

SURVEY REPORT

INTENSIVE SURVEY OF TWELVE HISTORIC PROPERTIES



In the City of Alamosa

**PROJECT NUMBER
CO-12-016**

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Appendix: Proposed Preliminary Urban Renewal Area Boundary, 2009

1. INTRODUCTION

This intensive survey of twelve historic properties in Alamosa Colorado was funded by a federal historic preservation fund grant under Project Number CO-12-016 and sponsored by the City of Alamosa.

The activity which is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for History Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

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The goal of the project was to survey and document key properties in the vicinity of downtown Alamosa, located within the proposed Preliminary Urban Renewal Area Boundary determined in a study by Elk Mountains Planning Group, Inc. in December 2, 2009.

The twelve properties were chosen from among fourteen whose owners who expressed interest in the project. The HPAC is interested in uncovering and documenting information that might lead to individual local, state and national historical designations among the twelve properties and elsewhere in Alamosa.

Investigations were completed between October 2012 and May 2013. A public presentation was made at the May 14, 2013 meeting of the City of Alamosa Historic Preservation Advisory Committee.

The principal investigator for the report was Belinda Zink, a Colorado licensed architect, of Zink and Associates, Inc., an architecture firm in Fort Collins Colorado. Belinda Zink is an architect specializing in Historic Preservation As a resident of Alamosa from 1994 to 2008, she completed Historic Structure Assessments of the Emperius Building, the American National Bank, the Alamosa Masonic Hall, the Alamosa Post Office (Blue Peaks) and the Rialto Theater in downtown Alamosa. She has also completed several historic rehabilitation projects for these and other properties. She served from 2005 to 2008 on the City of Alamosa Historic Preservation Advisory Committee including two years as its Chair.

I wish to thank:

The members of the City of Alamosa Historic Preservation Advisory Committee:

Pat Bryson, chair
Rhonda Borders, member
Barbara Kruse, member
Don Thompson, member

Don Koskelin, Historic Preservation Officer, City of Alamosa

Tawney Becker, past executive director of the Alamosa Uptown and River Association
and champion of historic preservation in Alamosa

The building owners and users who provided information, stories and photographs

The staff of Southern Peaks Public Library and the Nielsen Library at Adams State
University

Elizabeth Blackwell, Dan Corson and staff of History Colorado who reviewed and
commented on the survey reports

Jeanette Luttrell, Engineering Technician, City of Alamosa Public Works Department

2. PROJECT AREA

The twelve surveyed properties are located within the central commercial district of Alamosa, including six on the north side and six on the south side of the D&RGW railroad tracks. They include 4 properties included in a 1981 reconnaissance survey and 8 properties that have never been surveyed before. All are within or adjacent to the Proposed Preliminary Urban Renewal Boundary.

The survey location is as follows:

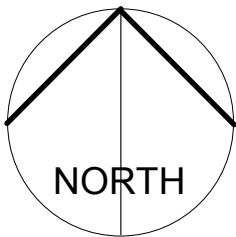
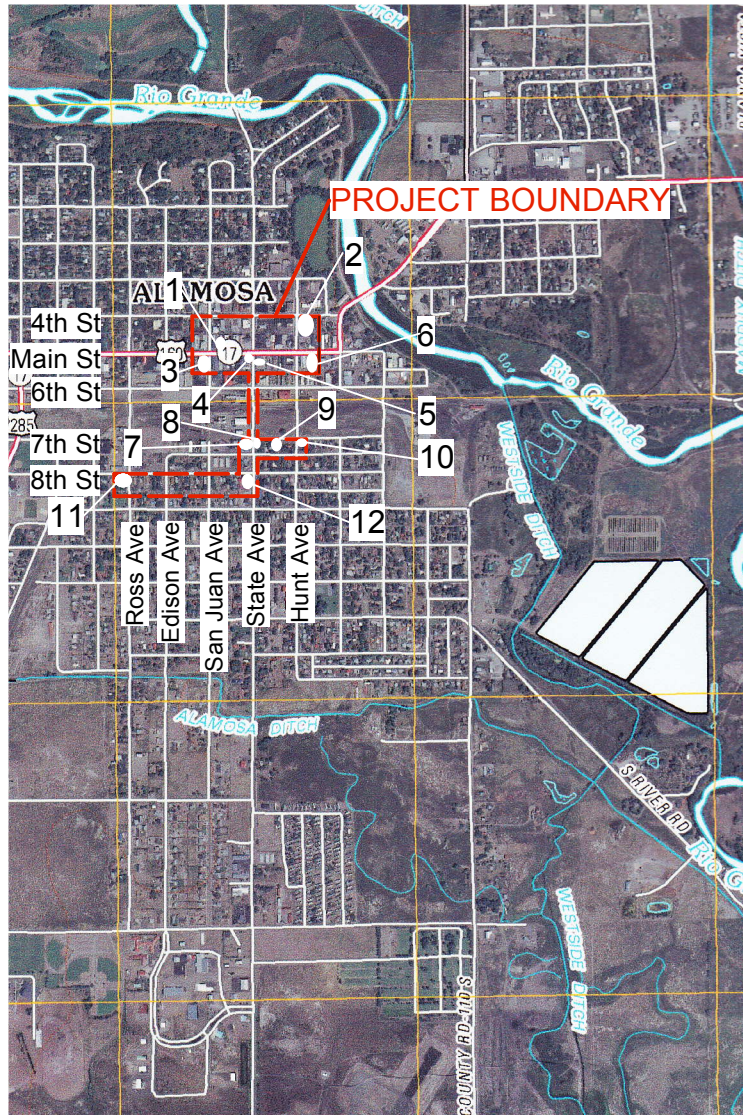
Prime Meridian NM, Township 37N, Range 10E

Six properties are located within the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$

Six properties are located with the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$

The total area surveyed amounts to approximately 60 acres, although the twelve properties are not contiguous and do not represent all the historic properties within the boundaries. Eleven of the properties are located in the original town site of Alamosa, recorded in 1978 and one is located in the School Subdivision, recorded in 1909.

Refer to the attached excerpt of USGS map Alamosa East 2010 showing the report boundaries and the locations of the surveyed properties.



1. 5AL.873 723 Main St.
2. 5AL.874 406 Hunt Ave.
3. 5AL.247 700 Main St.
4. 5AL.249 602 Main St.
5. 5AL.875 504 State Ave.
6. 5AL.876 420 Main St.
7. 5AL.877 711 State Ave.
8. 5AL.878 702 State Ave.
9. 5AL.252 514-516-518 Seventh St.
10. 5AL.879 432 Seventh St.
11. 5AL.880 807 Ross Ave.
12. 5AL.254 801 State Ave.

PROJECT BOUNDARY
 USGS Quad Alamosa East
 2010 version
 7.5' x 15' PM NM
 Township 37N
 Range 10F
 Section 10

3. RESEARCH DESIGN AND METHODS

As Certified Local Government founded less than ten years ago, the City of Alamosa has only begun the formidable task of collecting and organizing information about the historic properties within the City of Alamosa. While excellent historic properties are found throughout Alamosa, the commercial core, with its development pressures is a high priority. The area contains a concentration of historic properties in an area that is undergoing constant incremental change.

The Historic Preservation Advisory Committee is charged with advising the City Council on matters regarding the preservation of cultural resources. Since 2005 the members have collected information about historic properties and completed informal surveillance surveys since shortly after it was founded.

Formal survey work in Alamosa has been limited. This is the first time that an intensive survey has been undertaken. Richard Carillo completed a reconnaissance survey under the auspices of the Four Corners Regional Commission in 1981. The report is titled "City of Alamosa Historical Overview". The report was not found during the course of these investigations.

In 2009, the City commissioned Elk Mountains Consulting Group to complete a study to determine whether the commercial core of the City could qualify as an Urban Renewal Area. The consultant's findings indicate that the downtown area and surrounding streets contained enough buildings that were vacant or in poor condition to qualify for an official URA designation and assistance. The consultants presented a proposed URA boundary (See attached map). One of their recommendations was to consider a downtown Alamosa historic district. In response, the Historic Preservation Advisory Committee decided to focus the study on properties within or adjacent to the proposed URA boundary that might be eligible for designation.

This is an intensive selective survey. Of the many properties in and near the proposed Urban Renewal Area Boundary, only a few could be surveyed with the available funding. In 2010, members of the Historic Preservation Advisory Committee (HPAC) walked the area within the proposed URA boundaries with Mary Therese Anstey during which they identified properties that might be worthy candidates for an intensive historic survey. The list was further limited to buildings whose owners expressed interest in participating in the survey and potentially seeking a historical designation for their property. Fourteen properties were included on the list submitted to the consultant. While all expressed willingness to participate, two located on west Main Street slightly more removed from the proposed Urban Renewal Area were deferred for future surveys.

The HPAC set the goals of adding to the body of information about historic properties in Alamosa, to raise awareness among the building owners about the historic significance of their properties and to increase the number of historic building designations on the local, state and national registers of historic properties. The

information in the survey was presented to the public during the official quarterly meeting of the HPAC on May 14, 2013.

The survey investigator is Belinda Zink, an architect from Fort Collins Colorado with extensive experience in historic preservation. She lived in Alamosa from 1994 until 2008 and has completed several historic structure assessments and historic rehabilitation projects in downtown Alamosa as well as other locations in Colorado.

Site visits for the project were completed on October 23-25, January 3-5, February 29, March 1-2, 2013 and May 14-15, 2013. Interviews with building Owners and users were conducted on site and by telephone. The buildings were photographed. Research was conducted at the libraries in Alamosa, in particular the local history room in the Southern Peaks Public Library. Information available there included Sanborn Maps, city directories, historic newspapers, obituaries on file and photographs from building owners and in the files of the architect.

Each property was fully recorded, including ownership, architectural and historical information using OAHF form 1403. Use of the lexicon assures that the terminology has uniform, established definitions. Each property was evaluated for eligibility for National Register listing. In cases where a state Register or Alamosa Registry listing was more appropriate, it was noted on the form. Once significance was established, the buildings were evaluated based on the seven aspects of integrity to arrive at a determination of eligibility.

Archaeological potential was not considered in the completion of this survey.

4. HISTORIC CONTEXT

The following summary of the founding of Alamosa is paraphrased from Leland Feitz's *Alamosa the San Luis Valley's Big City*, Virginia Simmons' *The San Luis Valley Land of the Six-Armed Cross* and *The Empire of Herman Emperius*, also by Virginia Simmons, published in a recent issue of the San Luis Valley Historian.

The City of Alamosa is located in the heart of the San Luis Valley at an elevation of 7,540 feet above sea level. A notable backdrop to the town is Blanca Peak, one of the Colorado's fourteeners at 14,345 feet above sea level, located some 25 miles to the east. A high mountain park, the San Luis Valley is about the size of the State of Connecticut. Mountains surround it. On the east are the Sangre de Cristos. The Great Sand Dunes are a notable feature of the Sangre de Cristos in Alamosa County. On the west are the San Juans, once an important mining district. The Rio Grande and its tributaries meander through the valley floor.

The earliest settlers of the San Luis Valley were Hispanics who migrated from what we now call New Mexico. San Luis and Guadalupe are early Spanish settlements in southern Colorado, established in the early 1850s. Fort Garland, on the west slope of Mount Blanca, was established in 1858 to protect the earliest European settlers of the San Luis Valley.

After the Civil War, the nation's attention turned to the development of the West. Railroads were key to accomplishing the nation's goals and ambitions. Once the infrastructure is installed, travel by rail would be considerably more convenient than travel or transport by stage or wagon. William Jackson Palmer founded the Denver and Rio Grande Western Railroad in 1870 with the vision of linking Denver with Mexico City. The San Luis Valley was in that path. Surrounded by mountains, it took a lot of effort to reach the San Luis Valley. By June 1876 La Veta was the end of the track. La Veta Pass lay ahead. By June 1877, Garland City was established six miles northeast of Fort Garland. It consisted of about 100 temporary buildings. It lasted only one year, until the entire town was moved westward to what would become Alamosa.

The location where the railroad would cross the Rio Grande was chosen by Alexander Hunt, a former territorial governor of Colorado and close associate of General Palmer. A stage service was already operating in the vicinity. The Rio Bravo, as it was known in those days, was not utilized for irrigation so it was much bigger than it is now. It was 400 feet wide with strong currents. A rope ferry was in place to aid crossing. Alamosa is the spot where the Denver and Rio Grande Western Railroad crossed the Rio Grande. Hunt laid out the town and named it Alamosa. It was situated in a central location to serve agricultural and mining interests of southern Colorado.

The town was platted in May 1878 and the railroad arrived in June. The buildings from Garland City were placed along the tracks on what is now Sixth Street. Alamosa quickly became a hub of rail transportation and shipment. Rail lines extended to the mining country in the San Juan mountains and south to Santa Fe and beyond. The first

tracks were narrow gauge, but the rail yard later became a location of transfer from narrow gauge to standard gauge and vice versa. By 1880, the town boasted 800 to 1000 residents. The First Presbyterian Church was founded. In 1881, Reverend J. Gilchrist arrived in the valley to do mission work among the Mexican People.

The expansion of the railroad did not progress much until 1880. Once construction resumed, tracks were laid south through La Jara and over Cumbres pass to Chama New Mexico. Alamosa was connected to Durango by rail in 1881. Another route extended from Alamosa through Monte Vista, Del Norte and South Fork to Wagon Wheel Gap, where General Palmer built a European-type spa and eventually to Creede, one of Colorado's great mining towns. Another line from Salida reached Alamosa in 1881. In 1887, the line reached Santa Fe via Antonito.

With all these lines intersecting in Alamosa, it became a hub of activity. Trains arrived with all the supplies required by the settlers and development and departed with the San Luis Valley's products including ore, lumber and farm products. Until transport by train was eclipsed by automobile and truck traffic in the 1940s, Alamosa was the center of interstate transport. The railroad was a source of permanent prosperity. Because Alamosa was at its center, the City became a place that offered a wide range of services and supplies needed by the residents of the San Luis Valley.

In 1887, the Alamosa Masonic Hall was constructed on the corner of Fifth Street and San Juan Avenue, soon followed by the Manders Building, the Odd Fellows Hall, diagonally across the intersection. It was soon followed by the First National Bank on Fifth and San Juan. This flurry of activity established Fifth Street as Alamosa's commercial district and it was soon renamed Main Street. Further impetus was provided when a big fire wiped out most of the temporary buildings on Sixth Street. Electricity came to Alamosa in 1890.

By 1900, the population of Alamosa had surpassed 1000. By 1910, the population was 3,500. Downtown Alamosa took shape between 1900 and 1910. The buildings on the corner of State Avenue and Main Street were constructed in 1907 and 1908. Herman Emperius was a pivotal figure in the development of Alamosa in this time period and through the 1920s. He constructed the Emperius Block on the northeast corner and was instrumental in the establishment and construction of the American National Bank on the southeast corner of the intersection. Both buildings are historically designated today. The Frank Building on the southwest corner of the intersection was constructed in 1907. Like the Masonic Hall and the Emperius Building, it was a mixed-use building with retail on the ground floor and a hotel on the second floor.

Alamosa's livelihood also hinged on the farm and ranch economy. The Hispanic settlers in the southern San Luis Valley brought their knowledge of irrigation. Once the generous water resources of the valley were tapped, a wide variety of produce found its way to markets across the United States. Potatoes were the biggest cash crop. Fresh produce was also grown. Many of the growers around La Jara and Blanca were Japanese. Crops included lettuce, peas, cauliflower, broccoli, cabbage and spinach. Alamosa's stockyards also handled more animals, sheep, cattle and pigs, than any yard

in Southern Colorado. Wheat from the valley was milled into flour at the Alamosa Milling and Elevator Company.

Herman Emperius was elected mayor in 1907. As a leading businessman, he worked with Billy Adams to carve Alamosa County out of portions of Conejos and Costilla County in 1913. Alamosa became the county seat and Emperius was appointed by the governor to be one of the first county commissioners. He continued in that office until his death.

Billy Adams was a political mentor and business associate of Herman Emperius. He served many terms in the Colorado State Senate between 1887 and 1927, after which he was elected governor for one term. He was instrumental in getting the state to establish the Adams State Normal School in Alamosa in 1927. It was soon renamed Adams State College. This was a huge step forward for Alamosa and the San Luis Valley. These events proved to be very fortuitous when commodity prices and shipments dropped in the Great Depression. Between Alamosa County and Adams State College, government overtook the railroad as the City's biggest employer.

In the late 19th and early 20th century the trackside area teemed with activity and structures were numerous. Any business that depended on the arrival of commodities or the shipment of produce was located there. While commercial properties and hotels were located north of the tracks, a string of shipping, industrial and manufacturing facilities were located on the south side adjacent to the tracks. Railroad spurs along Seventh Street facilitated shipping and receiving. The Huerfano Trading Company Wholesale Grocery Warehouse building was designed to offload goods to the loading dock on Seventh Street and sell them from a storefront on State Avenue. It is an unusual structure and one of the few remaining structures with such a direct link to the railroad.

The railroad depot was located north of the tracks at State Avenue. The railroad crossing at State was a link between north and south Alamosa that still exists. The railroad constructed modest housing for its workers south of the tracks, and more were constructed by others, mostly of masonry. The neighborhood was densely populated. The area was racially mixed. It was home to a largely Hispanic population. The center of this population was the "Hispanic Presbyterian Church" at Eighth and Ross and the "Hispanic School", located south of it at Ninth and Ross. The school has been demolished but the second church on the site, constructed in 1950 remains. It has been occupied by Alamosa Head Start since 1968.

Two south side residential properties are included in the survey. The triplex occupied by the Keel family for many years is a well-crafted terrace form building. A boarding house constructed in 1907, now occupied by Our Place in Alamosa, is noteworthy as an early example of ornamental concrete block construction.

The dense population on the south side enabled a variety of businesses to thrive along State Avenue and it continues, to a lesser extent today. Commercial structures from the late 19th and early 20th centuries are still in use, but they now serve a city-wide clientele.

The Model T was invented in 1908. Before 1920, automobiles were in wide general use and Alamosa followed the rest of the country. New businesses began in response, including gas stations, car dealerships and repair shops. Specialized building types were developed to meet these needs. In the beginning, they were located in and near the central business district. The Chevrolet dealership on the corner of Main and San Juan was a very specialized building, fireproof and engineered to support vehicles on the second floor. The Valley Frame & Axle building at 420 Main, east of downtown, was more conventional, a single story masonry building with garage doors and a front office.

When Alamosa began, local entrepreneurs dominated retailing. Stores in downtown Alamosa from 1887 through the twenties included hardware, groceries, butcher shops and pharmacies. There were specialty merchants such as Olsen and Herrick and the Leon Sisters, that opened around 1910 and continued in business until 1950. Peters Jewelry was located in the building now occupied by Caton's Super Lube. Griffiths Jewelry succeeded it for a total of 50 years in one location. J.C. Penney Co. had been a long time tenant in downtown.

After World War II, a subtle shift occurred. The department store chain Hested Stores moved into the ground floor of the Masonic Hall and installed a modern storefront. Woolworths five and dime opened at about the same time in the building formerly occupied by Betelman's Chevrolet. They also installed a corporate storefront. Woolworths lasted a long time, until the 1980s when the chain folded because its business model had become obsolete. This roughly coincided with the rise of the discount chains, K-Mart and Walmart and the shift of commercial development from downtown to larger sites on the west end of downtown. Retail spaces in downtown, such as the former Woolworths site, were converted to offices.

This survey traces the evolution of architectural styles and commercial construction in Alamosa. It is noteworthy that there are no designers or architects associated with the buildings in Alamosa. The boarding house and triplex on Seventh Street and the Presbyterian Church are powerfully conceived vernacular structures. The upright designs of the turn of the century are present in the Frank Building, one of the most ornate structures on Main Street. The first phase of the Lopez Building also incorporates the upright style of the late 19th century. The contrast between the first and the second phase is a commentary on modernization. The Duncan Building, the Green Spot and Stuff Antiques represent a simplified version of commercial style employed in the 1920s. The jewelry store, now Catons Super Lube is one of several on Main Street composed of modular terra cotta tiles.

The Elks Lodge is in a class by itself. It is inward directed, concealing the activities of the lodge from passersby. The modern/international style of the building is distinctive and unrelated to others in the survey and to others in downtown. It is interesting to contrast the differences between the Emmanuel Presbyterian Church, constructed in 1950 and the Elks Lodge completed in 1956.

5. RESULTS

The Historic Preservation Advisory Committee set the following goals for the survey:

1. Add to the body of information about historic properties in Alamosa and to collect it in a systematic and comprehensive manner.
2. Raise awareness among the building owners about the historic significance of their properties
3. Increase the number of historic building designations on the local, state and national registers of historic properties.

Goal 1: Add to the body of information about historic properties in Alamosa and to collect it in a systematic and comprehensive manner.

A substantial amount of information has been collected for all twelve buildings for the first time. It will be included in the archives of History Colorado and the City of Alamosa will also retain the information as a permanent record of each building and a starting point for individual historic designations. The stories of these building overlap with those of others that have not yet been surveyed, so this historic documentation will be useful in the completion of future surveys. The surveyed properties are among those that can easily be identified as historic. Four of the properties were included in the 1981 reconnaissance survey. Photographs from 1981 would have been very useful in tracing the construction history of these buildings. Information from this project will be permanently on file at History Colorado and the City of Alamosa

A list of surveyed sites arranged by site number. Lower site numbers were assigned earlier.

Site Number	Address	Early or Historical Name	Current Name	City Block #
Numbers Assigned in 1981				
5AL.247	700 Main Street	Bethman's Chevrolet	Duncan Building	49
5AL.249	602 Main Street	Frank Building	Narrow Gauge News Stand	50
5AL.252	514-516-517 Seventh Street	Keel Residence	Richardson Triplex	62
5AL.254	801 State Avenue	Nigro Apartments, American Hotel, Alamosa Food Store	Lopez Building	72
Surveyed for the first time in 2013				
5AL.873	723 Main Street	Peters Jewelry	Caton's Super Lube	38
5AL.874	406 Hunt Avenue	B.P.O. Elks Alamosa Lodge	B.P.O. Elks Alamosa Lodge	41

5AL.875	504 State Avenue	Leon Sisters	Martinez Shoe Repair	51
5AL.876	420 Main Street	Valley Frame & Axle	Vintage Garage	52
5AL.877	711 State Avenue	Huerfano Trading Company Wholesale Grocery Warehouse	Green Spot	61
5AL.878	702 State Avenue	Finley Mattress Works	Stuff Antiques & Collectibles	62
5AL.879	432 Seventh Street	Unknown (hotel)	Our Place in Alamosa	63
5AL.880	807 Ross Avenue	Emmanuel Presbyterian Church	Alamosa Head Start	69

Goal 2. Increase the number of historic building designations on the local, state and national registers of historic properties.

The surveyed properties all have historic interest. They are high-content buildings and each one contributed in a unique way to the development of Alamosa and continues to contribute to its historic and architectural integrity. Following is a table summarizing the properties and their potential eligibility for the National Register of Historic Places, the State Register of Historic Properties and the City of Alamosa Historic Registry. Generally speaking, if a building is not eligible for designation, it is because it has suffered a loss of integrity as explained in the individual resource forms or because additional information is required.

Site Number	Current Building Name	Street Address	City Block #	National Register Eligible	State Register Eligible	Local Register Eligible
5AL.873	Caton's Super Lube	723 Main Street	38	X	X	X
5AL.874	B.P.O. Elks Alamosa Lodge	406 Hunt Avenue)	41	X	X	X
5AL.247	Duncan Building	700 Main Street	49			
5AL.249	Narrow Gauge News Stand	602 Main Street	50	X	X	X
5AL.875	Martinez Shoe Repair	504 State Avenue	51			X
5AL.876	Vintage Garage	420 Main Street	52			X
5AL.877	Green Spot	711 State Avenue	61		X	X
5AL.878	Stuff Antiques & Collectibles	702 State Avenue	62		X	X
5AL.252	Richardson Triplex	514-516-517 Seventh Street	62	X	X	X
5AL.879	Our Place in Alamosa	432 Seventh Street	63	X	X	X
5AL.880	Alamosa Head Start	807 Ross Avenue	69	X	X	X

5AL.254	Lopez Building	801 State Avenue	72	X
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Goal 3. Raise awareness among the building owners about the historic significance of their properties.

This is the responsibility of the Historic Preservation Advisory Committee. It's an important goal. The choices made every day by Owners can affect historic integrity of their properties. If the City has information and does not share it, historic integrity will continue to be lost due to weathering or inappropriate treatments. If Owners are informed, they are more likely to make better choices.

Buildings are evaluated for eligibility for the National, State, and local registers based on four criteria. The survey form covers only the National Register criteria, but the criteria for the other registers are essentially the same:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.

A summary of the sites and the reasons for their significance is as follows:

Site Number	Current Property Name and Address	Criterion A	Criterion B	Criterion C	Criterion D (Sites were not evaluated under this criterion)
Numbers Assigned in 1981					
5AL.247	Duncan Building 700 Main Street	X		X	
5AL.249	Narrow Gauge News Stand 602 Main Street	X	X	X	
5AL.252	Richardson Triplex 514-516-517 Seventh Street	X		X	
5AL.254	Lopez Building 801 State Avenue	X	X	X	

Site Number	Current Property Name and Address	Criterion A	Criterion B	Criterion C	Criterion D (Sites were not evaluated under this criterion)
Surveyed for the first time in 2013					
5AL.873	Caton's Super Lube 723 Main Street	X	X	X	
5AL.874	B. P. O. Elks Alamosa Lodge 406 Hunt Avenue	X		X	
5AL.875	Martinez Shoe Repair 504 State Avenue	X	X		
5AL.876	Vintage Garage 420 Main Street	X			
5AL.877	Green Spot 711 State Avenue	X		X	
5AL.878	Stuff Antiques & Collectibles 702 State Avenue	X		X	
5AL.879	Our Place in Alamosa 432 Seventh Street	X		X**	
5AL.880	Alamosa Head Start 807 Ross Avenue	X	X	X	

**Potentially eligible under multiple property listing for ornamental concrete block buildings in Colorado, 1900 to 1940.

Once the reason for a building's significance has been established, it is evaluated based on the seven aspects or qualities that define integrity. A resource that retains its integrity will possess several, and usually most, of the following:

- Location
- Setting
- Design
- Materials
- Workmanship
- Feeling
- Association

These are defined in the Colorado Cultural Resource Survey Manual, 2007. The members of the HPAC are encouraged to review the definitions, review the statements on integrity in the individual survey forms and think about how this information informs the decision as to whether a building is eligible for designation.

While it was not stated as a goal, Alamosa should strongly consider the establishment of a historic district or two historic districts that could potentially include most of the properties surveyed in this study. Determination of boundaries and eligibility of a district is beyond the scope of this study.

6. RECOMMENDATIONS

As a first step, the Historic Preservation Advisory Committee should carefully review and discuss this report, each survey form and the supporting documentation to gain an understanding of the survey process. Review the criteria for designation and the seven aspects of integrity. Review the survey manual, the instructions for completing the forms and the lexicon of terms. Track down the 1981 reconnaissance survey. Review it and keep a copy in your files. Note the changes that have occurred to the buildings over the past thirty years.

The HPAC has a good history of outreach to the Alamosa community, and residents are interested in what you have to say. Each building owner should receive a copy of their property's survey form and attachments. Preferably, HPAC members should meet with them to explain the information on the form and answer questions. Consider writing or sponsoring a newspaper article or a series of articles regarding the buildings that were surveyed. Include historic photos, current photos and building histories. Group buildings according to theme. Ask for additional information from readers. Information in the survey could also be incorporated into walking tours or a historic downtown brochure. Keep files on the surveyed properties and others.

Recommendations from Proposed Preliminary Urban Renewal Area Boundary, Elk Mountains Planning Group, 2009:

- The city should seek out grants that would allow for the study of designating the commercial core as a locally, state or nationally recognized historic district
- The city should take a multi-pronged approach to stabilizing the commercial core including considering the benefits of establishing a Main Street program.
- The city should consider the many good ideas that have been put forth in the various downtown studies completed to date and should build upon this work when developing the Urban Renewal Plan

These are all excellent recommendations that bear repeating and should be put into action, even if the Urban Renewal Area is not established. In addition, additional research should be conducted in regards to whether a south side historic district should be considered.

The process of surveying the non-renewable historic resources in Alamosa is crucial first step in the preservation process. The City should consider stepping up the pace of information gathering by applying for a State Historical Fund grant, increasing the amount of funds available.

The HPAC should create a plan and establish goals for the survey work. The Colorado Cultural Resource Survey Manual contains valuable information regarding goal setting and survey planning. Work with History Colorado survey specialists to establish concrete goals. Put these goals in writing and include them in grant applications and RFPs when you advertise for consultants. Making your goals clear is a first step in getting the information you need.

A reconnaissance survey, or a series of reconnaissance surveys might be a logical next step, followed by intensive surveys as required. A new format for intensive reconnaissance surveys has recently been developed by the Office of Archaeology and Historic Preservation (OAHP). A boundary is drawn (such as the URA map) and within that area 90% of resources are recorded on reconnaissance survey forms, 10% recorded on intensive forms, and a survey report is completed. Applying for a SHF grant will require a minimum 25% cash match, but the amount of work and urgency of the work is considerable and this would speed up the process.

Consider completing a stand-alone a historic context to provide basic information that can be incorporated into future intensive surveys. Information regarding some aspects of Alamosa's history is limited. There is very little information regarding downtown Alamosa between 1950 and 1980. There is very little history regarding Hispanic culture in early Alamosa. Neighborhoods beyond the immediate downtown area are also mostly undocumented. It might be possible for a historian to work with trained volunteers or amateurs to complete a context. SHF or CLG funding for a historic context is also potentially available.

The survey results have identified properties that are eligible for the National Register of Historic Places, the State Register of Historic Properties and the Alamosa Registry of Historic Properties. The HPAC should use the survey forms and attachments to open discussions with those property owners to get their permission to initiate those applications. SHF funding is also potentially available for the writing of designation nominations.

7. BIBLIOGRAPHY

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PAMPHLETS AND ARTICLES

Simmons, Virginia McConnell. *The Empire of Herman Emperius.* San Luis Valley Historian Volume XLIV Number 3, 2012. Pages 7 through 34.

Valley Courier, December 5, 2009. *Alamosa good candidate for urban renewal.* Alamosa CO.

Valley Courier, (August, 2002). *Henry K. Oba. Longtime Alamosa businessman, 72*

Valley Courier, July 18, 1983. *Tony Bobicki dies at 69*

Valley Courier, April 18, 1958. *Alamosa Church Celebrates 50th Anniversary.* Alamosa CO.

Daily Courier, March 27, 1929. *Advertisement for Bethman's Chevrolet.*

Alamosa Courier May 20 1912. *Elk Lodge for Alamosa.* Alamosa CO.

Alamosa Courier November 25, 1911. *Advertisement for Leon Sisters.* Alamosa Colo.

Alamosa Independent Journal. *Advertisement for Nathan and Herrick.* December 17, 1908.

Alamosa Independent Journal. *Advertisement for Nathan and Herrick.* Oct 30, 1908.

Alamosa Independent Journal. *Local News.* January 24, 1908.

Alamosa Independent Journal. *\$104,850 to the Good, Improvements for 1907.* December 17, 1907.

Alamosa Independent Journal. *Local News.* November 8, 1907.

Alamosa Independent Journal. *Local News*. November 1, 1907.

Alamosa Independent Journal. *Local News*. September 13, 1907.

Alamosa Independent Journal. *Local News*. July 12, 1907.

UNPUBLISHED MATERIALS

Woods, Julie Ann and Reid, Suzannah. *Proposed Preliminary Urban Renewal Area Boundary*. The Elk Mountains Planning Group, Inc. December 2, 2009.

In the files of the First Presbyterian Church of Alamosa. *Highlights of the history of the Presbyterian congregations in Alamosa 1878 through the 1980s*.

MAPS

Sanborn Maps, City of Alamosa. 1919 and 1929.

7. SURVEY LOG

Surveyed Properties By Site Number

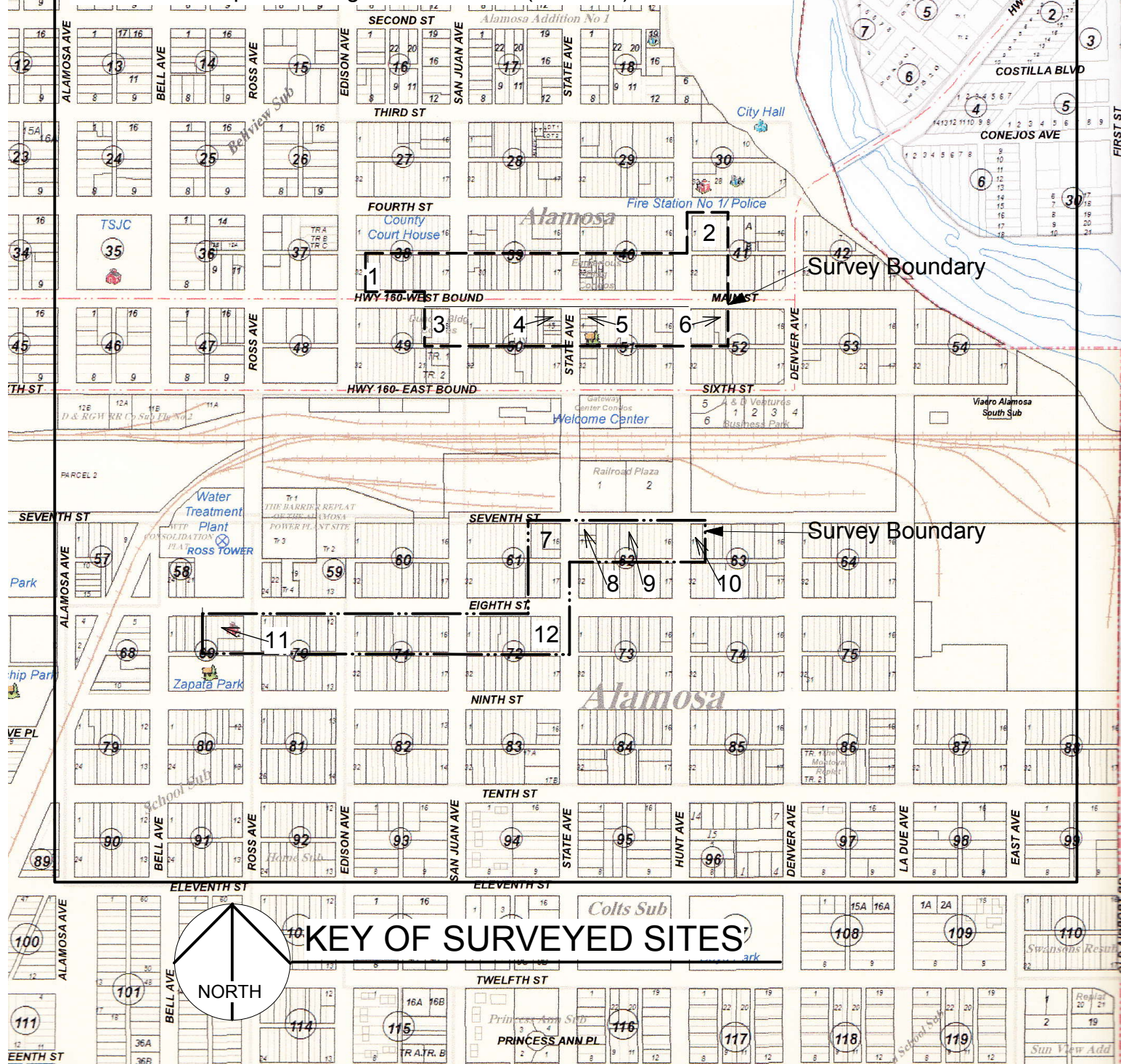
5AL.247	Duncan Building
5AL.249	Narrow Gauge News Stand
5AL.252	Richardson Triplex
5AL.254	Lopez Building
5AL.873	Caton's Super Lube (block 38)
5AL.874	B. P. O. Elks Alamosa Lodge (block 41)
5AL.875	Martinez Shoe Repair (block 51)
5AL.876	Vintage Garage (block 52)
5AL.877	Green Spot (block 61)
5AL.878	Stuff Antiques and Collectibles (block 62)
5AL.879	Our Place in Alamosa (block 63)
5AL.880	Alamosa Head Start (block 69)

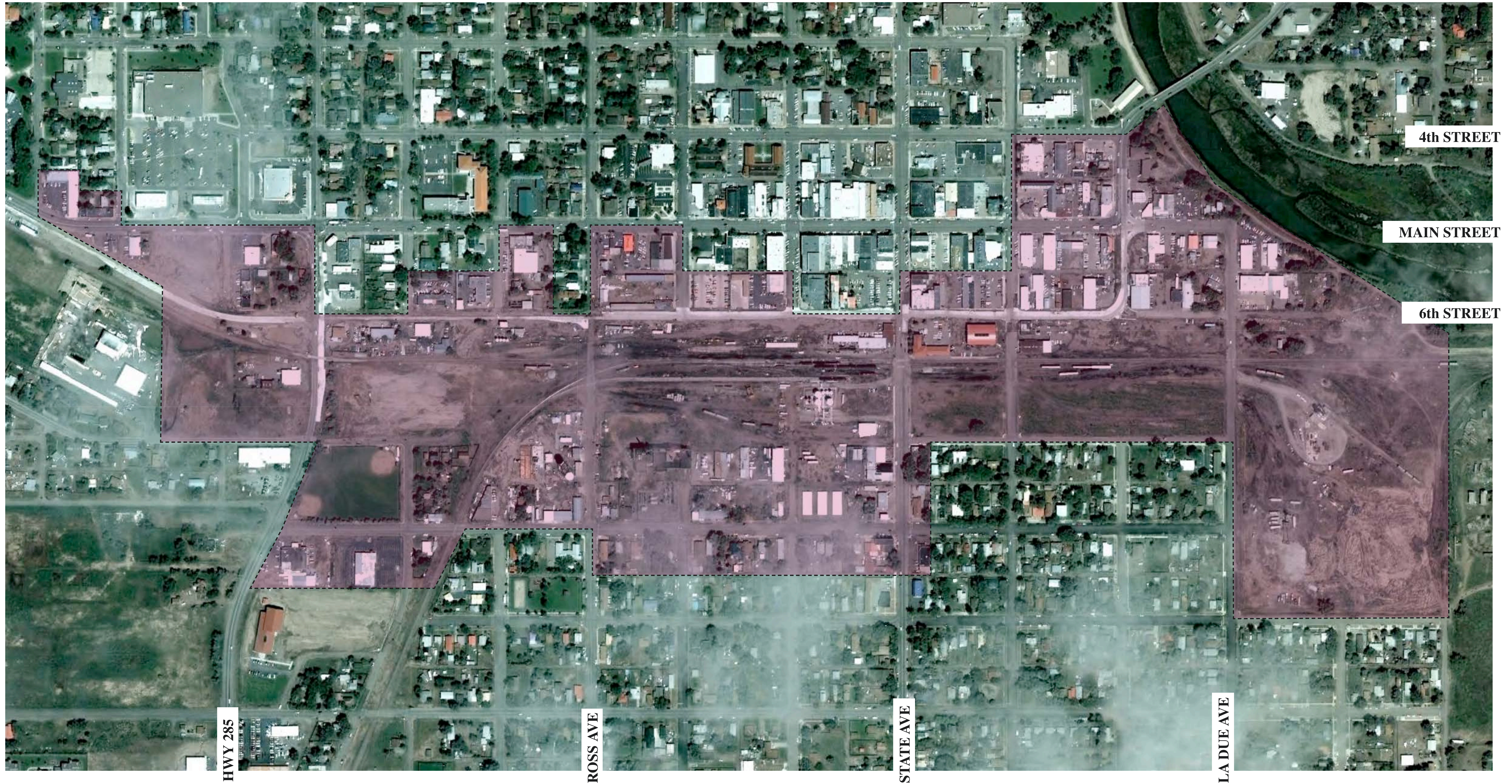
Survey Log for Alamosa Colorado Intensive Survey of 12 Historic Properties, 2013

Site Number	Original or Early Name	Current Name	Address	Block Number
5AL.873	Peters Jewelry	Caton's Super Lube	723 Main Street	38
5AL.874	B.P.O.Elks Lodge	B.P.O.Elks Lodge	406 Hunt Avenue	41
5AL.247	Betelman Chevrolet	Duncan Building	700 Main Street	49
5AL.249	Frank Building, Nathans	Narrow Gauge News Stand	602 Main Street	50
5AL.875	Leon Sisters	Martinez Shoe Repair	504 State Avenue	51
5AL.876	Valley Frame & Axle	Vintage Garage	420 Main Street	52
5AL.877	Huerfano Trading Company Wholesale Grocery Warehouse	Green Spot	711 State Avenue	61
5AL.878	Finley Mattress Works	Stuff Antiques & Collectibles	702 State Avenue	62
5AL.252	Keel Residence	Richardson Triplex	514-516-517 Seventh Street	62
5AL.879	Unknown (hotel)	Our Place in Alamosa	432 Seventh Street	63
5AL.880	Emmanuel Presbyterian Church	Alamosa Head Start	807 Ross Avenue	69
5AL.254	Nigro Apartments, American Hotel, Alamosa Food Store	Lopez Building	801 State Avenue	72

SURVEYED SITES

1. 5AL.873 Caton's Super Lube 723 Main St. (Block 38)
2. 5AL.874 B.P.O. Elks Alamosa Lodge 406 Hunt Ave. (Block 41)
3. 5AL.247 Duncan Building 700 Main St. (Block 49)
4. 5AL.249 Narrow Gauge News Stand 602 Main St. (Block 50)
5. 5AL.875 Martinez Shoe Repair 504 State Ave. (Block 51)
6. 5AL.876 Vintage Garage 420 Main St. (Block 52)
7. 5AL.877 Green Spot 711 State Ave. (Block 61)
8. 5AL.878 Stuff Antiques and Collectibles 702 State Ave. (Block 62)
9. 5AL.252 Richardson Triplex 514, 516, 517 Seventh St. (Block 62)
10. 5AL.879 Our Place in Alamosa 432 Seventh St. (Block 63)
11. 5AL.880 Alamosa Head Start 807 Ross Ave. (Block 69)
12. 5AL.254 Lopez Building 801 State Ave. (Block 72)





City of Alamosa • Proposed Preliminary Urban Renewal Area Boundary

Exhibit C

December 2, 2009