



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board

FROM: Zach Higgins, AICP, Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: November 4th, 2024

SUBJECT: Discussion Regarding Façade Grant Program Proposal

Summary

Staff has received an application proposal for the upcoming round of the Façade Grant Program from John and Janet Taylor for their historic bank building located at 188 S Main Street. As part of the program requirements, applicants must meet with the Historic Advisory Board to discuss their proposals and receive comments and feedback regarding historic preservation methods and materials.

Project Overview

The project scope focuses on preserving the front entry woodwork of the building. The proposed work includes reiling the front bead board, window trim, and both sides of the entry and screen doors using historic formula waterproof deep penetrating vanish oils. The method specifically avoids sanding to preserve the natural patina. Materials include steel wool, low odor mineral spirits, and custom mixed oil-based finish from old world formulas.

The total project cost is \$10,500, with a grant request of \$5,000. As a property on the local historic register, a 25% match (\$1,250) is required.

The application period runs January 1-31, 2025, with review during February and awards announced March 3, 2025.

Staff Recommendation

Staff recommends that the HAB engage in discussion with the applicants to explore their project proposal and provide constructive feedback to ensure the projects meet our community's standards and historical preservation goals.

Attachment(s)

Project Narrative

Scope of Work

Photos of building

Thank you to the Elizabeth Historic Advisory Board for the opportunity to review our application for the Façade Grant Program. We are looking to apply for a façade grant to help preserve our 1908 Bank Building located at 188 S Main Street in downtown Elizabeth, Colorado. John and I had the opportunity to purchase this building in 1974. We operated a shoe repair business at the time, then rented to artists, an antique business, an attorney and eventually a real estate office.

We are hoping to refresh and restore the woodwork on the front porch. The process to be used involves cleaning the wood using steel wool and mineral spirits and then applying 4-5 coats of waterproof deep penetrating oil. We are using R.M. Design & Construction, Inc., who is a local contractor and has worked on the Carlson Building in the past.

Sincerely,

John and Janet Taylor

ELIZABETH HISTORIC BANK PROJECT
ELIZABETH, CO

9/23/24

Scope of Work Proposal

Labor

1. To save and preserve the front entry woodwork
 - a. Do not sand, which will destroy the natural patina
 - b. Re-oil with historic formulas, waterproof deep penetrating vanish oils
 - c. Re-oil the front bead board, window trim and both sides of the entry doors and screen doors
 - d. Clean the woodwork carefully without using any water
 - e. Clean the woodwork with steel wool and low odor mineral spirits
 - f. Protect the existing concrete slab and brick from getting stained during the cleaning and oiling
 - g. The woodwork appears to be dried out so 4 to 5 coats will be applied using a historic oil based waterproof deep penetrating oil.
 - h. Please note: no poly blends or water-based mixtures will be used. Water based finishes will damage and alter the patina
 - i. re-attach and stabilize existing screens and wood stops

Materials

2. Materials to use
 - a. Steel wool, low odor mineral spirits
 - b. Plastic drops and frog tape
 - c. Containers filled with water and rags
 - d. Custom mixed oil-based finish from old world formulas

Proposal Total \$10,500.00

General Notes

1. Unforeseen conditions may be discovered beyond the scope of work. All discoveries found will be documented for the owner to review before any repair work begins. All discovered repairs must be approved by the owner either by text message or email.
2. General Clean-up
 - a. daily clean-up will be provided as needed
 - b. all debris will be thrown into the existing dumpster on site in water filled containers



188

COLORADO
Home Ranch
Real Estate
303-646-5140



