildings of merit (15 buildings). Over the next decade the HPC collected and organized additional research and photographs on the town's historic resources. In 2009, La Veta received Certified Local Government (CLG) status. In 2010, the HPC initiated designation of individual properties, recognizing resources within the district as Contributing and resources outside the district as Landmarks. HPC recommended properties for designation based on the results of the 1981 and 1998 surveys, but only properties with property owner approval were designated. At this time, 45 resources within the district were designated as contributing and 3 resources outside the district were designated as landmarks. In 2013, an additional resource within the district was designated as contributing.

This survey project was the first managed by La Veta’s HPC in its role as a CLG. One of the requirements of the CLG program is maintaining a system for survey and inventory of historic properties. According to the CLG guidelines:

A city or county-wide survey of historic properties is the ongoing process of locating and describing buildings, sites, structures, and districts of potential local, state, or national importance. It is organized, accessible, up-to-date, and usable.

1. The CLG shall initiate and/or continue a process for survey and inventory under local law of buildings, sites, structures, and districts within the local jurisdiction. The local survey and inventory system shall be compatible with federal and state established methods and consistent with Colorado’s historic preservation planning processes. The SHPO will provide the CLG with state survey and inventory guidelines, instructions, and forms to ensure that survey data produced can be readily integrated into the statewide cultural resources data bank. All surveys shall be conducted according to the Historic Survey Manual produced by the SHPO.
2. The CLG must maintain a detailed inventory of the buildings, sites, structures, and districts that it has designated under local law. Alternatively, the CLG may combine the designation data with the inventory data.
3. Duplicate copies of materials from all survey efforts conducted by the CLG shall be provided to the SHPO unless already in the files of that office.
4. All inventory materials shall be updated periodically to reflect alterations and demolitions.
5. All inventory materials shall be accessible to the public (excluding restrictions on locations of archaeological sites).

La Veta’s current inventory of historic resources is incomplete and out-of-date. The Huerfano County Survey was selective and included only a small portion of La Veta’s historic resources. Moreover, survey forms from the 1980s generally collected less information than current survey forms. The Zinn survey in 1998 included more resources, but was only a reconnaissance-level survey and collected minimal resource information. This survey also used non-standard forms, so none of the information from this survey has been included in History Colorado’s COMPASS database. Additionally, the Zinn survey was completed more than 15 years ago and it is recommended that inventories be updated every decade. The goal of this project was to begin to address these survey and inventory needs, most pressing of which was more complete information on La Veta’s designated properties.

This survey update had the following goals:

- Complete intensive-level survey forms for all designated resources
- Complete additional survey forms for selected resources with the potential to be designated
- Evaluate the integrity of designated properties and any changes that have occurred since the last survey
- Provide recommendations on the eligibility for resources local and national designation including changes in designation
- Evaluate the potential for a National Register historic district
- Identify issues of concern within the historic district
- Provide the HPC and the town of La Veta with the tools needed to effectively manage their historic resources
- Increase awareness of and appreciation for La Veta’s historic built environment through the survey materials and a public presentation of survey results

Funding

The survey update project was funded through History Colorado's CLG grant program. The Town of La Veta provided a 10% cash match for the project. Additionally, several local residents provided in-kind matches including lodging, meals, and research assistance.

Project Dates

La Veta contracted with CoPR in May 2014. The project began with a trip to La Veta on May 21-22, 2014 to hold a kick-off meeting, collect copies of the HPC's files on historic properties, and to become familiar with the historic district. Field survey was conducted the week of July 28- August 1, 2014. The survey forms and report were completed in fall and winter 2014-2015.

Project Team

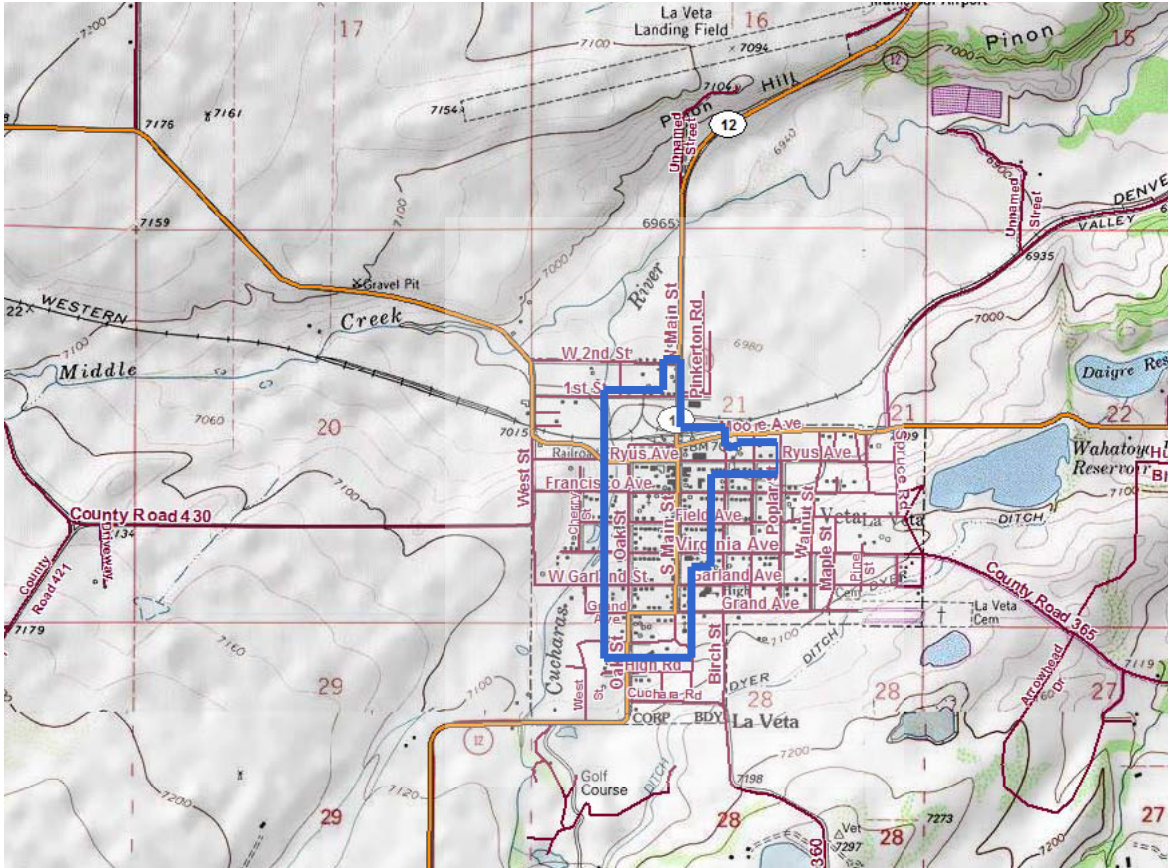
The survey was conducted by the Center of Preservation Research (CoPR) at the University of Colorado Denver. CoPR Director Kat Vlahos was the Principal Investigator. CoPR Survey Coordinator Abbey Christman managed the survey project. Field survey and evaluation was carried out by Abbey Christman with assistance from Sarah Rosenberg. The survey forms and report were written by Abbey Christman. Sarah Rosenberg produced the site maps and laid out the report.

Summary of Results

A total of 60 properties were surveyed. This included the 49 properties currently locally designated as well as 11 additional properties that were evaluated to determine their eligibility for potential future designation. The Francisco Fort Museum was recorded on a single inventory form, but is designated locally as 6 separate resources. Of the 49 properties currently designated, 47 are recommended as retaining their Contributing or Landmark status; 2 are recommended as having lost their Contributing status due to unsympathetic alterations. The additional 11 properties surveyed are all recommended as eligible for local designation as Contributing to the historic district. Furthermore, 15 of the surveyed resources are recommended as eligible for National Register designation (14 of these properties are currently designated locally; 1 currently has no designation). Two resources within the district, the Lamme Hospital and Francisco Fort, have been previously listed on the National Register.



Location of La Veta



Map of La Veta showing the boundaries of the local historic district in blue





Survey Methodology

Project Scope and Deliverables

The project scope was developed to survey as many resources as possible on a limited budget. It included the following elements:

- **Field Survey:** An intensive-level survey was completed for 60 resources. Field survey included building photography, identification of key features, and evaluation of condition and integrity. The survey was conducted from the public right-of-way, unless the property owner invited the survey team onto the property. Only the portions of the buildings visible from the right-of-way were evaluated. Alterations or other features not visible from the road were not addressed in the survey forms. The focus was on the primary building on the property, but outbuildings or other buildings were described and photographed when visible.
- **Inventory forms:** Intensive-level inventory forms were completed for 55 sites (the six designated buildings on the Francisco Fort Museum complex were recorded on a single form). Each inventory form included an architectural description, history of the resource, discussion of any changes made to the resource, and evaluation of significance and integrity. Each inventory form was accompanied by a site map of the property.
- **Research:** In order to reduce the budget, this project included very limited new research. Instead, CoPR relied primarily on the information previously compiled by the HPC. Due to the limited scope, no general research on the historical development of La Veta was conducted and no historic context was prepared as part of the survey report.

The survey project produced the following deliverables:

- Production of 1403 Architectural Inventory forms following OAHP guidelines
- An excel database with summary information on the properties surveyed
- A survey report
- A survey map showing the location of the surveyed properties
- Community presentation of survey results

Methodology

Survey Preparation: The survey project began with a trip to La Veta May 21-22, 2014 by Abbey Christman, Survey Coordinator. While in La Veta, Ms. Christman received a tour of the town, meet with the HPC, participated in a public meeting introducing the survey project to the town, and collected research materials from the HPC and the La Veta Library. The project scope called for the survey of 60 buildings: the 49 resources currently designated locally along with 11 additional resources with the potential for future local designation. In order to determine the 11 additional properties to be surveyed, Ms. Christman conducted a brief windshield survey of the La Veta district to identify potentially significant properties that appeared to have good integrity. She also reviewed a list provided by the HPC of potential resources for future designation. Ms. Christman developed the following list of 20 potential properties and presented it to the HPC. The HPC then selected 11 properties to include in the survey. The starred properties are those selected for inclusion in the survey.

- 203 S. Main- The Gray Burro *
- 206 S. Main- Two Peaks Fitness
- 208 S. Main- The Salon
- 214 S. Main- Charlie's
- 216 S. Main- Theater
- 516 S. Main
- 609 S. Main
- 404 S. Oak- Two Fox Cabins*
- 409 S. Oak*
- 101 W. Grand *
- 116 W. Grand
- 122 E. Virginia*
- 113 W. Field- Episcopal Church*
- 129 W. Field
- 132 W. Field*
- 103 E. Field- USFS Work Center*
- Cheese Factory*
- 109 E. Francisco
- 120 E. Ryus
- 126 E. Ryus*
- 101 W. Cascade*



Next CoPR developed a field survey form for recording property information. Information recorded on the field form included the resource name, address, number of stories, number of buildings on the lot, building style and/or type, key features, plan, condition, foundation, roof type and material, window type, door type, wall material, alterations, function, and integrity. The information collected from the HPC and library was sorted and folders established for each property to be surveyed. Using Google Earth, rough sketches of the properties were produced in AutoCAD. Any previous photographs of the properties available were printed so that they could be referenced during the field survey.

Field Survey: The field survey was completed the week of July 28- August 1, 2014. The field survey was conducted on foot from the public right-of-way. The survey team only entered private property if invited by the property owner. Ms. Christman completed the field survey form and took photographs of the properties while Sarah Rosenberg, Survey Assistant, completed site maps for the properties. Previous site forms and photographs were referenced for information on property changes. Oral histories were collected from property owners whenever possible. At the end of the week, another windshield survey was completed to see if there appeared to be the potential for a National Register eligible historic district in La Veta. The survey team looked for concentrations of historic resources and architectural integrity. A potential district was identified and is presented on the survey results map. This is very preliminary and more research and survey needs to be conducted to determine eligibility and boundaries.

Inventory Forms: 1403 Architectural Inventory forms were prepared for the surveyed properties using the field survey forms, survey photos, and sketch maps as well as information provided by the HPC including property histories and a summary of applications for changes. The limited budget did not allow time for additional property research. The construction history and historical background sections of the form rely heavily on the information provided by the HPC. Very limited additional research was conducted. The primary sources of additional information were *La Veta: The First 40 Years* by Nancy Christofferson, U.S. Census records available on Ancestry.com, and historic newspaper items on the "Huerfano County, Colorado Resources Page" at <http://www.kmitch.com/Huerfano/resource.htm>. The inventory forms evaluated eligibility for both local designation, according to La Veta's local criteria, and for National Register designation, using the National Register criteria. Due to the limited historical research and lack of a prepared historic context for La Veta, this project focused primarily on the architectural significance of resources. Significant historical associations were identified whenever possible, but it is possible that further research may identify additional areas of historical significance. No properties were identified as significant under Criterion B for their association with significant individuals since more historic context is needed to evaluate the contributions and potential significance of individuals. The determinations of eligibility for the National Register have been reviewed by the National Register staff in the Office of Archaeology and Historic Preservation at History Colorado and received their concurrence.

Survey Challenges

There were some challenging aspects to the survey. The limited budget restricted the amount of time that could be spent on research and inventory forms. The survey forms produced by this project provide a good start, but could be further expanded. Also, the research provided by the HPC often contained inconsistencies. The materials compiled by the HPC were collected by various individuals and often contained conflicting, vague, or incomplete information. When possible, CoPR conducted additional research to attempt to determine the accuracy of information, but the limited budget did not allow much time to verify sources or expand on research. No assessor information is available online for Huerfano County, so assessor research could not be included in this project. Additionally, CoPR was not able to obtain GIS mapping for La Veta. Typically, CoPR would use GIS data as a base for developing survey maps. Since GIS shapefiles were unavailable, the survey map does not include any building footprints. Vegetation also presented a challenge. The trees and bushes around several properties were dense and overgrown, obscuring views of the property. This diminished the quality of survey photographs and resulted in incomplete forms that could not fully describe or evaluate properties. Weather was also an issue—it rained most of the week which reduced the quality of some of the survey photographs.

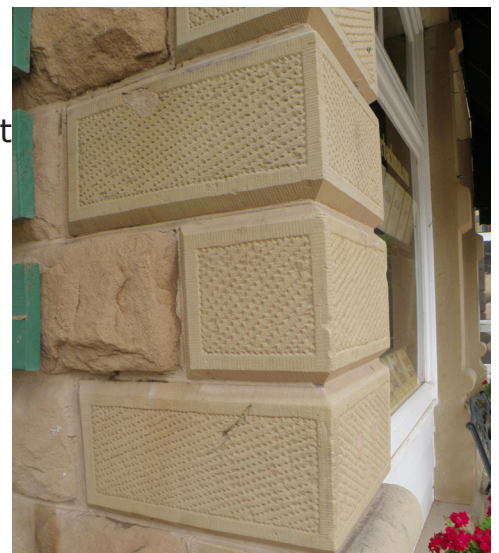


Styles and Types

The development of La Veta's architecture was shaped by the cultural, regional, and ethnic traditions of its settlers. The availability of building materials, the level of isolation of a community, and the financial success of its residents also influenced building designs. The early buildings were generally small-scale, utilitarian buildings. Within a decade of construction these were often abandoned and replaced with something more permanent or incorporated into a larger structure.

This section identifies some of the common building styles and types observed in the survey of La Veta. The term "style" refers to a building's aesthetics and how they reflect national architectural trends. The building "type" is the basic arrangement of a building's floor plan and massing of structural components. Building types generally reflect heritage and tradition rather than aesthetic ideals. But a building can have both a style and type, with decorative elements applied to a traditional form.

Several distinctive materials feature in La Veta's buildings. Many of La Veta's buildings were constructed of locally quarried sandstone and display a high degree of craftsmanship. Sandstone was a very common building material for settlers in southern Colorado since the region



Sandstone

has numerous beds of sandstone that can be easily quarried. Sandstone construction had many advantages including durability and resistance to weathering and decay, insulating qualities, and resistance to fire. Its primary disadvantage was the considerable time and skill needed to quarry and cure building stones and to properly lay stone courses.



Sandstone

Several buildings in La Veta were also constructed of adobe, a traditional building method brought to southern Colorado by Hispanic settlers from New Mexico. Adobe construction was ideally suited to hot, dry climates, constructed of blocks of mud and straw left to dry out in the sun. Adobe had many advantages including being inexpensive, not requiring much skill or experience to construct, and being warm in the winter and cool in the summer. The primary disadvantage was the need for frequent maintenance of the walls to prevent water infiltration.



Adobe Construction

Many of La Veta's commercial buildings feature distinctive pressed tin cornices. Pressed tin was very popular from the 1880s through the 1920s with catalogs offering a wide range of pressed tin designs. Most of this metalwork was actually either galvanized (zinc-coated) steel or tinfoil (iron coated with tin). Pressed tin was commonly used for ceilings, cornices, wall panels and wainscoting offering an affordable and easy means of decoration that imitated much more expensive carved and molded plasterwork.



Pressed tin cornice



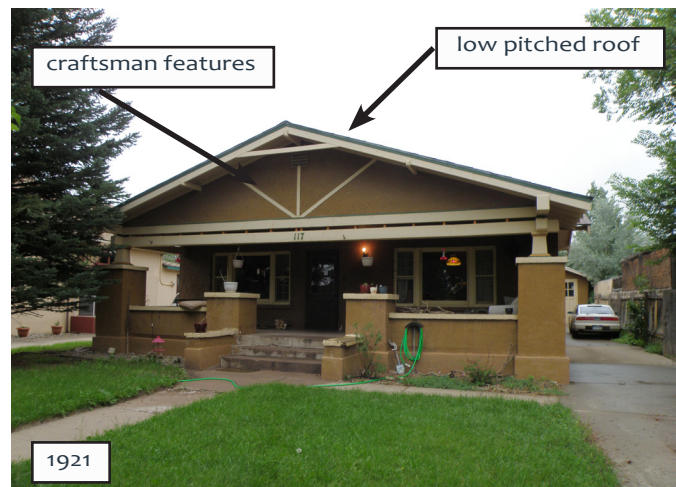
Guide to Style and Types

Bungalow/Craftsman

The term bungalow can have many meanings, but is generally used to describe 1 or 1½ story, moderately sized homes from the early 20th century that feature large porches and an efficient, open-plan interior. Bungalow design was influenced by the Arts and Crafts movement, a reaction against industrialization and the Victorian era, which emphasized simplicity, natural materials, and craftsmanship. Popularized in California, the bungalow rapidly spread across the U.S. through pattern books, mail order catalogs, and magazines. Reflecting an early 20th century interest in efficient homemaking, bungalows featured built-in furniture, a combination living/dining room, and a compact floor plan designed to maximize flow and eliminate wasted space.

Key Features of a Bungalow/Craftsman

- One or one and a half stories
- Combination living/dining room with a central fireplace
- Common bungalow floor plan has living room, dining room, and kitchen on one side of the house with bedrooms and a bathroom on the other side
- Built-in furniture
- Low pitched roofs with wide eave overhangs, exposed rafter tails, and dormers
- Broad porch, often enclosed by a low wall, supported by battered piers or square columns
- A variety of materials may be used on the porch and columns including stone, clapboard, shingle, brick, concrete block, and stucco
- Rear porches also common
- Often include squared bays on the side
- May use wood and stone to create a rustic appearance
- Can be simple with minimal decoration or may incorporate Craftsman features such as knee braces under gables, decorative exposed rafter tails, multiple intersecting roof lines



Folk Victorian

The term Folk Victorian is used by Virginia & Lee McAlester's *A Field Guide to American Houses* to refer to simple vernacular houses (such as Gable Front and Gable Front and Wing) embellished with Victorian Style trim. The Folk Victorian was predominantly a 19th century housing type, but continued into the early 20th century, especially in rural areas. With industrialization and the expansion of the railroad network, decorative details previously available only to those who could afford a skilled carpenter became much more widely available with machine-made building ornaments shipped to lumber yards across the country. Though often inspired by the Queen Anne Style, Folk Victorian houses can be distinguished by their regular plans, absence of varied wall surfaces, and less elaborate decoration.

Key Features of Folk Victorian

- Frame construction most common
- Boxy shape compared to the curves, towers, and bays of the Queen Anne Style
- Decorative features may include any of the following:
 - Spindlework porch detailing
 - Brackets under eaves
 - Jigsaw cut trim
 - Decorative shingles



Gable Front/Gable Front and Wing

The Gable Front house type is a common vernacular form popular throughout the 19th century and much of the 20th century. Rectangular plan, Gable Front houses are oriented with the primary entrance in the gable end. Orienting the gable end to the street created long, skinny dwellings that were ideal for narrower, less expensive town lots. In the first part of the 19th century, the Gable Front type was often used for Greek Revival houses with the gable end used to echo the Greek temple form. In the early 20th century, Craftsman features were often applied to the Gable Front type. A variation of the Gable Front type is the Gable Front and Wing, which consists of a side-gable wing placed at a right angle to a Gable Front section, creating an L-plan. The Gable Front and Wing type was often the result of building expansion, created when an addition was constructed on a Gable Front or Hall and Parlor house, but houses were also built in this form originally.

Key Features of Gable Front/Gable Front and Wing

- Rectangular plan
- Low-pitch gable front roof
- May have a porch



Hipped Box

The Hipped Box (also called a Pyramidal Cottage) is named for its square plan, which generally contained four rooms and was topped by a hipped or pyramidal roof. Popular in the late 19th and early 20th century, this simple and economical form can be found across the Great Plains. It was also common in the mining, lumber, and railroad towns of the West, where it was often built as worker housing. The construction of a pyramidal roof was more complex than a gable roof but required fewer long-spanning rafters, making pyramidal roofs cheaper to construct. Many examples survive, but most have been expanded beyond their original four rooms.

Key Features of Hipped Box

- Square plan
- Usually constructed of milled lumber
- Often includes a porch, original or a later addition
- Center chimneys are common
- Roof peak may be flattened



Massed Plan, Side Gable

The Massed Plan, Side Gable house was a common vernacular type during the first half of the twentieth century. It is similar to the Hall and Parlor house but larger with a more, flexible floor plan. The Massed Plan, Side Gable house is two rooms deep and features a gabled roof that is oriented parallel to the street. The eaves may be closed or open with exposed rafter tails.

Key Features of Massed Plan, Side Gable

- Side gable roof
- Gable ridge parallel to the street
- Rectangular plan
- May have a small front porch



Mission Revival

The Mission Revival style was one of many revival styles popular in the early twentieth century. During a period of rapid change and modernization, many found traditional architectural styles reassuring. While the eastern U.S. looked to its British Colonial past for architectural inspiration, California turned to its Spanish Colonial past and Franciscan Missions. The Mission Revival style shared many elements with the Spanish Eclectic style, which drew from a broad range of old and new world Spanish architectural examples, but the Mission Revival style is distinguished by its distinctive shaped or curved parapet. Mission Revival buildings could also incorporate elements of the Craftsman style. The Mission Revival style was adopted by the Southern Pacific and Santa Fe railways for use in their stations, hotels, and other facilities, creating a strong southwestern visual identity for travelers.

Key Features of Mission Revival

- Shaped dormer or roof parapet
- Tiled roof
- Stucco walls
- Broad overhanging eaves
- Exposed rafter tails
- Arcades
- Arched entry and windows
- Decorative elements in tile, iron, and wood



One-Part Block and Two-Part Block

During the mid-19th century, commercial buildings developed standardized forms. The two most common types are the One-Part Block and Two-Part Block. Featuring two distinct facade divisions, the Two-Part Block was the most common form for commercial buildings in the U.S. The Two Part-Block generally ranged from two to four stories. The street-level featured large storefront windows and was used for commercial space while the upper portion had smaller window openings and was typically used for apartments, meeting halls or offices. The One-Part Block was common for neighborhood businesses and in smaller towns. This simple, one-story building was adapted from the lower portion of the Two-Part Block and contained only commercial space.

Key Features of One-Part Block and Two-Part Block

- Rectangular plan with a narrow street frontage
- Flat roof
- Positioned on the lot line with little or no setback from the sidewalk
- Street-level storefronts with large plate glass display windows
- Cornice at the roof line
- Can range from very simple to ornate
- May feature a variety of stylistic influences from Italianate to Art Deco



Pueblo Revival

The Pueblo Revival style was inspired by New Mexico’s Native American buildings as well as its Spanish Colonial missions. The Pueblo Revival style developed in New Mexico as part of an effort to create a distinctive regional character, like the Mission Revival had done in California. Gaining statehood in 1912, New Mexico’s cultural leaders saw the Pueblo Revival style as a way to establish a visual identity for the new state and attract tourists. Early examples of the style included campus buildings at the University of New Mexico and Fred Harvey hotels and other tourist facilities. The style is often referred to as the Santa Fe style, due its popularity there and its widespread adoption, with the city planning board mandating the use of the style for all new buildings in 1957.

Key Features of Pueblo Revival

- Stucco walls that imitate the appearance of traditional adobe construction and hand finishing
- Walls usually earth colored
- Rounded corners
- Vigas
- Flat roof with parapet
- Window lintels and porch supports often designed to resemble rough-hewn log construction
- Varied roof line that often features step backs



Rustic

The Rustic style evolved in the early 20th century from a romantic view of nature and the American frontier. Looking at buildings as an accessory to nature, the style developed in America's National Parks as the park service sought to create tourist facilities that would not detract from the natural scenery. Architects promoted the style for its ability to blend with its environment and adapt to a region's topography, conditions, and cultural influences. Gaining more widespread popularity in the West, the Rustic style was applied to a variety of building types, especially tourist-related buildings and second homes. The Rustic style was also used for many of the New Deal projects of the CCC and WPA constructed during the Great Depression. With its emphasis on labor-intensive handcraftsmanship, it was the ideal style for programs that sought to put as many men to work as possible.

Key Features of Rustic

- Use of native materials, such as locally-quarried stone or log
- Often roughly finished
- Colors that blend with the natural surroundings
- Use of indigenous forms and construction methods; emphasize handcraftsmanship
- Low silhouettes and horizontal emphasis
- Low-pitched roof with overhanging eaves
- Elimination of lines of demarcation between nature and built materials; use plants to screen foundations





Survey Results

The project included the intensive-level survey of the 49 properties currently locally designated in La Veta as well as 11 additional properties that were evaluated for potential designation in the future. La Veta contains a notable collection of late nineteenth century and early twentieth century architecture. Overall, the integrity of the designated resources was good. However, several areas of concern were noted in the survey.

- **Deferred maintenance:** Many of the buildings surveyed are in need of maintenance, especially painting and roof repair. When this building maintenance is deferred, it can cause irreparable damage to historic building elements (especially wood elements) and lead to more expensive future repairs.
- **Unsympathetic alterations:** The historic character and architectural integrity of several properties has been diminished by building alterations that are unsympathetic to the original building. Of particular concern is the replacement of original siding with siding that does not match the original siding profile and the removal or covering of original building details, such as window surrounds, when the siding was replaced.
- **Overgrown vegetation:** Several properties have overgrown vegetation that blocks views of the buildings within the historic district. This can be damaging to the historic building and also diminishes the visual integrity of the overall district.



Local Designation

Criteria

La Veta's preservation ordinance established the guidelines for the local designation of historic resources. Significant resources located within the established La Veta historic district can be designated as Contributing resources while resources outside the historic district can be designated as Landmarks. The evaluation process involves two primary steps: determining if a resource is significant and then assessing whether the resource retains the integrity needed to convey that significance. La Veta's ordinance establishes three potential areas of significance: Architectural, Social, and Geographic. To be designated, resources must meet at least one of the areas of significance and be at least fifty years old (with potential exceptions for exceptionally important resources).

Architectural

1. Exemplifies specific elements of an architectural style or period
2. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
3. Demonstrates superior craftsmanship or high artistic value
4. Represents an innovation in construction, materials, or design or a style particularly associated with the La Veta area
5. Represents a built environment of a group or people in an era of history
6. Is a pattern or grouping of elements representing at least one of the above criteria
7. Is a significant historic remodel

Social

1. Is the site of an historic event that had an effect upon society
2. Exemplifies cultural, political, economic or social heritage of the community
3. Is associated with a notable person or the work of a notable person

Geographic/Environmental

1. Enhances a sense of identity of the community
2. Is an established and familiar natural setting or visual feature of the community

Additionally, La Veta's ordinance established criteria for evaluating the integrity of significant resources. To be designated, a resource must meet at least one of the following (though ideally they will meet more):

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

Survey Results for 49 Designated Resources:

La Veta's locally designated resources include 46 resources within the historic district that have been designate as Contributing and 3 resources located outside of the district boundaries that have been designated as Landmarks. While all designated resources have been determined to be significant to the history of La Veta, this survey evaluated whether these resources retain the integrity needed to convey that significance.

Retain Integrity

43 resources were evaluated as retaining sufficient integrity to clearly convey their significance. These were the most common areas of significance identified during the survey.

- Architectural A: This included buildings that are a good example of a style or type such as Hipped Box, Bungalow, Pueblo Revival, or Mission Revival.
- Architectural B: This included buildings constructed by prominent La Veta builders such as William Fey and the Coleman brothers.
- Architectural C: This included La Veta's sandstone buildings, many of which display a high degree of workmanship in the finishing of the masonry.
- Architectural D: This included buildings constructed of materials that are associated with La Veta and southern Colorado such as sandstone and adobe.
- Social B: The majority of the resources identified related to this area of significance were La Veta's commercial buildings, but many other community buildings fit within this category as well.
- Geographic/ Environmental A: This included buildings key to the visual identify of the community, particularly buildings located in the town center along Main Street and Ryus Avenue.
- Geographic/ Environmental B: This included buildings that have become visual landmarks of the community. This is a broad category that can be considered to include any resource that is distinctive and highly visible (clearly seen from the road and not obscured by dense vegetation).

Integrity Concerns

4 resources were evaluated as having diminished integrity due to substantial alterations. Due to these changes these resources have lost their architectural integrity and thus no longer qualify for Architectural significance. However, these resources still retain sufficient integrity to convey their significance for Social and/or Geographic/ Environmental associations and generally meet at least two of the integrity criteria: showing value as part of the development, heritage, or cultural characteristics of the community and retaining their original location.

- ***500 S. Main (5HF.503):***

The architectural integrity of the house has been diminished due to replacement windows, replacement siding, and the addition of non-historic decoration. However, the house still appears to qualify under the Geographic/Environmental criteria as one of the few multi-story historic houses in La Veta and for its location on a prominent corner lot on Main Street.



- **133 E. Field (5HF.2613):**

The architectural integrity of the house has been diminished due to multiple additions, the replacement of the original siding with asbestos shingles, and replacement windows. However, the house still appears to qualify under the Social and Geographic/Environmental criteria for its association with the early settlement of La Veta and as a local landmark representing La Veta's 1880s development.



- **602 S. Main (5HF.2599):**

The architectural integrity of the house has been diminished due to replacement windows and doors and the covering of the stone walls with stucco. However, it still retains its Hipped-Roof Box form and qualifies under the Geographic/Environmental criteria for its prominent location on Main Street.



- **Town Hall/ Firehouse at the Francisco Fort Museum (5HF.519):**

The architectural integrity of the building has been diminished due to alterations including changes to the roof, filling in the front garage doors, and the installation of non-compatible door and windows. However, it still qualifies under the Social criteria for its association with the governing of La Veta and the Geographic/Environmental criteria for its prominent location next to Francisco Fort.



Lost Integrity

2 resources were evaluated as having lost integrity due to substantial alterations. As a result, they no longer retain sufficient integrity to convey any of the areas of significance. It is recommended that the status of these resources be changed to Non-Contributing.

- ***204 S. Main (5HF.2615):***

The architectural integrity has been damaged by the extensive remodeling of the façade. Due to the stucco applied to the exterior, the original wall material, cornice, and any decorative detailing that may have originally been on the building have been lost or obscured. As a result, the building no longer retains its historic character and does not meet any of La Veta's designation criteria.



- ***Mining Museum at the Francisco Fort Museum (5HF.519):***

Due to extensive alterations including the application of non-compatible siding; changes to door and window openings; and construction of a large rear addition, the Mining Museum building has lost its architectural integrity. Since its appearance has been dramatically altered, it no longer reads as a nineteenth-century commercial building. Thus, it is also ineligible under the Social and Geographic/Environmental criteria since its historic function is no longer evident.



Survey Results: Undesignated Resources

11 additional resources within the boundaries of the historic district were surveyed to evaluate their potential for future designation. All are recommended as eligible for designation as Contributing resources.

- ***126 E. Ryus (5HF.2625):***

Constructed in 1909, this house is a good example of the bungalow type popular in the early 20th century, featuring a front porch supported by square piers, a prominent chimney, exposed rafter tails, and bands of windows in wood surrounds. It is eligible for local designation for its architectural significance as an example of a type and its geographic significance as contributing to the visual identity of La Veta.



- ***203 S. Main (5HF.2616):***

Constructed in 1913 by prominent local builder E. R. Coleman, the Micheletti Building is a good example of an early 20th century, One-Part Block commercial building featuring a pressed-tin cornice and sandstone construction. It is eligible for local designation for its architectural significance as an example of a type and for its association with a significant builder. It is also eligible for social significance for the role the commercial building played in the economic history of the community and for its geographic significance due to its prominent location at the northern end of downtown, and serving as a distinctive visual marker to the start of the town's commercial district.



- **103 E. Field (5HF.1175):**

Constructed in 1936 by the Civilian Conservation Corps (CCC), the San Carlos District Ranger Office is a good example of the Pueblo Revival style featuring a flat-roof with parapet, stucco walls with rounded corners, and recessed windows with log headers. It is eligible for local designation for its architectural significance as a good example of a prominent regional style. It is also eligible for its social significance under politics for its association with New Deal relief programs and for geographic significance as a prominent local landmark.



- **113 W. Field (5HF.2621):**

Constructed in 1900, St. Benedict's Episcopal Church, features shaped exposed rafter tails, a pyramidal wooden spire, and pedimented door and window surrounds. It is eligible for local designation for its social significance as a key community gathering place and for its geographic significance for its contribution to the visual identity of La Veta.



- **132 W. Field (5HF.2622):**

Constructed circa 1892, this house is a good example Hipped-Roof Box type. It was originally worker housing at a nearby coal camp and was moved to La Veta in the 1930s. It is eligible for local designation for its architectural significance as a good example of an architectural type. It is also eligible under social significance for its association with the mining heritage of the region.



- **101 W. Grand (5HF2619):**

Constructed in 1939, this house is a good example of the Pueblo Revival style featuring an irregular plan, textured stucco walls, and a stepped, rounded parapet wall. It is eligible for local designation for its architectural significance as a good example of a prominent regional style. It is also eligible for its geographic significance as a prominent visual feature of the community.



- **109 E. Francisco (5HF.2624):**

Constructed in 1927, the Cheese Factory was expanded several times before it closed in 1949. The factory is significant as a rare industrial building in La Veta, one that played a significant role in the economic and agricultural history of the community and is prominently situated in the center of town. As a result, it is eligible for local designation for its social significance for its association with the economic history of La Veta and for geographic significance as contributing to the visual identity of the community.



- **404 S. Oak (5HF.2617):** The La Veta Park Cottage Camp was initially developed by W.H. Adamson, who constructed a two-room cottage for renters in 1906. By 1921, when his sister Minnie Adamson took over, the park included a campground, garage, and rooms to rent. Minnie continued to develop the complex, adding additional cottages. The complex is eligible for local designation for its architectural significance as a good example of an early twentieth century cottage camp. It is also eligible for social significance for its association with the early development of the tourist economy in La Veta and geographic significance as part of the visual identity of La Veta.



- **409 S. Oak (5HF.2618):**

Constructed circa 1900, this simple wood-framed house appears to have originally been a massed plan, side gable type that has been altered with the addition of a front projecting gable, enclosed porch, and a rear shed roof section. However, these additions appear to be historic, with the house retaining a good degree of integrity including distinctive fishscale shingles and pedimented window surrounds. The house is eligible for local designation for architectural significance as an early twentieth century house displaying a combination of Victorian and classically inspired features.



- **101 W. Cascade (5H.2626):**

Constructed circa 1896, this house was built by Fountain Mayfield Fain, who played a significant role in the early development of La Veta. He homesteaded in the area, worked as a bridge carpenter and road supervisor, and served on the town board. The house has been extensively altered, including distinctive patterned stucco applied circa 1950. As a result it is not eligible for architectural significance. However, the house is eligible for local designation for social significance for its association with a notable person in La Veta history. It is also significant for geographic significance contributing to the visual identity of the community by illustrating the architectural evolution of the town from the late nineteenth century through the mid-twentieth century.



- **122 E. Virginia (5HF.2620):** Constructed in 1947, this house is as a good example of mid-twentieth century housing in La Veta that combines a locally influenced mountain Rustic style with the Ranch style that was gaining popularity in the 1940s. It is eligible for local designation for architectural significance as a good example of an architectural period. It is also eligible under geographic significance as contributing to the visual identity of the community.



National Register Designation:

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. All of the 60 resources surveyed were also evaluated for their eligibility to be listed on the National Register. The resources were evaluated following the Criteria established by the National Park Service. Districts, sites, buildings, structures, and objects are eligible for designation if they meet at least one of these criteria:

- Criterion A: associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B: associated with the lives of persons significant in our past
- Criterion C: resource embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that
- represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D: resource has yielded, or may be likely to yield, information important in prehistory or history

For this project only Criterion A and C were considered since insufficient research to determine significance under Criterion B was available and no archaeology evaluations to determine significance under Criterion D were included in the scope of this project. In order for a resource to be designated it must have integrity as well as significance. The resource should appear largely as it did during its period of significance. The National Register outlines seven aspects of integrity to be considered when evaluating integrity: location, design, setting, materials, workmanship, feeling, and association. An eligible property will retain integrity in the majority of these areas though the relative importance of these aspects depends on why the property is significant and when it was significant.

Survey Results: Individually Eligible

The following properties are recommended as potentially eligible for National Register designation. These recommendations are based on the information available during this survey project. Additional research is suggested to confirm eligibility. Two resources were previously listed on the National Register: the Lamme Hospital (5HF.366) and Francisco Fort (5HF.519); these resources maintain their eligibility.

- **134 W. Field (5HF.2598):**

The San Carlos Ranger District Residence is significant under Criterion A for Politics/ Government for its association with FDR's New Deal programs. The residence was constructed by a local Civilian Conservation Corps (CCC) camp in 1939. Established in 1933, the CCC was created to provide employment and skills training for young men. CCC projects focused on natural resource conservation and recreational facility development on public lands. In La Veta, the CCC constructed a new administration building for the U.S. Forest Service (5.HF.1175) as well as a residence for the San Carlos district forest ranger. The residence is also significant under Criterion C for Architecture as an excellent example of the Pueblo Revival style featuring vigas, a flat-roof with parapet, stucco walls with rounded corners, casement windows with log headers, and a porch with log supports.



- **503 S. Main (5HF.2602):** Completed in 1952, Christ the King Catholic Church is significant under Criterion C for Architecture as a good example of the Pueblo Revival style featuring stucco walls with rounded corners, a shaped parapet, deep-set window openings, a porch with log supports, and an irregular plan. Constructed of adobe bricks made by volunteers, the church is also significant for its method of construction and traditional craftsmanship.



- **102 First Street (5HF.553):** The Firm House is significant under Criterion C for Architecture as excellent example of a Hipped-Roof Box house displaying a high level of craftsmanship. Built by local builder E.R. Coleman out of local sandstone, the house exhibits a high level of masonry craft. The stonework displays a high degree of skill, including quoins at the corners and windows. Additionally the stones are more highly finished than most of the other stone houses in La Veta, with similarly sized ashlar blocks used throughout. The house is also significant as an outstanding example of the work of local builder E.R. Coleman and of local sandstone building traditions.



- **117 W. Garland (5HF.2611):** This house is significant under Criterion C as a good example of a bungalow, and one of the best bungalow examples in La Veta. It features many characteristic features of the bungalow type including a low-pitched roof, stucco siding, overhanging eaves with exposed rafter tails, half-timber decoration on the gable end, grouped windows, a prominent chimney, and a broad porch supported by battered piers.



- **Goemmer Barn (5HF.517):** The Goemmer Barn is significant under Criterion C for Architecture as a rare example of a stone barn in La Veta. Constructed by prominent local builder, E.R. Coleman, the barn is exceptionally well-built and displays a high degree of craftsmanship. The barn may also be significant in other areas but additional research is needed. Potential areas of significance include Criterion A for Commerce for its association with Goemmer's business and/or Criterion A for Industry for its association with



the Robinson brothers concrete brick manufacturing operation, but more information is needed on the use of the barn by Goemmer and the Robinson brothers.

- **118 E. Francisco (5HF.522):** The Elrod House is significant under Criterion C for Architecture as a good local example of the Queen Anne style. Though smaller in scale and less elaborate than many of the Queen Anne homes found in Colorado's larger cities, the house is representative of the Queen Anne style in La Veta, where the houses were generally smaller and less elaborate. Constructed by its owner, who was a local builder and carpenter, the house shows a high degree of craftsmanship. The detailing makes it one of the most elaborate Victorian houses in La Veta and includes a conical tower, bay windows, fish scale shingles on the tower and gable ends, a gabled dormer window with an arched window opening, scalloped gingerbread trim on the gable ends, finials, and pedimented window surrounds.



- **112 W. Virginia (5HF.377):** The Edmondston House is significant under Criterion C for Architecture for its masonry construction, which displays a high degree of craftsmanship. The house is a good representation of the sandstone building techniques popular in La Veta in the late 19th and early 20th centuries. In form the house is adaptation of the Hipped-Roof Box type, which was also very popular in La Veta at this time. The house features quarry-faced ashlar masonry with rope mortar joints, a bay window, a porch with simple classical columns, and fishscale shingles on gable end.



- **213 S. Main (5HF.333):** This building is significant under Criterion A for its association with commerce in La Veta. The building has a prominent location in downtown La Veta, and serves as a prominent visual marker within the town's commercial district. The building has held a variety of enterprises over the years, but the building was predominantly operated as a woman-run boarding house. Boarding houses were one of the few business opportunities open to women during the late 19th and early 20th centuries. The building is also significant under Criterion C as a good example of a 19th century commercial building remodeled to the Mission style in 1925-1926. This reflects an important trend in commercial buildings where updating buildings to reflect current styles and trends can be important to attracting business.



- **222 S. Main (5HF.335):** The building is significant under Criterion A for Commerce as the location of the La Veta State Bank and then La Veta First National Bank from 1907-1933. The bank has a prominent location on a corner lot on La Veta's Main Street. The building is also significant under Criterion C for Architecture as an excellent example of a stone, false front, one-part block commercial building. Constructed by local contractors William Fey and E.R. Coleman, two well-known builders responsible for many of La Veta's historic buildings, the building displays a high degree of craftsmanship featuring ashlar masonry with rope mortar joints and chamfered corners with decorative stippling.



- **300 S. Main (5HF.331):** The building is significant under Criterion A for Commerce as one of the most prominent commercial buildings on La Veta’s Main Street. Constructed in 1911, the building operated as a general store from 1911-1974. The building is also significant under Criterion C for Architecture as an excellent example of a stone, one-part block commercial building. Constructed by local contractor E.R. Coleman, a well-known builder responsible for many of La Veta’s historic buildings, the building displays a high degree of craftsmanship in its masonry construction and decorative storefront. The pressed tin decoration and metal cornice on the building are distinctive, and reflect popular designs for commercial buildings in La Veta in the early 20th century.

- **127 W. Ryus (5HF.520):** The Galassini Building is significant under Criterion A for Entertainment/Recreation for its role as a social gathering place for La Veta residents. The building began as a saloon and then functioned as a pool hall for more than a decade. The Odd Fellows purchased the building in 1942. The building was used for lodge meetings as well as a wide range of social and community gatherings including banquets, fundraisers, and bingo. More research is needed on the years of operation of the pool hall, other uses of the building, and activities held in the building under the ownership of the Odd Fellows to determine the exact period of significance. The Galassini Building is also significant under Criterion C for Architecture as a good example of an early twentieth century, two-part block commercial building displaying exceptional masonry craftsmanship and local sandstone building traditions. The building was constructed by the Coleman brothers, prominent La Veta builders.



- **404 S. Oak (5HF.2617):**

The La Veta Park Cottage Camp is significant under Criterion A for Entertainment/ Recreation for its long association with the tourism in La Veta. The park was initially developed by W.H. Adamson, who constructed a two-room cottage for renters in 1906. By 1921 when his sister Minnie Adamson took over, the park included a campground, garage, and rooms to rent. Minnie continued to develop the complex, adding additional cottages. Eugene Fischback purchased the cottage camp and continued to expand it. The cottage camp continues in its original function. The La Veta Park Cottage Camp is also significant under Criterion C for Architecture as a good example of a cottage camp, an early 20th century tourist resource type that is becoming increasingly rare. The complex includes eight tourist cabins along with a caretaker's residence.



- **316 S. Locust (5HF.2614):** The Huerfano County Maintenance Barn is significant under Criterion A for Politics/Government for its association with FDR's New Deal programs. The public works building was constructed by the Works Progress Administration (WPA). Established in 1935, the primary goal of the WPA was to put people to work constructing useful community projects. Transportation-related projects, including road improvements, bridges, and county road maintenance facilities, were popular projects in Colorado. The Huerfano County Maintenance Barn is also significant under Criterion C for Architecture as a good example of WPA Rustic architecture. Since the goal of the WPA was to provide employment, projects were designed to spend as little as possible on materials and as much as possible on labor. As a result, WPA buildings often featured traditional, labor-intensive construction methods and provided on-the-job training for employees. This building is significant for its traditional construction methods and display of masonry craftsmanship.



- **210 S. Main (5HF.369):** The Dotson Building/ La Veta Masonic Hall is significant under Criterion A for Commerce for its association with the early commercial development of La Veta. When it was constructed in 1889, it was one of the most prominent commercial buildings in town, with the tall masonry building rising above surrounding frame and adobe buildings. The building is also significant under Criterion A for Social History as the hall for the local Masonic lodge from 1893 until 1998. And finally, the building is significant under Criterion C for Architecture as an good example of an early 20th century, two-part block type commercial building featuring a traditional sandstone construction and a high degree of craftsmanship.



- **208 E. Ryus (5HF.2606):** Completed in 1910, the Kincaid House is significant under Criterion C for Architecture as excellent example of a Hipped-Roof Box house displaying a high level of craftsmanship, including decorative window surrounds. The house is also significant as a good example of the work of local builder William Fey.



Additional Considerations/ Further Research

Needs Data

Additional information is needed in order to reach a determination of National Register eligibility for several of the properties surveyed. The status of these properties is currently listed as Needs Data.

- **221 S. Oak (5HF.2597):** The Bruce House is potentially significant under Criterion C for Architecture as a good example of local sandstone construction and the work of local builder William Fey. However, due to the extensive bushes surrounding the house, it is difficult to evaluate the house.



- **409 S. Oak (5HF.2618):** More information is needed on the house in order to evaluate it. No information on the original owner, builder, or construction was available. The La Veta HPC files provide an estimated construction date of 1900. The house was definitely constructed by 1912 when it appears on a Sanborn map. The house appears to have taken on its current form by the 1930 Sanborn map, with the exception of the shed-roofed addition at the northeast corner which was added sometime later.



- **109 E. Francisco (5HF.2624):** 109 E. Francisco (5HF.2624): The Cheese Factory is potentially significant under Criterion A under Industry for its important role in the development of the dairying industry in the region. Opened in late 1927 by the Frink Dairy Company (which operated dairies throughout Colorado), by early 1928 the factory was receiving about 6,500 pounds of milk daily and shipping 3,750 pounds of cheese every week. The factory closed in 1938, but was reopened in 1941 by Ben Veltri from Trinidad, who saw a market for European style tangy cheeses in Huerfano and Las Animas Counties. The cheese factory closed again in 1949, and the building passed through a variety of owners and uses including housing. More information is needed on the alterations made to accommodate new uses in order to evaluate the integrity.



- **116 W. Garland (5HF.2610):** The Verliff House is potentially significant under Criterion C for Architecture as a good example of a Hipped-Roof Box house displaying a high level of craftsmanship. Built by the Coleman Brothers out of local sandstone, the house displays a high level of masonry skill. The house is also distinctive for its detailing including an inset corner porch and dormers with fish scale shingles. More information is needed on alterations made to the house, including the construction date of the dormers, in order to fully evaluate the integrity.



Colorado State Register of Historic Properties

Some of the surveyed properties that did not quite meet the level of significance and integrity needed for National Register listing may qualify for the Colorado State Register of Historic Properties. The Colorado State Register is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. Resources listed on the National Register are automatically included on the Colorado State Register, but resources can also be separately nominated to the Colorado State Register. One resource in La Veta has been previously listed on the Colorado State Register: the La Veta Masonic Hall (5HF.369).

The Colorado State Register program is administered by the Office of Archaeology and Historic Preservation within History Colorado. By honoring such important sites, the Colorado State Register provides the following:

- Formal recognition of a property's importance to the history of the community and the state of Colorado.
- A body of information for local community planning, tourist promotion, neighborhood revitalization.
- A sense of community history and local pride.
- Eligibility to compete for grants from Colorado's State Historical Fund. These grants may be used for acquisition and development, education, and survey and planning projects.
- Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation of Colorado State Register properties.

In order to qualify for the Colorado State Register, resources should meet at least one of the following criteria:

- Criterion A: Associated with events that have made a significant contribution to history
- Criterion B: Associated with persons significant in history
- Criterion C: Represents the apparent distinctive characteristics of a type, period, method of construction, or artisan
- Criterion D: Geographic importance of the property
- Criterion E: Possibility of important discoveries related to prehistory or history

Determining Colorado State Register eligibility was outside the scope of this project, but it is recommended that the following properties be considered for potential Colorado State Register eligibility:

- **420 S. Main (5HF.506):** The Smith House/ Methodist Manse is potentially significant under Criterion C for Architecture as excellent example of a folk Victorian house displaying a high level of craftsmanship. Built in 1905 by local builder E.R. Coleman out of local sandstone, the house exhibits a high level of masonry craft. The stonework displays a high degree of skill, including quoins at the corners. Folk Victorian detailing includes a porch with turned spindles and a spindlework frieze and fish scale shingles on the gable ends.



- **111 W. Moore (5HF.526):** The depot is potentially significant under Criterion A under Transportation for its association with the history of the Denver and Rio Grande Railroad in La Veta. It is also potentially significant under Criterion C for Architecture as a good example of a simple frame railroad depot featuring decorative gables.



- **103 E. Field (5HF.1175):** The San Carlos Ranger District Office is potentially significant under Criterion A for Politics/ Government for its association with FDR's New Deal programs. The residence was constructed by a local Civilian Conservation Corps (CCC) camp in 1935-1936. Established in 1933, the CCC was created to provide employment and skills training for young men. CCC projects focused on natural resource conservation and recreational facility development on public lands. The office is also potentially significant under Criterion C for Architecture as an example of the Pueblo Revival style featuring a flat-roof with parapet, stucco walls with rounded corners, and recessed windows with log headers.



- **128 E. Ryus (5HF.2604):** This Hipped-Roof Box house is potentially significant under Criterion C for Architecture as a good example of the Hipped-Roof Box type as well as an example of early twentieth century ornamental concrete block construction. Of additional significance is the fact that the concrete blocks were manufactured locally.



- **130 E. Ryus (5HF.2605):** This Hipped-Roof Box house is potentially significant under Criterion C for Architecture as a good example of the Hipped-Roof Box type as well as an example of early twentieth century ornamental concrete block construction. Of additional significance is the fact that the concrete blocks were manufactured locally.



- **116 W. Garland (5HF.2610):** The Verliff House is potentially significant under Criterion C for Architecture as a good local example of a Hipped-Roof Box house displaying a high level of craftsmanship. Built by the Coleman Brothers out of local sandstone, the house displays a high level of masonry skill. The house is also distinctive for its detailing including an inset porch that wraps around the front corner and dormers with fish scale shingles.

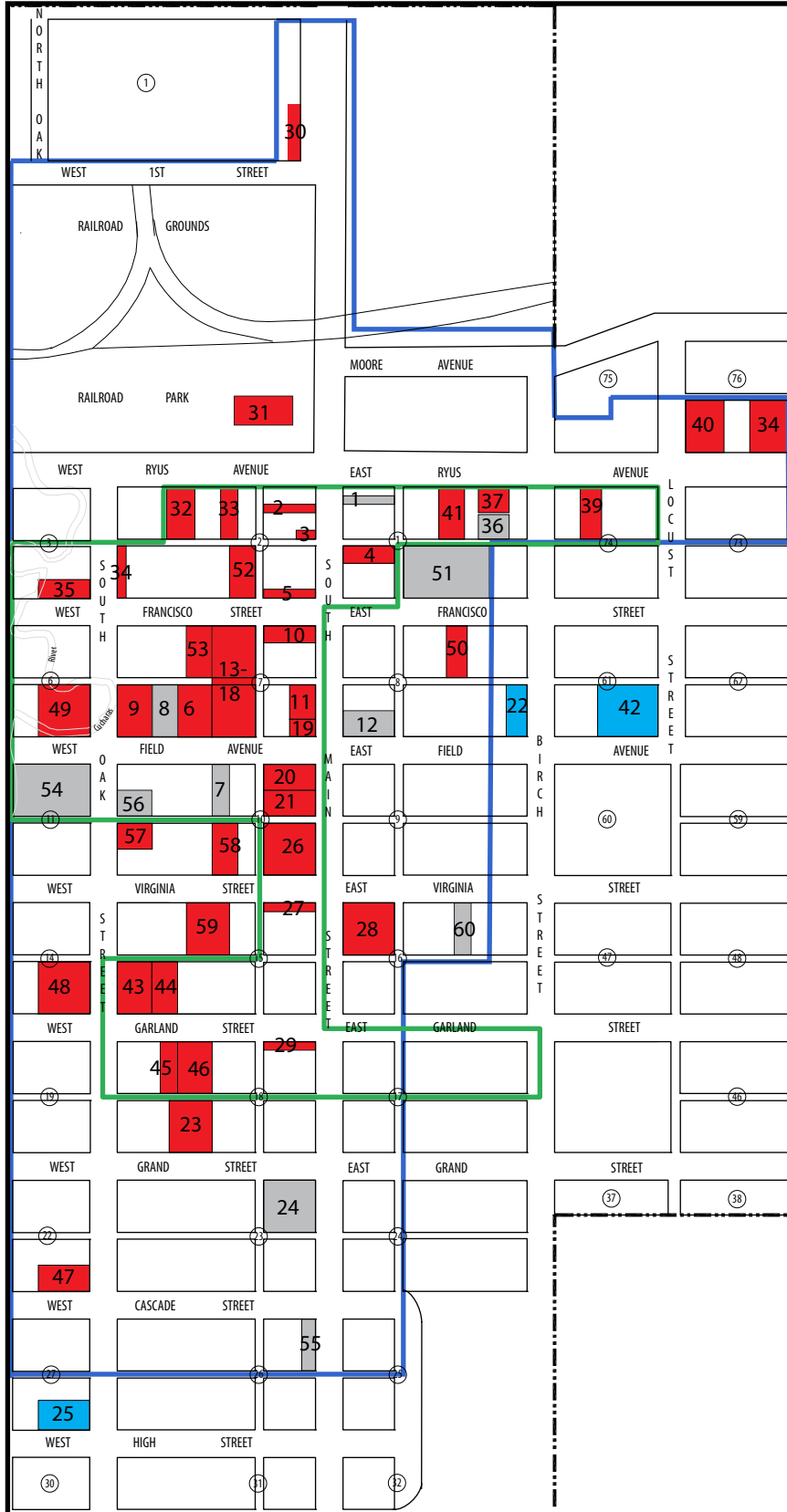


National District Eligibility

Currently La Veta has a locally designated historic district. The potential for a National Register Historic District should also be considered. A National Register historic district possesses a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united historically or aesthetically by plan or physical development. Overall, the district as a whole must have historical, architectural, engineering, or archaeological significance, even if some of the properties lack individual distinction. Boundaries for National Register districts are drawn to encompass a substantial concentration of historic properties. Most historic districts include non-contributing properties, but the number and scale of non-contributing properties must not overwhelm a district's sense of time, place, and historical development. Advantages of National Register listing include the potential for contributing buildings within the district to qualify for federal and state historic preservation tax credits. During the survey a windshield survey was conducted of the current local district to determine its potential eligibility for National Register designation. A higher degree of significance and integrity is needed for a district to be National Register eligible than to be locally designated. A National Register district also requires a higher percentage of contributing to non-contributing buildings. The windshield survey was used to identify the areas with the highest concentrations of historically significant resources that also retain reasonable integrity. CoPR identified potential National Register district boundaries; these are much smaller than the locally designated district. The potential district includes commercial and residential resources. Only the west side of Main Street is included in the potential boundaries since significant new construction has occurred on the east side of the street. The highest concentrations of historic residential resources with integrity were found along West Francisco Street, West Field Avenue, West Garland Street, and East Ryus Avenue. The survey results map shows the boundaries of the locally designated district in blue and the potential National Register district in green. The proposed boundaries are simply a starting point for further research and discussion. Many of the properties within the proposed district have not yet been surveyed and additional survey needs to be conducted within the district before National Register district eligibility can be determined.

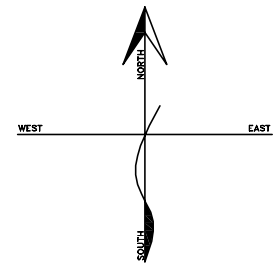
Properties

1	203 S. Main Street	32	129 W. Ryus Street
2	204 S. Main Street	33	127 W. Ryus Street
3	210 S. Main Street	34	221 S. Oak Street
4	213 S. Main Street	35	218 S. Oak Street
5	222 S. Main Street	36	126 E. Ryus Avenue
6	124 W. Field Street	37	128 E. Ryus Avenue
7	113 W. Field Street	38	130 E. Ryus Avenue
8	132 W. Field Street	39	208 E. Ryus Avenue
9	134 W. Field Street	40	303 E. Ryus Avenue
10	300 S. Main Street	41	315 E. Ryus Avenue
11	314 S. Main Street	42	316 S. Locust Street
12	103 E. Field Street	43	118 W. Garland Street
13	Francisco Fort (Francisco Plaza)	44	116 W. Garland Street
14	Blacksmith Shop (Francisco Plaza)	45	117 W. Garland Street
15	Mining Museum (Francisco Plaza)	46	115 W. Garland Street
16	Town Hall (Francisco Plaza)	47	718 S. Oak Street
17	Saloon (Francisco Plaza)	48	518 S. Oak Street
18	Ritter School (Francisco Plaza)	49	NW Corner of S. Oak and Field Street (Goemmer Barn)
19	320 S. Main Street		118 E. Francisco Street
20	402 S. Main Street	50	109 E. Francisco Street
21	408 S. Main Street	51	112 W. Francisco Street
22	133 E. Field Street	52	127 W. Francisco Street
23	120 W. Grand Street	53	404 S. Oak Street
24	101 W. Grand Street	54	101 W. Cascade Street
25	818 S. Oak Street	55	409 S. Oak Street
26	420 S. Main Street	56	413 S. Oak Street
27	500 S. Main Street	57	112 W. Virginia Avenue
28	503 S. Main Street	58	113 W. Virginia Street
29	602 S. Main Street	59	122 E. Virginia Avenue
30	102 First Street	60	
31	111 W. Moore Street		



Legend

- Contributing to La Veta Historic District
- La Veta Landmark
- Not Designated
- Local Historic District Boundary
- Proposed National Register Historic District



LA VETA, COLORADO



Building Features

Site number	Historic Name/ Current Name	Year Built	Style/Type
5.HF.2616	Micheletti Building/ Gray Burro	1913	Early Twentieth Century Commercial/ One-part block
5.HF.2615	Marshall's Office	1916	Early Twentieth Century Commercial/ One-part block
5.HF.369	Dotson Building/ La Veta Masonic Hall/ Pinon Hill Art Gallery	1889	Early Twentieth Century Commercial/ Two-Part Block
5.HF.333	Colvin House and La Veta Post Office/ Whitmore Galley and Cara de Pajaros	1882	Mission
5.HF.335	La Veta State Bank	1907	Early Twentieth Century Commercial/ One-part block
5.HF.2608	Hamilton House/ Koch House	1919	No style
5.HF.2621	Seventh Day Adventist Church/ St. Benedict's Episcopal Church	1900	No Style
5.HF.2622	White House	c.1892	Hipped-Roof Box
5.HF.2598	San Carlos Ranger District Residence/ Wandless House	1939	Pueblo Revival
5.HF.331	Edwin L. Smith Building/ Francisco Crossing	1911	Early Twentieth Century Commercial/ One-part block
5.HF.366	Lamme Hospital/ 1899 Inn	1909	No Style
5.HF.1175	San Carlos Ranger District Office/ La Veta U.S. Forest Service Work Center	1936	Pueblo Revival
5.HF.519	Francisco Fort	1863	No Style
5.HF.519	Blacksmith Shop (Francisco Fort)	1863	Log Cabin- Single Pen
5.HF.519	Mining Building (Francisco Fort)	1882	False Front
5.HF.519	Town Hall/ Firehouse (Francisco Fort)	1912	No Style
5.HF.515	Saloon (Francisco Fort)	1880	False Front
5.HF.514	Ritter Schoolhouse (Francisco Fort)	1876	No Style
5.HF.332	McGee Duplex/ Sumner Residence	1943	No Style

Architect/Builder	Key features	Wall Material	Alterations
E.R. Coleman	Cornice, pressed-tin tiles	Sandstone	Bulkhead, door, and transom altered
Unknown		Stucco	Stucco, replacment windows
Bellard and Davidson	Quarry-faced ashlar masonry	Sandstone	Façade restored
J.D. Colvin	Mission-style false front	Stucco	Multiple additions; Remodeled in Mission Style (1925/1926)
William Fey and E.R. Coleman	Ashlar masonry with rope mortar joints and chamfered corners with decorative stippling; false front	Sandstone	Flat roof was replaced with a hipped roof sometime before 1980
Unknown	Adobe walls, deep set window openings, connected to west wing of Francisco Fort	Stucco	Replacement windows and doors, multiple additions, metal roof
Unknown	Shaped exposed rafter tails, pyramidal wooden spire, pedimented door and window surrounds	Stucco	Unknown
Unknown	Hipped roof with central chimney, porch	Cement siding	Replacement siding, replacement windows, rebuilt porch
Civilian Conservation Corps (CCC)	Vigas, flat-roof with parapet, stucco walls with rounded corners, casement windows with log headers, porch with log supports	Stucco, brick, wood	None apparent
E.R. Coleman	Pressed tin decoration, metal cornice, large storefront	Sandstone	Entry door altered, glazing in transoms changed
E.R. Coleman	Gabled-dormers with fishscale shingles, ashlar block construction, large porch supported by square wood columns	Sandstone	Side and Rear Additions
Civilian Conservation Corps (CCC)	Vigas, flat-roof with parapet, stucco walls with rounded corners, log headers at door and window openings	Adobe with stucco	Vigas shortened, replacement windows
Unknown	Adobe walls with deep set openings	Adobe with stucco	Roof altered, addition
Unknown	Log construction with corner notching	Log	Moved
Unknown	False front, pressed-tin wall covering	Wood, pressed-tin	New siding, replacement doors, altered opening, large addition at rear
Unknown	Sandstone construction	Stone	Roof, garage doors filled in and non-compatible door and window installed, side entrance altered
Unknown	False front, storefront windows	Wood	Moved, side additions
Unknown	Log construction with corner notching	Wood	Moved, re-chinked
Unknown	Hipped roof with deep overhand and exposed rafter tails , deep set window openings	Stucco	Side addition, side stairs

Building Features

Site number	Historic Name/ Current Name	Year Built	Style/Type
5.HF.2601	Copel House	c.1930	English Cottage
5.HF.2600	Haase/Urkulik House	1920	Bungalow
5.HF.2613	Danks House/ Davis House	c. 1880s	Folk Victorian
5.HF.518	Bird House/ Doerk House	1882	Gabled Ell
5.HF.2619	Boyd/Benson House	1939	Pueblo Revival
5.HF.550	Van Etten House/ Waterman House	1910	Bungalow
5.HF.506	Methodist Manse	1905	Folk Victorian
5.HF.503	Hamilton House/ Cooco House	1908	No Style
5.HF.2602	Christ the King Catholic Church	1952	Pueblo Revival
5.HF.2599	Powell House/ McDowell House	1916	Hipped-Roof Box
5.HF.553	Firm House/ Osterfoss House	1913	Hipped-Roof Box
5.HF.526	La Veta Depot/ La Veta Town Hall	1879	No Style
5.HF.556	Stranger Building/ Ryus Avenue Bakery	1904	Early Twentieth Century Commercial
5.HF.520	Galassini Building/ Odd Fellows Hall/ The Parkside	1909	Early Twentieth Century Commercial; Two-Part Block
5.HF.2597	J.J. Bruce House	1905	No Style
5.HF.521	Ritchey House/ Putnam House	1882	Gabled Ell/ Folk Victorian
5.HF.2625	Kincaid/ Ryan House	1909	Bungalow
5.HF.2604	Kincaid House (Rental)/ Kasper House	c.1908- 1911	Hipped-Roof Box
5.HF.2605	Kincaid House (Rental)/ Murphy House	c.1908- 1911	Hipped-Roof Box

Architect/Builder	Key features	Wall Material	Alterations
Unknown	Gabled entrance with round arch opening	Brick	Rear porch and handicap ramp
Unknown	Gabled porch, deep eave overhang, roof brackets	Vinyl Siding	Porch railing altered, siding replaced, replacement windows
Unknown	Porch with turned spindles	Asbestos shingles	Multiple additions, asbestos shingles, replacement windows
Unknown	Segmental arch window openings, Brick construction	Brick	Front addition, Rear addition, brick painted
Unknown	Flat-roof with parapet, prominent chimney	Stucco	Replacement windows and doors
William Fey	Porch with square columns, dormers	Brick	Wood siding covered with brick (c.1950), replacement windows
Coleman Brothers	Fishscale shingles, sandstone construction, quoins, porch with turned spindles, decorative window transoms	Sandstone	Rear addition
Unknown	Porch, bay window	Wood	Replacement windows, replacement siding, non-historic decoration added
Unknown	Stucco walls with rounded corners, shaped parapet, deep-set window openings, porch with log supports, irregular plan	Adobe	Flat roof on steeple replaced with a hipped roof (1960s), metal roofing
Unknown	Inset corner porch with simple classical columns	Stucco	Replacement windows and doors, stone walls covered with stucco
E. R. Coleman, William Fey	Porch with simple classical columns, dormers, bay window	Sandstone	Enclosed porch, door replaced
Unknown	Decorative shingles and bargeboard at gable ends	Wood	Moved
E.R. Coleman	Quarry-faced ashlar block construction, decorative stippling, pilasters	Sandstone	Side additions, stucco, replacement windows
Coleman Brothers	Ashlar masonry, stone pilasters with stippling	Sandstone	Enclosed porch/ sunroom addition at rear
William Fey	Masonry construction	Sandstone	Original windows and doors replaced, rear patio added, porch appears to have been altered
Calvin T. Ritchey	Porches, bay window	Wood	Rear addition(c.1904), east porch rebuilt (1906), south and north porches (c.1930s), enclosed porches (c.1970s)
William Fey	Gabled porch, deep eave overhang, exposed rafter tails and purlins	Stucco	Porch railing, picture window, storm windows and door
Robinson Brothers	Ornamental concrete block walls, porch with turned posts and spindle-work	Concrete block	Replacement windows and door, rear addition
Robinson Brothers	Ornamental concrete block walls	Concrete block	Porch altered, replacement windows

Building Features

Site number	Historic Name/ Current Name	Year Built	Style/Type
5.HF.2606	Kincaid House	1909	Hipped-Roof Box
5.HF.513	Jones/ Taggert House	c.1890	No Style
5.HF.2603	Roberts House/ Scott House	1900	Gabled Ell
5.HF.2614	Huerfano County Maintenance Barn	1942	WPA Rustic
5.HF.516	Verliff House/ Moore House	1902	Queen Anne
5.HF.2610	Verliff House/ Malloy House	1902	Hipped-Roof Box
5.HF.2611	Coleman House/ Griner House	1922	Bungalow
5.HF.2612	Thomas House/ King House	1922	Bungalow
5.HF.559	Mayes House/ Schwarz House	1908	Hipped-Roof Box
5.HF.560	Smith/Schneider House	1902	Gabled Ell
5.HF.517	Goemmer Barn	1895	No Style
5.HF.522	Elrod House/ Sumner House	1895	Queen Anne
5.HF.2624	Cheese Factory	1927	No Style
5.HF.2607	Roberts House/ Hill House	1908	Folk Victorian
5.HF.525	Presbyterian Church/ Francisco Center for the Performing Arts	1892	No Style
5.HF.2617	Adamson Park/ La Veta Park Cottage Camp/ Two Fox Cabins	1906-1930s	No Style
5.HF.2626	Fain/ Kincaid/ Brunow House	c. 1896	Massed Plan, Side Gable
5.HF.2618	Kellams House	c. 1900	No Style
5.HF.561	W.H. Adamson House/ Schwarz House	1901	Hipped-Roof Box

Architect/Builder	Key features	Wall Material	Alterations
William Fey	Pedimented window surrounds, inset porch	Stucco	Dormer, stucco
Unknown	Cross-gabled roof, decorative roof brackets, bay window	Wood	Replacement windows and doors, multiple additions
I.R. Voorhees	Bay window, porch with battered columns	Wood	Rear addition (1904), bay windows (1905), Craftsman style porch, rear sunroom
Works Progress Administration (WPA)	Quarry-faced ashlar masonry, narrow vertical windows	Stone	Garage doors replaced, some openings filled with stone
Coleman Brothers	Porch, bay window, quoins	Sandstone	Addition at northwest corner (2000)
Coleman Brothers	Inset porch with Doric columns, fishscale shingles	Sandstone	Dormers added, windows replaced (1999)
E.R. Coleman	broad porch supported by battered piers, overhanging eaves with exposed rafter tails, half-timber decoration on the gable end	Stucco	
Unknown	Porch supported by Doric columns	Stucco	Porch replaced to match original (2013)
William Fey	Porch, classical columns, gable end with fishscale shingles	Brick, adobe	West addition (1934), Bay window (1989), Rear entrance addition
William Fey	Victorian porch	Wood	Sash windows replaced with single pane windows, porch altered, additions to side and rear
E.R. Coleman	High quality masonry construction	Sandstone	Stairs replaced
James M. Elrod	conical tower, bay windows, fishscale shingles, scalloped gingerbread trim, finials	Wood	Additions (1902, 1912), attached garage
Unknown	Wall mural	Stucco	Some replacement windows/doors and altered openings
Unknown	fishscale shingles, porch with turned spindles	Stucco over concrete block	Original windows and doors replaced
W.H. Adamson		Wood	Rear addition (1903), enclosed front porch, covered rear deck (2011)
Unknown	Scalloped fascia	Wood, stucco	Residence and garage remodeled
Fountain Mayfield Fain	Patterned stucco	Stucco	Stucco (c.1950), enclosed porch, front porch, picture window
Unknown	Fishscale shingles, pedimented window surrounds	Wood	Storm windows, multiple additions (most appear to be historic)
W.H. Adamson	Porch	Brick	Rear addition (c.1904), shutters, rear porch added, replacement windows and doors, chimney removed, front porch rebuilt

Building Features

Site number	Historic Name/ Current Name	Year Built	Style/Type
5.HF.377	Edmonston House/Howard Apartments	1909	Hipped-Roof Box
5.HF.2609	Krueger/ Waldrep House	c.1886	No style
5.HF.2620	Kmetz House	1947	Rustic

Architect/Builder	Key features	Wall Material	Alterations
Coleman Brothers (likely)	Quarry-faced ashlar masonry with rope mortar joints, bay window, porch with simple classical columns, fishscale shingles on gable end	Sandstone	Converted to a duplex (1939)
William Kearns	Craftsman style porch	Stucco	Brick covered with stucco, Craftsman porch, attic level windows
C. E. Wilson	Log siding	Log	None apparent

Results by Address

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.1175	San Carlos Ranger District Office/ La Veta U.S. Forest Service Work Center	E. Field	103	USDA/ US Forest Service, 3028 E. Main St., Canon City, CO 81212	U.S. Forest Service Administration
5.HF.2613	Danks House/ Davis House	E. Field	133	Steve Davis, 133 E. Field Street, La Veta, CO 81055	Single Dwelling
5.HF.2624	Cheese Factory	E. Francisco	109	Middle Creek Property, PO Box 64, La Veta, CO 81055	Manufacturing Facility
5.HF.522	Elrod House/ Sumner House	E. Francisco	118	Arthur and Linda Sumner, PO Box 804, La Veta, CO 81055	Single Dwelling
5.HF.2625	Kincaid/ Ryan House	E. Ryus	126	Florence and Ray Ryan, PO Box 384, La Veta, CO 81055	Single Dwelling
5.HF.2604	Kincaid House (Rental)/ Kasper House	E. Ryus	128	Rita Kasper, PO Box 831, La Veta, CO 81055	Single Dwelling
5.HF.2606	Kincaid House	E. Ryus	208	Anthony Trampler, 2970 Grove St., Denver CO 80211	Single Dwelling
5.HF.513	Jones/ Taggart House	E. Ryus	303	Craig Taggart, PO Box 291, La Veta, CO 81055	Single Dwelling
5.HF.2605	Kincaid House (Rental)/ Murphy House	E. Ryus	130	Michael Murphy, PO Box 1158, La Veta, CO 81055	Single Dwelling
5.HF.2603	Roberts House/ Scott House	E. Ryus	315	Gary and Mary Scott, PO Box 321, La Veta, CO 81055	Single Dwelling
5.HF.2620	Kmetz House	E. Virginia	122	Felix Ortiz and Karen Anne Kmetz, PO Box 34, La Veta, CO 81055	Single Dwelling
5.HF.553	Firm House/ Osterfoss House	First	102	Margaret A. Osterfoss, PO Box 4159, Taos, NM 87571	Single Dwelling
5.HF.519	Francisco Fort	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Dwelling
5.HF.519	Blacksmith Shop (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Homestead

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
U.S. Forest Service Administration	Fair	Fair	No	None	Contributing
Single Dwelling	Poor	Poor	No	Landmark	Landmark
Multiple Dwelling	Fair	Fair	Needs Data	None	Contributing
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Poor	Fair	No	None	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Good	No	None	Contributing
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Museum	Fair	Fair	Listed	Contributing	Contributing
Museum	Good	Good	No	Contributing	Contributing



Results by Address

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.519	Mining Building (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Commercial
5.HF.519	Town Hall/ Firehouse (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Town Hall and Jail
5.HF.515	Saloon (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Commerce
5.HF.514	Ritter Schoolhouse (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Schoolhouse
5.HF.517	Goemmer Barn	Oak and Field		Ralph Jones, 5358 CR 360, La Veta, CO 81055	Barn
5.HF.2614	Huerfano County Maintenance Barn	S. Locust	316	Huerfano County, 401 Main St., Walsenburg, CO 81089	Public Works Garage
5.HF.2616	Micheletti Building/ Gray Burro	S. Main	203	Ed Orsini, Jr. 748 E. Kettle Place, Littleton, CO 80122	Commerce
5.HF.2615	Marshall's Office	S. Main	204	Town of La Veta, PO Box 174, La Veta, CO 81055	Commerce
5.HF.369	Dotson Building/ La Veta Masonic Hall/ Pinon Hill Art Gallery	S. Main	210	Dwight Nelson, PO Box 1069, La Veta CO 81055	Commerce, Masonic Lodge
5.HF.333	Colvin House and La Veta Post Office/ Whitmore Gallery	S. Main	213	Nancy E. Wood, 3830 Lakebriar Drive, Boulder, CO 80304	Single Dwelling / Post Office
5.HF.335	La Veta State Bank	S. Main	222	Bachman & Associates, PO Box 50, La Veta CO 81055	Bank
5.HF.331	Edwin L. Smith Building/ Francisco Crossing	S. Main	300	Thomas Doerk, PO Box 458, La Veta, CO 81055	Commerce
5.HF.366	Lamme Hospital/ 1899 Inn	S. Main	314	Marilyn Hall, PO Box 372, La Veta, CO 81055	Hospital/Single Dwelling
5.HF.332	McGee Duplex/ Sumner Residence	S. Main	320	Arthur & Linda Sumner, PO Box 804, La Veta, CO 81055	Duplex

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Museum	Good	Poor	No	Contributing	Non-contributing
Museum	Good	Poor	No	Contributing	Contributing
Museum	Good	Fair	No	Contributing	Contributing
Museum	Good	Fair	No	Contributing	Contributing
Storage	Good	Good	Yes: Architecture	Contributing	Contributing
Public Works Garage	Good	Good	Yes: Politics/ Government, Architecture	Landmark	Landmark
Commerce	Good	Fair	No	None	Contributing
Government	Fair	Poor	No	Contributing	Non-contributing
Commerce	Good	Good	Yes: Commerce, Social History and Architecture	Contributing	Contributing
Commerce: Retail	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Commerce: Office	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Meeting Hall/ Restaurant	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Bed and Breakfast	Good	Fair	Listed	Contributing	Contributing
Single Dwelling/ Commerce	Good	Fair	No	Contributing	Contributing



Results by Address

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.2601	Copel House	S. Main	402	Nicole Copel, PO Box 713, La Veta, CO 81055	Single Dwelling
5.HF.2600	Haase/Urkulik House	S. Main	408	Mary Urkulik, PO Box 619, La Veta, CO 81055	Single Dwelling
5.HF.506	Methodist Manse	S. Main	420	La Veta United Methodist Church, PO Box 217, La Veta, CO 81055	Single Dwelling
5.HF.503	Hamilton House/ Cocco House	S. Main	500	Neal J. Cocco, PO Box 332, La Veta, CO 81055	Single Dwelling
5.HF.2602	Christ the King Catholic Church	S. Main	503	PO Box 86, Walsenburg, CO 81089	Church
5.HF.2599	Powell House/ McDowell House	S. Main	602	Billy McDowell, 909 N. Ivy St., Jenks, OK 74037	Single Dwelling
5.HF.521	Ritchey House/ Putnam House	S. Oak	218	Carol D. Putnam, P.O. Box 759, La Veta, CO 81055	Single Dwelling
5.HF.2597	J.J. Bruce House	S. Oak	221	Firefly Creations, LLC, PO Box 100506, Fort Worth, TX 76185	Single Dwelling
5.HF.2617	Adamson Park/ La Veta Park Cottage Camp/ Two Fox Cabins	S. Oak	404	Patricia Burns, PO Box 22, La Veta, CO 81055	Tourist Cabins
5.HF.2618	Kellams House	S. Oak	409	Jonathon Kellams, PO Box 791, La Veta, CO 81055	Single Dwelling
5.HF.561	W.H. Adamson House/ Schwarz House	S. Oak	413	Jeanne Schwarz, 594 Foxfarm Road, Larkspur, CO 80118	Single Dwelling
5.HF.560	Smith/Schneider House	S. Oak	518	Kenneth Schneider, PO Box 542, La Veta, CO 81055	Single Dwelling
5.HF.559	Mayes House/ Schwarz House	S. Oak	718	Jill Schwarz, P.O. Box 944, La Veta, CO 81055	Single Dwelling
5.HF.550	Van Etten House/ Waterman House	S. Oak	818	Robert Waterman, 41 Verano Loop, Santa Fe, NM 87508	Single Dwelling

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling	Good	Good	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Fair	Fair	No	Contributing	Contributing
Single Dwelling	Good	Poor	No	Contributing	Contributing
Church	Good	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Fair	Poor	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Unknown	Fair	Needs Data	Contributing	Contributing
Tourist Cabins	Good	Good	Yes: Entertainment/ Recreation, Architecture	None	Contributing
Single Dwelling	Poor	Good	Needs Data	None	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Fair	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Landmark	Landmark



Results by Address

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.2626	Fain/ Kincaid/ Brunow House	W. Cascade	101	Victoria Brunow, PO Box 786, La Veta, CO 81055	Single Dwelling
5.HF.2621	Seventh Day Adventist Church/ St. Benedict's Episcopal Church	W. Field	113	St. Benedict's Episcopal Church, PO Box 345, La Veta CO 81055	Church
5.HF.2608	Hamilton House/ Koch House	W. Field	124	Stephen Koch, 235 Sunnyvalle, Montgomery, TX 77356	Single Dwelling
5.HF.2622	White House	W. Field	132	Mark & Tanya White, PO Box 1114, La Veta CO 81055	Single Dwelling
5.HF.2598	San Carlos Ranger District Residence/ Wandless House	W. Field	134	John H Wandless, 5426 Wyandotte St, Kansas City, MO 64112	Single Dwelling
5.HF.2607	Roberts House/ Hill House	W. Francisco	112	Polly Hill, PO Box 912, La Veta, CO 81055	Single Dwelling/ Medical Office
5.HF.525	Presbyterian Church/ Francisco Center for the Performing Arts	W. Francisco	127	Town of La Veta, PO Box 174, La Veta, CO 81055	Church
5.HF.2612	Thomas House/ King House	W. Garland	115	Scott King, PO Box 71, La Veta, CO 81055	Single Dwelling
5.HF.2610	Verliff House/ Malloy House	W. Garland	116	Lisa E. Malloy, 3195 Forest Hills Drive, Redding, CA 96002	Single Dwelling
5.HF.2611	Coleman House/ Griner House	W. Garland	117	Laura Anne Griner, 502 E. C Street, Moscow, ID 83843	Single Dwelling
5.HF.516	Verliff House/ Moore House	W. Garland	118	Jene Moore, 105 Greenbriar Circle, Kerrville, TX 78028	Single Dwelling
5.HF.2619	Boyd/Benson House	W. Grand	101	Fred Benson, PO Box 324, LaVeta, CO 81055	Single Dwelling
5.HF.518	Bird House/ Doerk House	W. Grand	120	Thomas M. Doerk, PO Box 458, La Veta, CO 81055	Single Dwelling
5.HF.526	La Veta Depot/ La Veta Town Hall	W. Moore	111	Town of La Veta, PO Box 174, La Veta, CO 81055	Railroad Depot

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling	Fair	Fair	No	None	Contributing
Church	Good	Fair	No	None	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	None	Contributing
Single Dwelling	Good	Good	Yes: Politics/ Government, Architecture	Contributing	Contributing
Single Dwelling	Fair	Fair	No	Contributing	Contributing
Theater	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	Needs Data	Contributing	Contributing
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Fair	Fair	No	None	Contributing
Single Dwelling/ Commerce	Good	Fair	No	Contributing	Contributing
Town Hall	Good	Fair	No	Contributing	Contributing



Results by Address

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.520	Galassini Building/ Odd Fellows Hall/ The Parkside	W. Ryus	127	Brent & Barbara Seawell, PO Box 225, La Veta, CO 81055	Commerce/ Meeting Hall/ Domestic
5.HF.556	Stranger Building/ Ryus Avenue Bakery	W. Ryus	129	Adrienne Berkun, PO Box 161, La Veta, CO 81055	Commerce/ Meeting Hall
5.HF.377	Edmonston House/Howard Apartments	W. Virginia	112	Jane Labelle, PO 794, La Veta, CO 81055	Single Dwelling
5.HF.2609	Krueger/ Waldrep House	W. Virginia	113	Jane Waldrep, PO Box 86, La Veta, CO 81055	Single Dwelling

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Commerce/Domestic	Good	Good	Yes: Commerce, Social History, Architecture	Contributing	Contributing
Commerce/Domestic	Good	Fair	No	Contributing	Contributing
Multiple Dwelling	Fair	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing

Results by Site Number

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.331	Edwin L. Smith Building/ Francisco Crossing	S. Main	300	Thomas Doerk, PO Box 458, La Veta, CO 81055	Commerce
5.HF.332	McGee Duplex/ Sumner Residence	S. Main	320	Arthur & Linda Sumner, PO Box 804, La Veta, CO 81055	Duplex
5.HF.333	Colvin House and La Veta Post Office/ Whitmore Gallery	S. Main	213	Nancy E. Wood, 3830 Lakebriar Drive, Boulder, CO 80304	Single Dwelling / Post Office
5.HF.335	La Veta State Bank	S. Main	222	Bachman & Associates, PO Box 50, La Veta CO 81055	Bank
5.HF.366	Lamme Hospital/ 1899 Inn	S. Main	314	Marilyn Hall, PO Box 372, La Veta, CO 81055	Hospital/Single Dwelling
5.HF.369	Dotson Building/ La Veta Masonic Hall/ Pinon Hill Art Gallery	S. Main	210	Dwight Nelson, PO Box 1069, La Veta CO 81055	Commerce, Masonic Lodge
5.HF.377	Edmonston House/Howard Apartments	W. Virginia	112	Jane Labelle, PO 794, La Veta, CO 81055	Single Dwelling
5.HF.503	Hamilton House/ Cooco House	S. Main	500	Neal J. Cocco, PO Box 332, La Veta, CO 81055	Single Dwelling
5.HF.506	Methodist Manse	S. Main	420	La Veta United Methodist Church, PO Box 217, La Veta, CO 81055	Single Dwelling
5.HF.513	Jones/ Taggert House	E. Ryus	303	Craig Taggert, PO Box 291, La Veta, CO 81055	Single Dwelling
5.HF.514	Ritter Schoolhouse (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Schoolhouse
5.HF.515	Saloon (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Commerce
5.HF.516	Verliff House/ Moore House	W. Gar- land	118	Jene Moore, 105 Greenbriar Circle, Kerrville, TX 78028	Single Dwelling
5.HF.517	Goemmer Barn	Oak and Field		Ralph Jones, 5358 CR 360, La Veta, CO 81055	Barn

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Meeting Hall/ Restaurant	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Single Dwelling/ Commerce	Good	Fair	No	Contributing	Contributing
Commerce: Retail	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Commerce: Office	Good	Good	Yes: Commerce and Architecture	Contributing	Contributing
Bed and Breakfast	Good	Fair	Listed	Contributing	Contributing
Commerce	Good	Good	Yes: Commerce, Social History and Architecture	Contributing	Contributing
Multiple Dwelling	Fair	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Poor	No	Contributing	Contributing
Single Dwelling	Fair	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Museum	Good	Fair	No	Contributing	Contributing
Museum	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Storage	Good	Good	Yes: Architecture	Contributing	Contributing



Results by Site Number

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.518	Bird House/ Doerk House	W. Grand	120	Thomas M. Doerk, PO Box 458, La Veta, CO 81055	Single Dwelling
5.HF.519	Francisco Fort	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Dwelling
5.HF.519	Blacksmith Shop (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Homestead
5.HF.519	Mining Building (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Commercial
5.HF.519	Town Hall/ Firehouse (Francisco Fort)	Francisco Plaza		Town of La Veta, PO Box 174, La Veta, CO 81055	Town Hall and Jail
5.HF.520	Galassini Building/ Odd Fellows Hall/ The Parkside	W. Ryus	127	Brent & Barbara Seawell, PO Box 225, La Veta, CO 81055	Commerce/ Meeting Hall/ Domestic
5.HF.521	Ritchey House/ Putnam House	S. Oak	218	Carol D. Putnam, P.O. Box 759, La Veta, CO 81055	Single Dwelling
5.HF.522	Elrod House/ Sumner House	E. Francisco	118	Arthur and Linda Sumner, PO Box 804, La Veta, CO 81055	Single Dwelling
5.HF.525	Presbyterian Church/ Francisco Center for the Performing Arts	W. Francisco	127	Town of La Veta, PO Box 174, La Veta, CO 81055	Church
5.HF.526	La Veta Depot/ La Veta Town Hall	W. Moore	111	Town of La Veta, PO Box 174, La Veta, CO 81055	Railroad Depot
5.HF.550	Van Etten House/ Waterman House	S. Oak	818	Robert Waterman, 41 Verano Loop, Santa Fe, NM 87508	Single Dwelling
5.HF.553	Firm House/ Osterfoss House	First	102	Margaret A. Osterfoss, PO Box 4159, Taos, NM 87571	Single Dwelling
5.HF.556	Stranger Building/ Ryus Avenue Bakery	W. Ryus	129	Adrienne Berkun, PO Box 161, La Veta, CO 81055	Commerce/ Meeting Hall
5.HF.559	Mayes House/ Schwarz House	S. Oak	718	Jill Schwarz, P.O. Box 944, La Veta, CO 81055	Single Dwelling

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling/ Commerce	Good	Fair	No	Contributing	Contributing
Museum	Fair	Fair	Listed	Contributing	Contributing
Museum	Good	Good	No	Contributing	Contributing
Museum	Good	Poor	No	Contributing	Non-contributing
Museum	Good	Poor	No	Contributing	Contributing
Commerce/ Domestic	Good	Good	Yes: Commerce, Social History, Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Theater	Good	Fair	No	Contributing	Contributing
Town Hall	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Landmark	Landmark
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Commerce/ Domestic	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing



Results by Site Number

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.560	Smith/Schneider House	S. Oak	518	Kenneth Schneider, PO Box 542, La Veta, CO 81055	Single Dwelling
5.HF.561	W.H. Adamson House/ Schwarz House	S. Oak	413	Jeanne Schwarz, 594 Fox-farm Road, Larkspur, CO 80118	Single Dwelling
5.HF.1175	San Carlos Ranger District Office/ La Veta U.S. Forest Service Work Center	E. Field	103	USDA/ US Forest Service, 3028 E. Main St., Canon City, CO 81212	U.S. Forest Service Administration
5.HF.2597	J.J. Bruce House	S. Oak	221	Firefly Creations, LLC, PO Box 100506, Fort Worth, TX 76185	Single Dwelling
5.HF.2598	San Carlos Ranger District Residence/ Wandless House	W. Field	134	John H Wandless, 5426 Wyandotte St, Kansas City, MO 64112	Single Dwelling
5.HF.2599	Powell House/ McDowell House	S. Main	602	Billy McDowell, 909 N. Ivy St., Jenks, OK 74037	Single Dwelling
5.HF.2600	Haase/Urkulik House	S. Main	408	Mary Urkulik, PO Box 619, La Veta, CO 81055	Single Dwelling
5.HF.2601	Copel House	S. Main	402	Nicole Copel, PO Box 713, La Veta, CO 81055	Single Dwelling
5.HF.2602	Christ the King Catholic Church	S. Main	503	PO Box 86, Walsenburg, CO 81089	Church
5.HF.2603	Roberts House/ Scott House	E. Ryus	315	Gary and Mary Scott, PO Box 321, La Veta, CO 81055	Single Dwelling
5.HF.2604	Kincaid House (Rental)/ Kasper House	E. Ryus	128	Rita Kasper, PO Box 831, La Veta, CO 81055	Single Dwelling
5.HF.2605	Kincaid House (Rental)/ Murphy House	E. Ryus	130	Michael Murphy, PO Box 1158, La Veta, CO 81055	Single Dwelling
5.HF.2606	Kincaid House	E. Ryus	208	Anthony Trampler, 2970 Grove St., Denver CO 80211	Single Dwelling
5.HF.2607	Roberts House/ Hill House	W. Francisco	112	Polly Hill, PO Box 912, La Veta, CO 81055	Single Dwelling/ Medical Office

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling	Fair	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
U.S. Forest Service Administration	Fair	Fair	No	None	Contributing
Single Dwelling	Unknown	Fair	Needs Data	Contributing	Contributing
Single Dwelling	Good	Good	Yes: Politics/ Government, Architecture	Contributing	Contributing
Single Dwelling	Fair	Poor	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Good	No	Contributing	Contributing
Church	Good	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	Yes: Architecture	Contributing	Contributing
Single Dwelling	Fair	Fair	No	Contributing	Contributing

Results by Site Number

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.2608	Hamilton House/ Koch House	W. Field	124	Stephen Koch, 235 Sunnyvalle, Montgomery, TX 77356	Single Dwelling
5.HF.2609	Krueger/ Waldrep House	W. Virginia	113	Jane Waldrep, PO Box 86, La Veta, CO 81055	Single Dwelling
5.HF.2610	Verliff House/ Malloy House	W. Garland	116	Lisa E. Malloy, 3195 Forest Hills Drive, Redding, CA 96002	Single Dwelling
5.HF.2611	Coleman House/ Griner House	W. Garland	117	Laura Anne Griner, 502 E. C Street, Moscow, ID 83843	Single Dwelling
5.HF.2612	Thomas House/ King House	W. Garland	115	Scott King, PO Box 71, La Veta, CO 81055	Single Dwelling
5.HF.2613	Danks House/ Davis House	E. Field	133	Steve Davis, 133 E. Field Street, La Veta, CO 81055	Single Dwelling
5.HF.2614	Huerfano County Maintenance Barn	S. Locust	316	Huerfano County, 401 Main St., Walsenburg, CO 81089	Public Works Garage
5.HF.2615	Marshall's Office	S. Main	204	Town of La Veta, PO Box 174, La Veta, CO 81055	Commerce
5.HF.2616	Micheletti Building/ Gray Burro	S. Main	203	Ed Orsini, Jr. 748 E. Kettle Place, Littleton, CO 80122	Commerce
5.HF.2617	Adamson Park/ La Veta Park Cottage Camp/ Two Fox Cabins	S. Oak	404	Patricia Burns, PO Box 22, La Veta, CO 81055	Tourist Cabins
5.HF.2618	Kellams House	S. Oak	409	Jonathon Kellams, PO Box 791, La Veta, CO 81055	Single Dwelling
5.HF.2619	Boyd/Benson House	W. Grand	101	Fred Benson, PO Box 324, LaVeta, CO 81055	Single Dwelling
5.HF.2620	Kmetz House	E. Virginia	122	Felix Ortiz and Karen Anne Kmetz, PO Box 34, La Veta, CO 81055	Single Dwelling
5.HF.2621	Seventh Day Adventist Church/ St. Benedict's Episcopal Church	W. Field	113	St. Benedict's Episcopal Church, PO Box 345, La Veta CO 81055	Church

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Good	Fair	Needs Data	Contributing	Contributing
Single Dwelling	Good	Good	Yes: Architecture	Contributing	Contributing
Single Dwelling	Good	Fair	No	Contributing	Contributing
Single Dwelling	Poor	Poor	No	Landmark	Landmark
Public Works Garage	Good	Good	Yes: Politics/ Government, Architecture	Landmark	Landmark
Government	Fair	Poor	No	Contributing	Non-contributing
Commerce	Good	Fair	No	None	Contributing
Tourist Cabins	Good	Good	Yes: Entertainment/ Recreation, Architecture	None	Contributing
Single Dwelling	Poor	Good	Needs Data	None	Contributing
Single Dwelling	Fair	Fair	No	None	Contributing
Single Dwelling	Good	Good	No	None	Contributing
Church	Good	Fair	No	None	Contributing



Results by Site Number

Site number	Historic Name/ Current Name	Street	Number	Owner	Historic Function
5.HF.2622	White House	W. Field	132	Mark & Tanya White, PO Box 1114, La Veta CO 81055	Single Dwelling
5.HF.2624	Cheese Factory	E. Francisco	109	Middle Creek Property, PO Box 64, La Veta, CO 81055	Manufacturing Facility
5.HF.2625	Kincaid/ Ryan House	E. Ryus	126	Florence and Ray Ryan, PO Box 384, La Veta, CO 81055	Single Dwelling
5.HF.2626	Fain/ Kincaid/ Brunow House	W. Cascade	101	Victoria Brunow, PO Box 786, La Veta, CO 81055	Single Dwelling

Current Function	Condition	Integrity	National Register eligible?	Current Local Designation Status	Recommended Local Designation Status
Single Dwelling	Good	Fair	No	None	Contributing
Multiple Dwelling	Fair	Fair	Needs Data	None	Contributing
Single Dwelling	Poor	Fair	No	None	Contributing
Single Dwelling	Fair	Fair	No	None	Contributing



Recommendations

Based on the results of this survey project, there are several recommendations for follow-up work as well as general recommendations for retaining La Veta's unique historic identity.

Additional Survey

An intensive-level survey should be completed for all resources within the local historic district at least 50 years old. There are more than 150 buildings within the local historic district (including historic buildings and more recent construction), of which only 57 resources have had an intensive-level survey completed. Additional survey should also be completed outside of the boundaries of the local historic district to determine other buildings potentially eligible for local landmark status.

A good starting point would be to survey the other properties identified as potentially eligible for local designation during the windshield survey conducted at the beginning of this project, but which could not be included because of this project's limited budget.

- 206 S. Main
- 208 S. Main
- 214 S. Main
- 216 S. Main
- 516 S. Main
- 609 S. Main
- 116 W. Grand
- 129 W. Field
- 120 E. Ryus

Additional survey is also needed to determine the potential for a National Register historic district. There are roughly 80 buildings within the potential district boundary proposed on the survey results map. Only 40 of these buildings have been surveyed at the intensive level. In order to determine district eligibility, a more comprehensive survey would need to be conducted including mapping the proposed district and indicating the contributing or non-contributing status of each property within the district.

Additional Research

Very limited research was included in the scope of this survey project. Additional research is needed on many of the properties included in this survey, particularly information on the original construction and information of alterations.

A historic context study should be completed for La Veta. A historic context is a body of information about related properties organized by theme, place, and time. The context includes the events, social/political movements, and culture that existed at the time a property was constructed and developed. Contexts are often prepared in connection to reconnaissance-level or intensive-level surveys but the completion of a historic context was outside the scope of this survey. Historic contexts are key tools for preservation planning, providing the information needed to evaluate properties. Some of the questions that a historic context can help answer about a property include:

- What was happening at a regional, state, or national level at the time the property was built? Why was the property developed at this time and place?
- What was the original function of the building? What activities occurred in the building? What social, political, or cultural trends influenced these activities? Has the function changed over time? If so, why?
- Why the building was constructed the way it was? Was the design influenced by place, function, technology, culture, etc.? What was the motivation of the builder? Was the architect or builder trying to convey a message through the building?
- How did the building relate to its physical surroundings? Did they influence its design? How have the surroundings changed over time?
- How did cultural trends, technological capabilities, or historical events influence the building's use?
- How does the property relate to the history of the community? How does the building relate to other buildings with similar functions, designs, or historical associations?

A historic context would provide La Veta with a basis for future survey, nominations, and interpretive efforts. Key themes to be explored include railroad development, commerce, mining, tourism, and local builders and regional construction techniques.

ists. Additional interpretive signs as well as walking tour, brochures, guidebooks, or apps would all be useful tools.

Additional Designation

Local designation: Designations should be pursued for the 11 additional buildings determined eligible for local designation as Contributing resources during this survey project. Additional survey work should also be pursued to identify other resources with the potential to be designated as Contributing or Landmarks.

National Register Nominations: National Register nominations should be pursued for the 15 resources determined eligible during this survey project. The potential for designating a National Register Historic District should also be explored.

Historic District Management

Owner education: Many of the properties within the historic district have lost integrity due to unsympathetic alterations. Additional education on appropriate treatments for historic buildings (following the Secretary of the Interior's Standard for Rehabilitation) should be offered to owners of historic properties. Sensitive building maintenance and adaptation is key to the future of the district. Compiling a handbook for property owners that discusses La Veta's unique architectural heritage, appropriate treatments for historic buildings, suggestions for affordable maintenance, resources for financial assistance, and information on where to find appropriate materials could be very helpful.

Visual appearance: In many areas vegetation within the district is overgrown or large enough to obscure historic properties. This diminishes the visual integrity of the district. It could also be potentially damaging to the historic resources.

Delisting: A process should be established for removing designation from properties that have lost their integrity.

Interpretation: Good interpretation of La Veta's historic district is key to increasing appreciation for the district and can enhance La Veta's economy by drawing heritage tourists. Additional interpretive signs as well as walking tour, brochures, guidebooks, or apps would all be useful tools.

