



AGENDA
REGULAR MEETING LA JUNTA HISTORIC
PRESERVATION BOARD
LA JUNTA, CO
APRIL 13, 2026
4:00 PM
COUNCIL CHAMBERS
601 COLORADO AVENUE

CALL TO ORDER

ROLL CALL (City Clerk)

Board Members

Bennett

Hill

Lively

Madrid

Mason

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)

A. Regular Meeting February 9, 2026

FINANCIAL STATEMENTS (Treasurer)

REPORTS

A. 2024 Northeast La Junta Cultural Resource Survey

NEW BUSINESS

A. Board Member Letter of Interest (Chairman) (Action)

1. Robert Fowler

B. Historic Site Designation Applications (Chairman) (Action)

1. 322 Santa Fe Avenue

2. 902 Belleview Avenue

C. Public Outreach Budget - April 25, 2026 (Chairman) (Action)

D. Director Comments

1. CLG Subgrant Program Fiscal Year 2026

2. Saving Places - The Case for Preservation

3. CPI On the Road in Buena Vista - June 13 & 14, 2026

E. Governing Body's Comments

ADJOURN

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

CALL TO ORDER: The Historic Preservation Advisory Board (CLG) held a regular meeting on Monday, February 9, 2026 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Ben Mason.

Board Members Present	Absent
Nancy Bennett - arrived 4:06 p.m. Aimee Hill Erika Lively – arrived 4:04 p.m. Ben Mason	Toni Madrid

Also present: Cristian Estrada, Deputy City Clerk/HPAB Secretary
Melanie Scofield, City Clerk/HPAB Director
Pam Denahy, Dir. Economic Development/Tourism

CITIZEN PARTICIPATION: There was no citizen participation.

MINUTES: December 8, 2025

Chairperson Mason asked if there were any corrections or additions to be made to the December 8, 2025 minutes. Hearing no corrections or additions, a motion was made.

MOTION THAT THE OCTOBER 6, 2025 CLG REGULAR MINUTES BE ACCEPTED AS PUBLISHED: HILL

SECOND: LIVELY

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

FINANCIAL STATEMENTS: Cristian Estrada, CLG Secretary/Treasurer gave the financial statement.

The financial statement for CLG is as follows:

<u>1ST QUARTER 2026</u>	
Balance Forward	+\$7,000.00
<u>2026 New Balance</u>	<u>+\$7,000.00</u>
Balance	\$ 14,000.00

MOTION THAT THE FIRST QUARTER CLG FINANCIAL STATEMENT BE ACCEPTED AS PRESENTED: BENNETT

SECOND: HILL

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

REPORTS:

A. America 250 – Colorado 150 Community Outreach

- Pam Denahy gave a report regarding the America 2050 – Colorado 150 celebration. Just giving a brief overview and answer questions; can return to discuss more in the future if the board requests.
 - 2026 – America will celebrate 250 years of independence (known as the semi quincentennial); at the same time, Colorado will celebrate the 150th anniversary of entering the union (known as the sesquicentennial). Colorado is the only state that will be celebrating the “twin anniversaries” with the union, and this is known as the “sesquisemiquincennial” celebration.
 - As advisory panel members, here to help communities that are looking to elevate events and to be able to honor this commemoration, and there are multiple ways to do that: either by creating an entirely new event, or by elevating one of the current events that La Junta offers.
 1. Have had conversations with the Chamber of Commerce – they will move the date of Early Settler’s Day to August 1st, which is Colorado’s birthday. In talks with how to bring this commemoration to that celebration.
 2. Oral Histories from History Colorado will be here at that celebration as well as at this year’s Tarantula Fest.

Further discussion was had regarding suggestions for how to advertise, announce, and involve the community for the America 250 – Colorado 150 commemoration. Discussion was also had regarding how the HPAB can also be involved and how the board can share information regarding Historic Preservation (similarly to what was shared at the community outreach, but condensed) at the commemoration. Sharing where the city was in the past in comparison to today, and what the future may also hold.

B. 2022 Downtown La Junta Historic Survey

- Ben Mason thanked Melanie Scofield for the work that she put into the public outreach a few weekends ago; couldn’t have been more pleased with the turnout, despite the inclement weather. Looking forward to the public outreach at the end of April.
- Erika Lively – there were 9 out of the 20 invited attendees that were present; which is amazing (nearly 50% attended) for the first time ever doing this kind of meeting. It will only get better. It was a helpful back and forth from the participants.

C. 2024 Northeast La Junta Cultural Resource Survey

- Ben Mason – nervous about how much time is left with this. An additional work session may need to be set, as there needs to be more discussed.
- Melanie Scofield – final survey report will be ready by the first part of March. Once received, the board must review the results and have questions ready. A meeting will need to be set up in March regarding a possible historic district that has been identified. The survey expires on June 1st, and the surveyors are on track and following the scope of their work.

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

- Erika Lively – would like to see another event similar to the one had a few weeks ago with the community outreach had for the 2022 survey.
- Melanie Scofield – a work session should be set up for reviewing the results of this survey, as well. There is a lot of information. March 9th would be the best date for the work session.

NEW BUSINESS:

A. Election of Officers for 2026

- **Chairman**

MOTION TO NOMINATE BEN MASON TO REMAIN THE CHAIRMAN OF THE HISTORIC PRESERVATION ADVISORY BOARD: BENNETT

SECOND: HILL

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

- **Vice-Chairman**

MOTION TO NOMINATE TONI MADRID TO REMAIN THE VICE-CHAIR OF THE HISTORIC PRESERVATION ADVISORY BOARD: BENNETT

SECOND: MASON

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

B. Application for Historic Site Designation

- Maureen Rikhof – congratulated the board for the successful public outreach meeting held a few weeks ago; 9 participants despite the inclement weather is amazing. There was a lot of energy and it was exciting. The process for historic designation is daunting, but it is very rewarding. Is excited to share any information with anyone interested/also applying for historic designation.

Maureen Rikhof continued to share the application that she had submitted, as well as background information on the history of the Chestnut Apartments and how much of an impact the apartment building had on La Junta with bringing in new people from the railroad. Maureen also shared that the Chestnut Apts. is a significant architecture specimen. Original architectural drawings were provided, despite there being no currently-found historic photos of the building. More research will be done to locate more information and photographs. Some modifications have been and are being done to the building, but nothing significant to negatively impact the designation process.

MOTION TO TABLE THE APPLICATION FOR 322 SANTA FE AVE. UNTIL THE APRIL HPAB MEETING OR UNTIL A SPECIAL MEETING IS CALLED: HILL

SECOND: BENNETT

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

C. Increase Membership by two (2) Duly Appointed Members

- Melanie Scofield – On the quadrennial review that the HPAB had – Lindsey Flewelling is thrilled with the findings, the only ding the board had was that the HPAB did not have at least five (5) active members since Erin Monroy left the board. Cannot have even numbers, which is why the request was submitted for adding two (2) additional board members which would increase the total to seven (7) board members. The bylaws state that the board needs AT LEAST five (5) members.

MOTION TO INCREASE MEMBERSHIP BY TWO (2) DULY APPOINTED MEMBERS TO THE HISTORIC PRESERVATION ADVISORY BOARD: BENNETT

SECOND: HILL

ABSENT: MADRID

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

D. Director Comments – Melanie Scofield, City Clerk/HPAB Director, gave the director comments.

1. Continuing from the quadrennial review, Lindsey’s basic recommendations were to: create a preservation plan, work with partners such as Economic Development and Main Street, and to keep doing the public engagement on the benefits and incentives of preservation.
2. CLG Subgrant Program Fiscal Year 2026
 - Just about everything is filled out; were able to send a draft to Lindsey for review, and have received it back with her recommendations with the wording and verbiage. It is all due February 20, 2026. In the middle of receiving estimates from several different consultants to be included in the report, as well as letters of support addressed to Lindsey stating why the board thinks it is important to have a preservation plan.
 - i. Erika Lively – The board can put out a request for letters. The library, for example, could state the importance because they do have an archive, members of the museum as they focus on history.
 - ii. Nancy Bennett – It may be beneficial to get a letter from someone in the public, too.
 - iii. Aimee Hill – La Junta Rotary is also drafting a letter that I will not sign. It will be signed by the head of the Rotary.
3. Last thing to report is a reminder to everyone on the board that there are the Saving Places seminars that are happening during the week. The Power Board Room here in the Municipal Building will be set up for watching the seminars. These can be watched at your own locations, but will be hosted here in case anyone would like to participate.

E. Governing Body Comments

- Erika Lively – Had a question with regard to the resources pamphlet that was given out at the last community outreach; could it be improved upon by adding more of the resources presented to the pamphlet? Or perhaps even having an additional

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

sheet that sits inside the pamphlet. That way the information is in front of them, rather than sending people on a search.

- Ben Mason – pleased with the turnout of the outreach event. It is fun to focus on what the board does good, but it is good to improve for the next outreach event at our next work session.
- Erika Lively – maybe even having participants bring a dish that represents their culture – whether it be something like Tamales; that is a way that some CLGs are doing community outreach.

F. Next Scheduled Meeting: March 9, 2026 (work session).

There being no further business, the meeting was adjourned at 5:02 p.m.

Cristian Estrada, Deputy City Clerk

Ben Mason, Chairperson

Robert M. Fowler
15 West 22nd St
La Junta, CO 81050
71-469-5158

Feb 21, 2026

Please use this letter as my application to be appointed to the Preservation Committee for the City of La Junta.

The history of La Junta and the immediate surrounding area is extremely important, and we need to capture as much history as possible before another generation passes on.

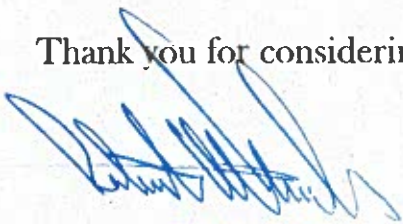
My family has been in the area since around 1875. It started when John Simonton came to the area from Butler, PA. He became a merchant and built the Simonton Block—which is now the two buildings housing the La Junta State Bank.

With now having a great grandchild being born here, that puts our family as having 7 generations as part of the community.

This is why history and preservation are so important.

It would be an honor to be able to serve on this committee as it moves forward into the future.

Thank you for considering me for the committee.



Robert M. Fowler



CITY OF LA JUNTA
 601 Colorado Ave. / P.O. Box 489
 719-384-5991
 LA JUNTA, CO 81050
www.lajuntacolorado.org



APPLICATION FOR HISTORIC SITE DESIGNATION

A FEE OF \$100.00 MUST BE PAID AT THE TIME OF SUBMITTAL OF AN APPLICATION.

Application should be typed or clearly hand written in black ink. All blanks should be filled out. If information is unknown or none exist, please indicate that information. The completed application, fee, and all supporting documents should be submitted to the City Clerk's Office at the above address.

1. LEGAL OWNER INFORMATION

NAME: Maureen + Niels Rikhof HOME PHONE: Maureen (303) 525-6865
 STREET ADDRESS: 710 Lincoln Ave. WORK PHONE: Niels (719) 469-3388
 POST OFFICE BOX (if applicable): _____ CITY: La Junta STATE: CO ZIP: 81050

2. BUILDING/STRUCTURE INFORMATION

HISTORIC BUILDING/STRUCTURE NAME: Chestnut House
 CURRENT BUILDING/STRUCTURE NAME: Chestnut Apartments

LEGAL DESCRIPTION OF PROPERTY INCLUDING TOWNSHIP AND RANGE: _____ PARCEL NUMBER: 464302322010
P.M. 6 Township 24S Range 55W
SE 1/4 of NW 1/4 of SW 1/4 of Section 2
Lots 11-12, Block 35

STREET ADDRESS: 322 Santa Fe Ave
 CITY: LA JUNTA STATE: COLORADO ZIP: 81050
 ORIGINAL OWNER: Edward Chestnut
 Source of Information: Cherokee County Assessor Records and La Junta Tribune, 2/1/1908 p.5
 DATE OF CONSTRUCTION: Began: _____ Completed: 1908
 Source of Information: La Junta Tribune
 ARCHITECT: John Guynn
 BUILDER/CONTRACTOR: Blankenship Bros. Company
 Source of Information: La Junta Tribune
 EXTERIOR WALL MATERIAL: Brick
 # OF STORIES: 2
 BUILDING/STRUCTURE DIMENSIONS: 92' x 43'

3. BUILDING/STRUCTURE HISTORY AND SIGNIFICANCE

Please see attachment

CURRENT USE:

HISTORIC USE(S): Include historical photos of the building/structure, Sanborn maps and any other historical maps

ARCHITECTURAL DESCRIPTION: Remember to provide photographs of the building/structure

CONSTRUCTION HISTORY: Include description and dates of major additions, alterations, or demolitions

HISTORICAL BACKGROUND: Describe important persons and events associated with this building/structure

BIBLIOGRAPHY: Cite the books, and other sources used

SIGNIFICANCE: Check appropriate categories - see attached sheet for criteria for Designation of Historic Sites

Architectural Significance/Historical Significance:

- | | | | |
|---------------------------------------|---------------------------------------|----------------------------|----------------------------|
| <input checked="" type="checkbox"/> A | <input type="checkbox"/> D | <input type="checkbox"/> G | <input type="checkbox"/> J |
| <input type="checkbox"/> B | <input type="checkbox"/> E | <input type="checkbox"/> H | <input type="checkbox"/> K |
| <input type="checkbox"/> C | <input checked="" type="checkbox"/> F | <input type="checkbox"/> I | |

STATEMENT OF SIGNIFICANCE Briefly justify the significance checked above



Please see attachment

4. A LEGIBLE DETAILED SITE PLAN, A MAP SHOWING THE PARCEL LOCATION, AND A USGS TOPOGRAPHIC MAP MUST ACCOMPANY THIS APPLICATION. PLEASE REFER TO THE INSTRUCTIONS FOR THE COMPLETION OF THE SITE PLAN.

5. PROOF OF OWNERSHIP OF THE PROPERTY MUST BE ATTACHED TO THIS APPLICATION.

6. ALL SUPPORTING DOCUMENTS VERIFYING THE ABOVE STATEMENTS SHOULD BE INCLUDED WITH THE APPLICATION ALONG WITH PHOTOGRAPHS.

7. THIS IS TO CERTIFY THAT (I)(WE) AM/ARE THE LEGAL OWNER(S) OF THE PROPERTY BEING REQUESTED TO BE DESIGNATED A HISTORIC SITE, (I)(WE) HAVE COMPLETED THIS APPLICATION AND THAT ALL STATEMENTS THEREIN ARE TRUE AND CORRECT TO THE BEST OF (MY)(OUR) KNOWLEDGE.

SIGNATURE: 	DATE: 12/15/25
SIGNATURE: 	DATE: 12/15/2025
SIGNATURE: _____	DATE: _____

INSTRUCTIONS FOR COMPLETING APPLICATION

- 1 Applicant Information** The applicant must be the legal owner of the property for review. All information must be current.

- 2 Building/Structure Information**
 - A Historic Building/Structure Name Original and subsequent names of the building, if known
 - B Current Building/Structure Name Current name of the building, legal description of the property as documented on the deed, and the correct street address
 - C Original Owner Name of Original Owner of the property and the source of the information
 - D Construction Information Date of Construction, when construction began and completion date, and any pertinent information regarding the construction.

- 3 Building/Structure History of Significance**
 - A Current Use How is the property currently being used
 - B Historic Use(s) List any historical uses of the building. If none or unknown, please indicate
 - C Architectural Description List materials, finishes, spacial relationship, distinguishing features ect.. Photographs showing all sides of the building should be included with this application
 - D Construction History List any additions, alterations, or remodels of any sort
 - E Historical Background Describe persons or events associated with the property
 - F Bibliography Cite books, articles and other sources used in preparing this form
 - G Significance Check all appropriate boxes and give written explanation for those that are checked

- 4 Site Plan/Maps** A detailed site plan must be included with the application showing property lines and distances from all structures to the property lines. Site plan is preferred to be scaled. Scale size may be determined by the size of the property to be reviewed. If the nomination boundary differs from that of the parcel boundary/legal description, please explain why.

- 5 Proof of Ownership** Any current document stating the legal owner of the property may be submitted as proof of ownership.

- 6 Supporting Bibliography and Photographs** Submit a bibliography of primary and secondary sources supporting your research as well as historical photos, sanborn maps, and any other historical maps of the site. Please do not submit original documents.

- 7 Signatures** Application must contain the signatures of all legal owners of the property. If the property is owned by more than the allotted signature lines allow additional signatures may appear at the bottom of this page.

CRITERIA FOR DESIGNATION OF HISTORIC SITES

IN ORDER TO QUALIFY FOR DESIGNATION AS A HISTORIC SITE, THE SITE MUST BE DETERMINED TO HAVE HISTORIC SIGNIFICANCE DUE TO ONE OR MORE OF THE FOLLOWING FACTORS. ON THE SECOND PAGE, UNDER SECTION 3, UNDER SIGNIFICANCE CHECK WHICH LETTER(S) HAVE SIGNIFICANT FACTORS

- A.** Its character, interest or value as part of the development, heritage or cultural characteristics of City, County of Otero, State of Colorado, or the United States of America.
- B.** Its location as a site of a significant historic event.
- C.** Its identification with a person(s) who significantly contributed to the culture and development of City, County of Otero, State of Colorado or the United States of America.
- D.** Its exemplification of the cultural, economic, social or historic heritage of City, County of Otero, State of Colorado or the United States of America.
- E.** Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- F.** Its embodiment of distinguishing characteristics of an architectural type or specimen.
- G.** Its identification as the work of an architect or master builder whose individual work has influenced the development of City, County of Otero, State of Colorado or the United States of America.
- H.** Its embodiment of elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.
- I.** Its relationship to other distinctive areas that are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
- J.** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or City.
- K.** Its possibility to yield important information related to prehistory or history.

Application for Historic Site Designation
322 Santa Fe Avenue, La Junta CO 81050
Attachments

3) Building/Structure History and Significance

A. Current Use:

The Chestnut Apartment building at 322 Santa Fe Avenue is currently being renovated to be a multi-family residential property.

B. Historic Use:

Since the Chestnut Building was completed in 1908, it has operated either as a lodging house or an apartment building.

C. Architectural Description:

The two-story apartment building sits on the northwest corner of Santa Fe Avenue and 4th Street, facing east. The parcel's grade slopes slightly downward from west to east. The building has a raised concrete basement with a nearly full-width porch at its front (east) side. Red pressed brick is the primary exterior wall material, with regularly spaced brick pilasters and four stringcourses of sandstone that wrap the north, east, and south sides and define the lintels and sills of the windows at the first and second stories. The lintel stringcourses are wider than the sill stringcourses. The raised basement windows have sandstone lintels set into the concrete wall. All windows are one-over-one unless noted otherwise. On the north, east, and south sides, the roofline features a decorative band of dogtooth brickwork, over which brick corbelling supports a slightly projecting brick cornice topped by sandstone and concrete coping at the parapet.

East Side: The east façade features a nearly full-width flat-roof raised wood porch. Doric columns support the roof, which has overhanging eaves with brackets and a central pediment. The porch is accessed from street level via steps leading to its center. The porch is open underneath. The second level looks out over the porch and features three windows. At the dogtooth course of brick in the central bay is a sandstone plaque that reads "CHESTNUT."

South Side: The south side of the building overlooks 4th Street and features four brick pilasters that create three bays. The east bay is slightly narrower than the other two and has only one window at each level, including the raised basement, whereas the central and west bays have two windows at each level.

West Side: The west (rear) side of the building looks out towards a 3-car garage across the alley and does not feature the decorative brickwork, stone stringcourses, and other decorative elements as seen on the other three sides. Due to the change in grade, the basement is not raised at this side. A nearly full-width concrete slab covers the first level. Windows are irregularly spaced on this side. All have stone lintels and sills, the same as the door openings. An off-center door at the first level is within the north third of the wall. Three windows are to the south of it, with the middle window smaller than the other two. The second level also has a door

opening directly over that on the first level. Ghost marks on the brick wall indicate that a shelter once protected the door; the dates of its installation and removal are unknown. To the north of the door is a window, and to its south are three more, with the two near the center smaller in size. Two brick chimneys can be seen to rise from the main roof.

North Side: The north side is nearly identical to the south, except that the three bays defined by the brick pilasters are equal in size, and each one features two windows at each level.

D. Construction History:

Before the construction of the rooming house in 1908, the property had a single-family, one-story dwelling built in 1889 by County Clerk Frank E. Foley. Construction of the lodging house was completed in 1908 by the Blankinship Bros., a prominent local builder. The architect was John Gwyn, a local who also designed several single-family homes on San Juan Avenue in La Junta. In 1909, a newspaper article noted that the basement was finished for the use of store rooms.

No historic photos of the Chestnut House have been found to date. However, the 1911 Sanborn Fire Insurance map shows the current two-story building in its current configuration, with one-story porches at the front and rear. Subsequent Sanborn maps continue to show the same layout, although in 1931 and 1946 they also show a small one-story accessory building at the alley in the northwest corner of the parcel, which is no longer extant. The building appears to have undergone very little alteration over time. Since Sanborn maps do not show the rear porch ever being two stories, it seems likely that sometime after 1946 one of the windows at the second level was lengthened to accommodate the doorway to the porch and that the second-story porch that once sheltered this entrance and the current stairway up to it were installed around the same time. This porch has since been removed but the doorway remains.

E. Historical Background:

The first owners and developers of the Chestnut House were Edward Chestnut (b. ca. 1872, Ohio) and his wife, Martha Andersdatter (or Anderson, b. ca. 1856), a native of Norway who emigrated to the U.S. in 1896. Although it is not clear when either moved to La Junta, they are known to have been residents of the city by 1898, the year they married. Before marriage, the couple both worked at Sherman's Restaurant in La Junta (exact location unknown). The earliest known owner of Lots 11 and 12 is Frank E. Foley (b. 1866, Illinois) and his wife, Ella M. (Grobecker) Foley (b. 1866, Kansas). The couple married in 1889 in Lamar, Colorado, when newspaper accounts state that Frank was serving as Otero County Clerk and had purchased the two lots in La Junta to build a house. In 1906, Ella sold the property to Martha Chestnut for \$2,700. By early 1908, Edward Chestnut had plans underway for the lodging house to be constructed by the Blankenship Brothers.

The La Junta-based Blankenship Brothers construction firm, formed by Virginians Charles H. (b. 1862) and Newton E. Blankenship (b. 1856), was active in Otero County from the late 1890s, perhaps earlier, through ca. 1926, the year of Newton's death. The Blankenship Brothers were responsible for construction of the 1897 Otero County Courthouse (no longer extant), 1902 La

Junta City Hall (no longer extant), 1902 Simonton Block (5OT.1755), 1905 Santa Fe Reading Room (no longer extant), and the 1912 Lamb Building (5OT.1808), in addition to other residences, commercial buildings, churches, and schools in La Junta and Otero County.

Edward and Martha Chestnut appear to have had prior experience running a lodging house; the 1900 census lists them as living on the west side of Santa Fe Avenue (street number not given) with several lodgers. In 1907, Edward was reported as selling off his seventeen-room brick lodging house on the corner of Carson Avenue and 2nd Street for \$12,000. A year later, he built this thirty-room lodging house, which was described in newspapers as "palatial." 1908 appears to have been a year of new business opportunities for Chestnut; in the same year, he built the Chestnut House, he was one of the incorporators, and on the board of directors of the La Junta Amusement Company. The company's main purpose was to manufacture and sell the Dameron swing, apparently a type of fairground amusement ride that was invented and patented by La Junta resident Warren P. Dameron, another incorporator of the company. For several months over the summer and autumn of 1908, Chestnut assisted in the management and operation of the first Dameron swing, which was placed in Forest Park in Chicago. This venture was apparently not a great success. The swing was later installed in the White City in Denver (now known as Lakeside Amusement Park, 5JF.3162) in 1910 for the summer season, with Chestnut again managing operations. Chestnut was also involved in the La Junta Fire Department as a member of the John Fisher Hose Company No. 1 and serving in interim roles as night marshal and hose wagon driver from 1907-10. He was elected night marshal in 1913. Chestnut is also noted as a member of the La Junta Industrial Association in 1909.

The couple resided at the Chestnut House while running the lodging house for several decades, apparently taking in long-term and short-term lodgers. The 1910 census lists thirty lodgers living at the Chestnut House. With the exception of one couple and a single eighteen-year-old woman, most were single men in their twenties and thirties who worked at the railroad in various roles, such as telegraphers, machinists, and foremen. Others worked in downtown businesses as druggists, tailors, barbers, and waiters. Through the 1910s, the parlors of the Chestnut House were noted in the La Junta Tribune as the site of several small weddings, including Martha's own niece. In 1920, the Chestnuts had eighteen lodgers, and it appears that a few were some of Martha's female relatives from Norway, including her sister Gertrude. Although most were single men, two families with a child each were listed as living there. The lodgers' occupations included a few restaurant proprietors, a doctor, painter, stenographer, furniture salesman, and railroad baggagemen and dispatchers. In 1930, seven lodgers were enumerated in the census, including Gertrude Anderson, who worked as a maid for the rooming house. Other lodgers' occupations included a letter carrier for the post office and a railroad machinist. Martha passed away in 1932 of unknown causes. In 1940, five lodgers (roughly split between men and women) are enumerated in the census, with Edward continuing to run the lodging house. Most of the lodgers worked for a bakery and a laundry, while one was a private nurse.

In 1943, Edward Chestnut leased the property to the National Housing Authority (NHA) for a term of seven years, presumably to provide low-cost public housing. The lease allowed the federal government to make any needed improvements to the building. In 1944, Edward and

Martha's heirs sold the property to W.H. McCreery. Edward Chestnut appeared to continue living in La Junta until his death in 1957; he is buried in Fairview Cemetery west of downtown.

It is unknown whether W.H. McCreery maintained the lease with the NHA. In 1951, McCreery sold the property to Jim and Jennie Malouff, who in turn sold it to Herman and Elsie K. Reeves in 1955, along with the two lots north of the building (lots 9 and 10, or 318 Santa Fe Avenue). The Reeves held on to the property until 1974, when they sold it and 318 Santa Fe to Thomas S. and Sallie J. Hibbs. The Hibbs sold it in 1986 to Thomas J. and Jean E. Armstrong; in 1991, the Ark Valley Industrial Bank acquired it through a sheriff's sale. Throughout the 1990s and early 2000s, the building changed ownership multiple times, with no owner holding it for more than a couple of years. In 2002, the property was foreclosed and transferred to the Public Trustee. In 2010, Chestnut Building LLC (with Joseph J. and Samantha J. Herbert as principals) acquired it, but it was lost in foreclosure in 2012 to BV Ventures LLC. Golden Construction LLC, with Paul Heguy of Denver as the registered agent, purchased the property in 2014. In February of 2022, Maureen and Niels Rikhof of La Junta purchased the property with the intent of renovating the property for multifamily residential use. It is unknown whether or when the building continued to be used as a multi-family dwelling during its various owners, but it is currently vacant.

F. Bibliography:

"Among the marriage licenses...", *La Junta Tribune*, July 30, 1898, 6.

"Are You Registered? Look Close and See," *La Junta Tribune*, March 25, 1911, 4-5.

"Boosters Banquet and Annual Election," *La Junta Tribune*, September 25, 1909, 1.

"City Council," *La Junta Tribune*, April 26, 1913, 1.

"City Council in Session," *La Junta Tribune*, December 26, 1908, 3.

"History of John Fisher Hose Company No. One, Past and Present," *La Junta Tribune*, October 5, 1907, 3.

"George-Lay," *La Junta Tribune*, December 9, 1916, 4.

"La Junta Amusement Company," *La Junta Tribune*, February 1, 1908, 3.

"Local and Personal Items," *La Junta Tribune*, June 8, 1907, 1.

"Local and Personal Items," *La Junta Tribune*, April 18, 1908, 1.

"Local and Personal Items," *La Junta Tribune*, May 14, 1910, 5.

"Local and Personal Items," *La Junta Tribune*, August 6, 1910, 8.

"Local and Personal Items," *La Junta Tribune*, November 26, 1910, 5.

"Man About Town," *La Junta Tribune*, October 3, 1908, 6.

"News Brevities," *La Junta Tribune*, August 28, 1909, 3.

Noel, Thomas J. retrieved 11.15.2025 at <https://sah-archipedia.org/buildings/CO-01-OT04>

Otero County Deed Records.

Ella M. Foley to Martha (Anderson) Chestnut, Lots 11-12, March 15, 1906, Book 90, Page 411.

Edward Chestnut to National Housing Company, lease of seven years, December 29, 1943, Book 371, Page 158.

Martha's heirs and Edward Chestnut to W. H. McCreery, April 6, 1944, Book 400, Page 532.

W. H. McCreery to Jim and Jennie Malouff, June 1, 1951, Book 466, Page 150 (deed of trust); July 7, 1954, Book 492, Page 259 (release of deed of trust).

Jim and Jennie Malouff to Herman Reeves and Elsie K. Reeves, February 15, 1955, Book 499, Page 377.

Herman Reeves and Elsie K. Reeves to Thomas S. Hibbs and Sallie J. Hibbs, July 31, 1974, Book 666, Page 458.

Thomas S. Hibbs and Sallie J. Hibbs to Thomas J. Armstrong and Jean E. Armstrong, October 1, 1986, Book 802, Page 207.

Thomas J. Armstrong, Jean E. Armstrong, Thomas S. Hibbs, Sallie J. Hibbs to Ark Valley Industrial

Bank, Sheriff's Deed, May 13, 1991, Book 849, Page 439.

Ark Valley Industrial Bank/Ark Valley Independent Bank to Richard G. Mast and Marilyn L. Mast, September 30, 1992, Book 867, Page 376.

Richard G. Mast and Marilyn L. Mast to Joel M. Johnson, November 1, 1994, Book 895, Page 233.

Joel M. Johnson to Olga I. Rosales, August 2, 1996, Book 923, Page 590.

Olga I. Rosales to Joseph Valdez, October 31, 2000, Book 1021, Page 196.

Foreclosure, transfer to Public Trustee on May 21, 2002, Book 1061, Page 425.

La Junta Urban Renewal Authority to Chestnut Building LLC, March 15, 2010, Reception #624287.

Foreclosure, property transfers to BV Ventures LLC, November 28, 2012, Reception #633241.

BV Ventures LLC to Michael J. Vigil, January 22, 2014.

Michael J. Vigil, Renee C. Vigil, and Margarita Nolan to Golden Construction LLC, September 19, 2014.

Golden Construction LLC to Maureen Rikhof and Niels Rikhof, February 8, 2022.

"Reminiscent," La Junta Tribune, June 5, 1909, 3.

Sanborn Fire Insurance Maps.

"Society," La Junta Tribune, January 30, 1915, 5.

"Some More Local Items," La Junta Tribune, February 1, 1908, 5.

"Some More Local Items," La Junta Tribune, March 14, 1908.

U.S. Census records.

G. Significance:

A -The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the City of La Junta, County of Otero, State of Colorado, or the United States of America.

F- The property embodies distinguishing characteristics of an architectural type of specimen.

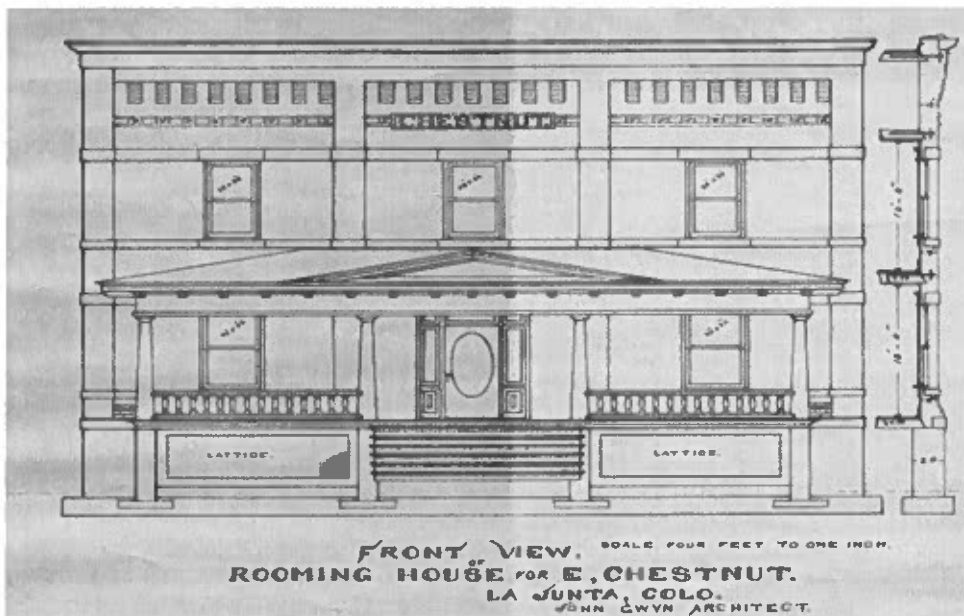
Statement of Significance:

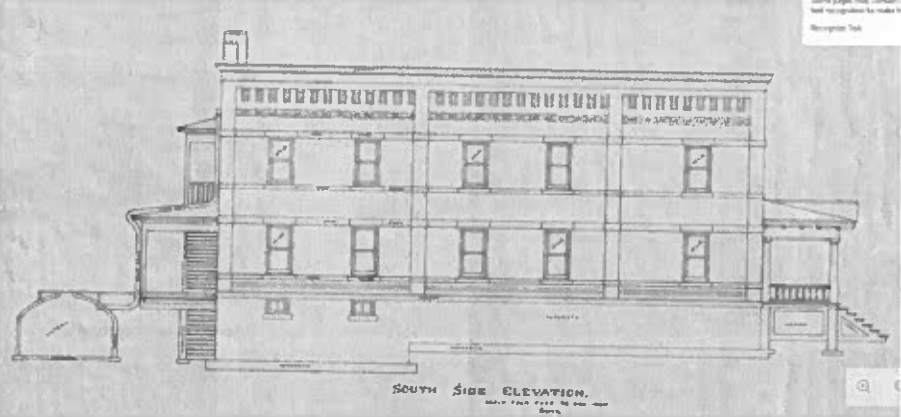
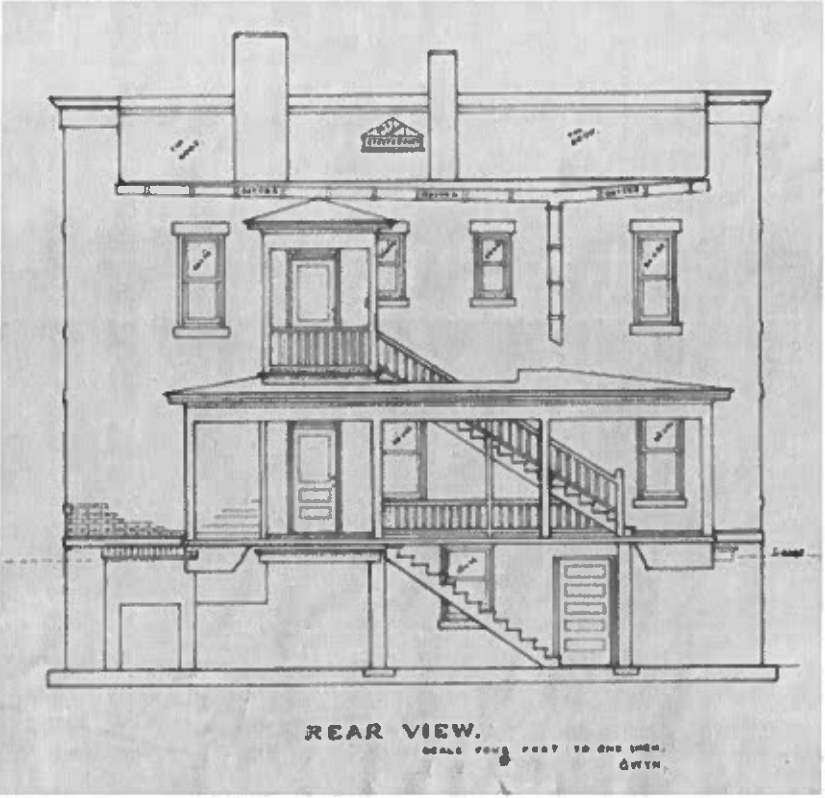
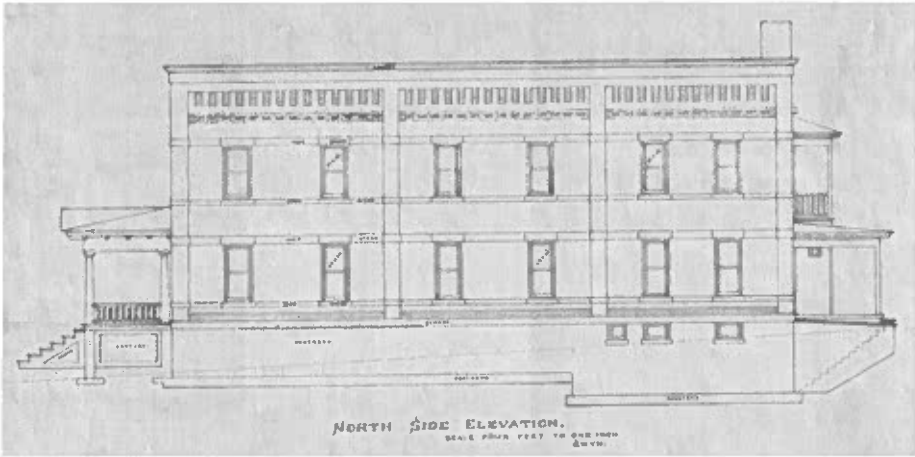
The Chestnut House is locally significant under City of La Junta **Criterion A** for its value as part of the development of the city. The building was one of the first lodging houses in this area of downtown as it expanded south and west, an area originally dominated by single-family dwellings. Today, it remains one of a few extant lodging houses from the early twentieth century, a time when La Junta was attracting more and more new residents who needed a place to stay as they gained a foothold in the city.

The Chestnut House is also significant under City of La Junta **Criterion F** and State and National Registers Criterion C for its Architecture, as an excellent example of an early twentieth-century lodging house with Late 19th and Early 20th Century Revival styling that evokes some Classical elements, such as the corbelled brick cornice and porch with pediment.

4) Site Plan/Maps:

Original drawings by architect John Gwyn





1906 Sanborn Map



Sanborn Map Comparisons, 1900-1946

Sanborn Map Comparisons

<p>January 1900 sheet 1</p>	<p>July 1906 sheet 7</p>
<p>April 1911 sheet 7</p>	<p>November 1919 sheet 7</p>
<p>June 1931 sheet 9</p>	<p>February 1946 (1931 corrected) sheet 9</p>

Map of City of La Junta, 322 Santa Fe Avenue indicated with red dot



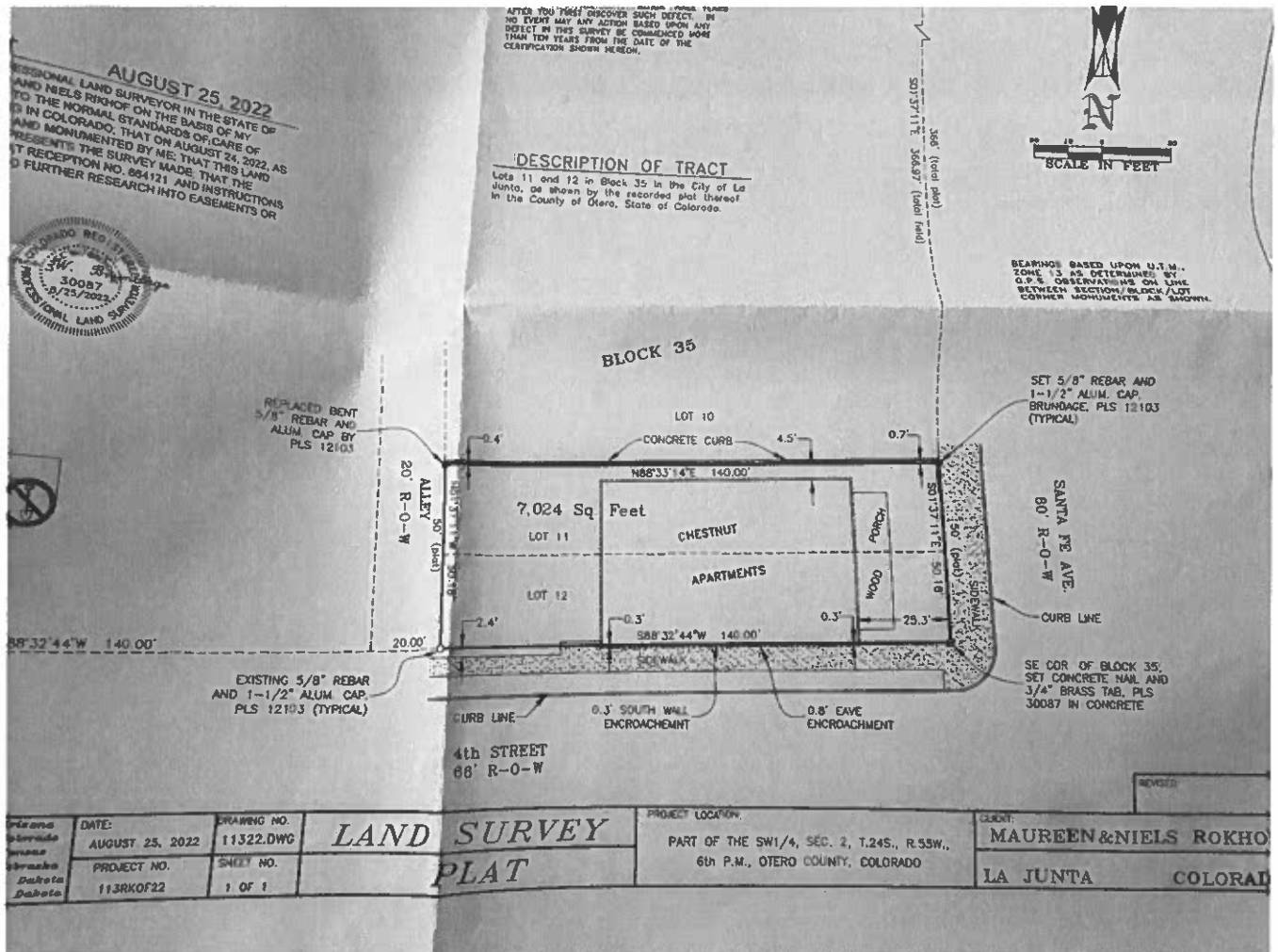
322 Santa Fe Ave.

La Junta, CO

Google Earth Image downloaded 11/14/2025



Brundage Land Survey, 8.22.2025



5) Proof of Ownership

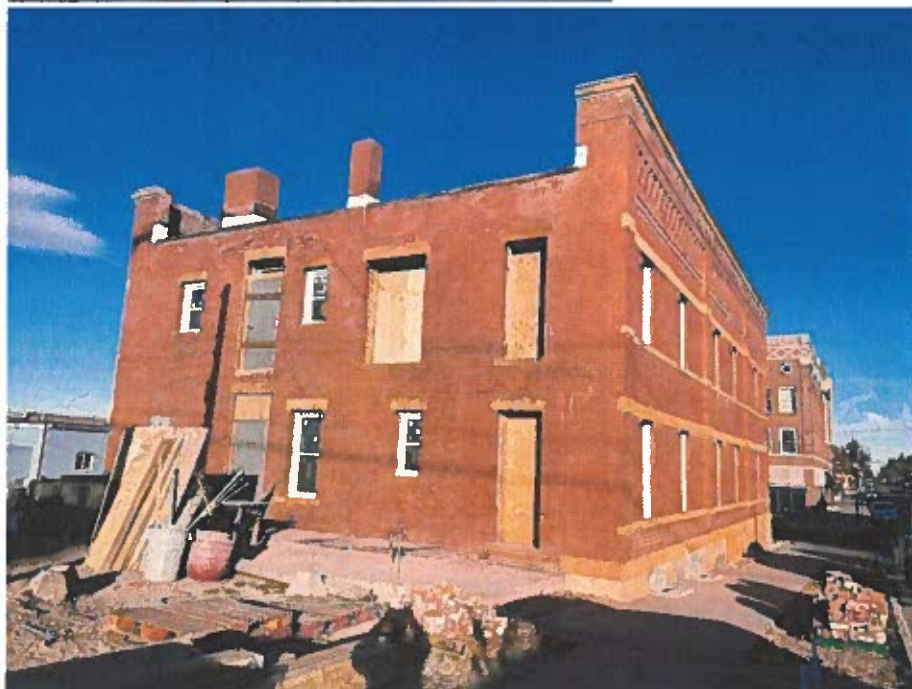
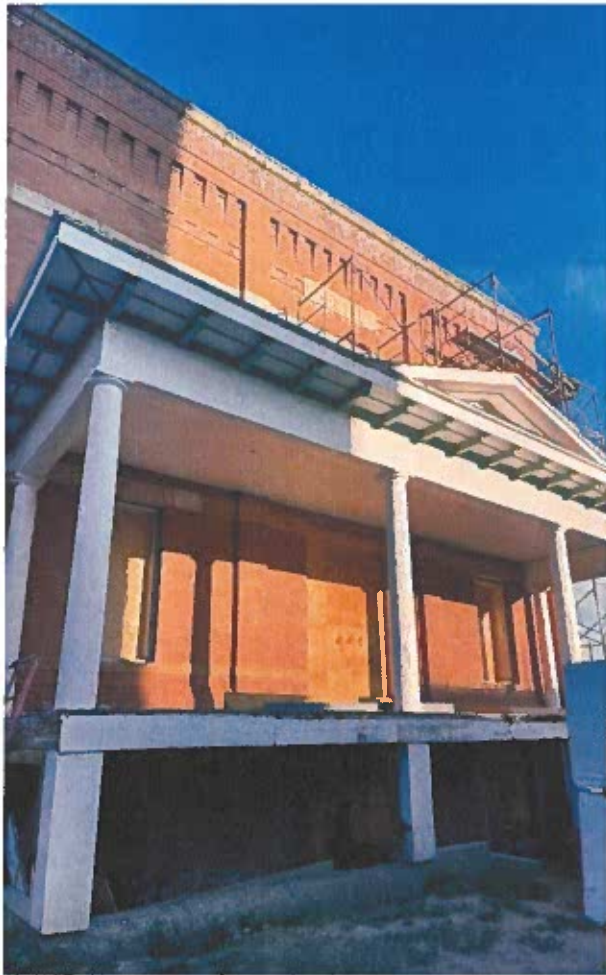
See attachments:

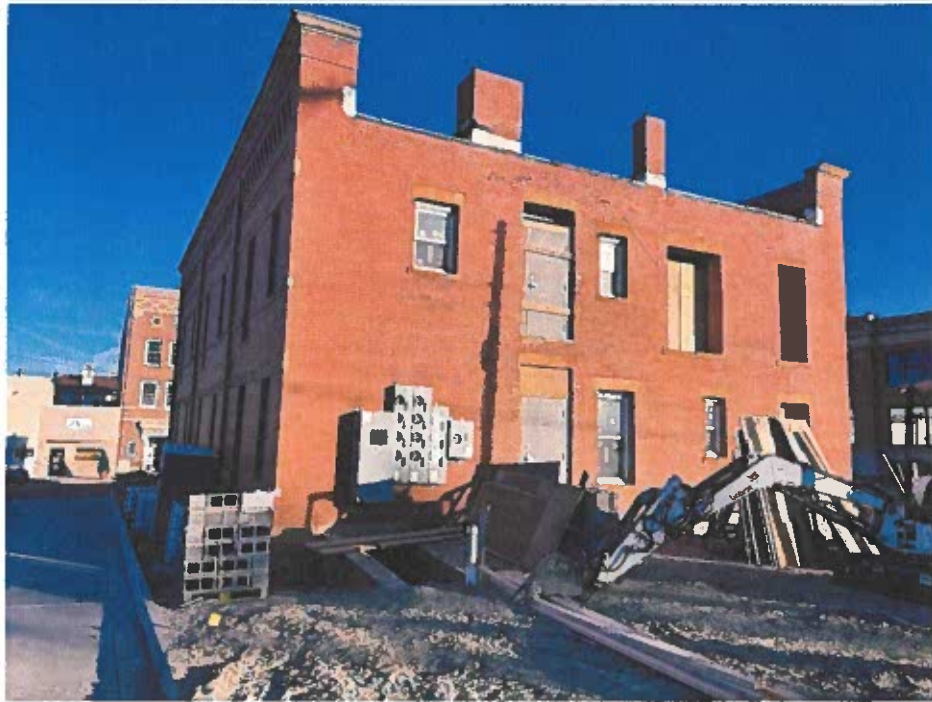
- Warranty Deed
- 2024 Tax Notice
- Parcel information from Otero County website

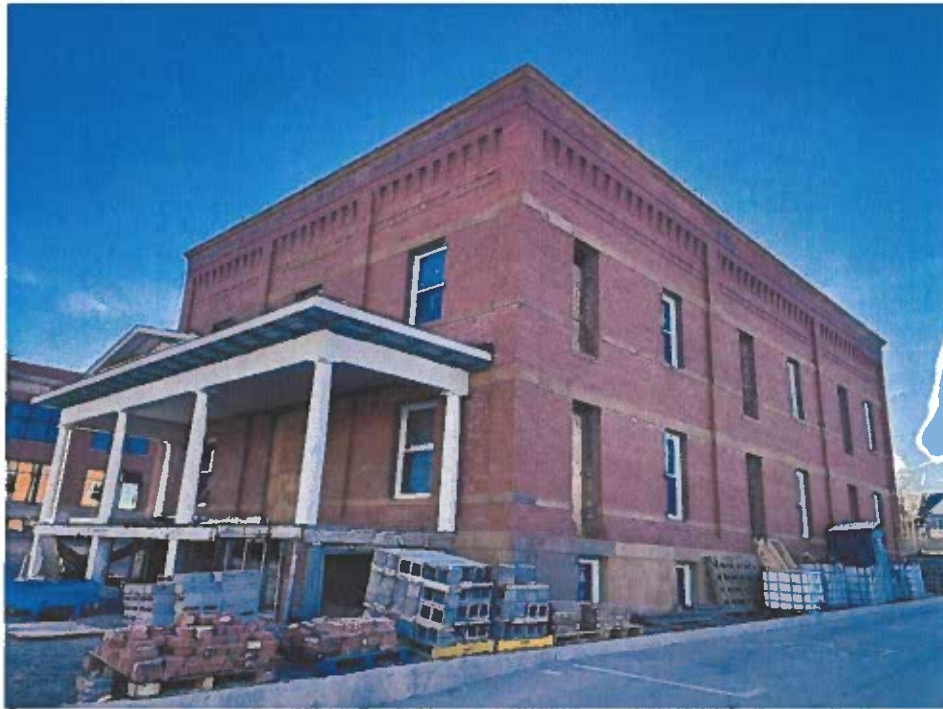
6) Bibliography and Photographs - see section F above for Bibliography

There are no known historical photos.

Current Photos:









7) Signatures - in application

SPECIAL WARRANTY DEED

State Doc Fee
Recording Fee

THIS DEED, Made this 8th day of February, 2022, between GOLDEN CONSTRUCTION, LLC of the said city and County of Denver and State of Colorado, grantor, and MAUREEN RIKHOF and NIELS RIKHOF whose legal address is: 710 LINCOLN AVE, LA JUNTA, CO 81050 of the County of Otero, and State of Colorado, grantee

WITNESS, that the grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with improvements if any, situate, lying and being in the said County of Otero and State of Colorado described as follows:

Lots 11 and 12 in Block 35 in the City of La Junta, as shown by the recorded plat thereof.
In the County of Otero, State of Colorado.


also known by street and number as: 322 SANTA FE AVE., LA JUNTA, CO 81050

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

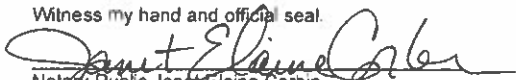
GOLDEN CONSTRUCTION, LLC


Paul Heguy
Manager

State of Colorado
County of Crowley

The foregoing instrument was acknowledged before me this 8th day of February, 2022 by Paul Heguy for GOLDEN CONSTRUCTION, LLC.

Witness my hand and official seal.


Notary Public Janet Elaine Corbin
My Commission Expires: February 16, 2025

JANET ELAINE CORBIN
Notary Public
State of Colorado
Notary ID # 20174006782
My Commission Expires 02-16-2025



SHARON JONES
OTERO COUNTY TREASURER
 P.O. BOX 501
 LA JUNTA, CO 81050

2024
Tax Notice
 464302322010
 107801

LEGAL DESCRIPTION (MAY BE INCOMPLETE)
 LOTS 11 & 12 BLK 35 LJ B1021 P196: B1061 P425
 #589313 #623545 #624287 #633241-PT
 107801

SCHEDULE NO	TYPE	TAX YEAR	TAX DISTRICT
107801	Real	2024	008

662516**G50**0.956**1/8*****AUT05-DIGIT 81091
 RIKHOF MAUREEN & RIKHOF NIELS (JT)
 710 LINCOLN AVE
 LA JUNTA CO 81050-2237

Do Not
Mail Cash
 Make Checks Payable to:
 Otero County Treasurer
 P.O. Box 501
 La Junta CO 81050

Taxing Authority	Mill Levy	Amount
OTERO COUNTY	21.94800	27.73
EAST OTERO R-1 SCHOOL DIS	27.00500	34.11
EAST OTERO SCHOOL DISTRICT	5.22700	6.60
CITY OF LA JUNTA	3.10400	3.92
LA JUNTA RURAL FIRE DIST	6.35000	8.02
SOUTHEAST COLO WATER CONS	0.74700	0.94
LOWER ARK VALLEY CONS DIS	1.50300	1.90

LOCATION: 322 SANTA FELA JUNTA 81050
Actual Value 53,920
Assd. Land Value 0
Assd. Imp Value 0
Total Assd. Value 1,263
Mill Levy 65.88400
Tax \$83.22
CITY OF LA JUNTA VACANT B 350.00
TREASURER'S FEES SPECIAL 105.00
Total Due \$538.22

To pay by credit card,
 call our office at 719-383-3030

Without State Aid Your School Tax Rate Would be 173.201
 Consider this your Notice of Valuation if there were no changes to your Property. You have the Right to Protest your Valuation with the Assessor's Office between May 1, 2025 and June 1, 2025

PLEASE RETAIN THE TOP PORTION OF THE APPROPRIATE STUB



For accessibility assistance with documents, links, and information on this website, please call the Commissioners' Office at (719) 383-3000.

Select Language



Otero County

PARCEL 000000107801

Owners

RIKHOF MAUREEN & RIKHOF NIELS (JT)
710 LINCOLN AVE
LA JUNTA, CO 810502237

Parcel Summary

Location	322 SANTA FE LA JUNTA, CO 81050
Use Code	<u>RES: Residential</u>
Tax District	<u>0008: DISTRICT 008</u>
Mill Levy	65.884000
Acreage	.0000
Neighborhood	<u>La Junta, Swink Nbhd 1</u>

Legal Description

LOTS 11 & 12 BLK 35 LJ B1021 P196; B1061 P425 #589313
#623545 #624287 #633241-PT

Current Values

STANDARD	2025
Total Building Value	\$50,000
Total Extra Features Value	\$0
Total Land Value	\$3,920



STANDARD	2025
Full Market Value	\$53,920
Exempt Value	\$0
Taxable Value	\$53,920
Assessed Value	\$3,370
School Assessed Value	\$3,770

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$50,000	\$50,000	\$50,000	\$34,776	\$34,776	\$34,776	\$34,776
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920
Full Market Value	\$53,920	\$53,920	\$53,920	\$38,696	\$38,696	\$38,696	\$38,696
Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$53,920	\$53,920	\$53,920	\$38,696	\$38,696	\$38,696	\$38,696
Assessed Value	\$3,370	\$1,263	\$1,263	\$2,632	\$2,766	\$2,766	\$2,766
School Assessed Value							

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Sale Price	Ownership
664121	2022-02-08	<u>Special Warranty Deed</u>	Improved	\$55,000	Grantor: GOLDEN CONSTRUCTION LLC Grantee: RIKHOF MAUREEN & RIKHOF NIELS (JT)
639374	2014-09-19	<u>Special Warranty Deed</u>	Improved	\$37,500	Grantor: VIGIL MICHAEL J, VIGIL RENEE C & NOLA MARGARITA Grantee: GOLDEN CONSTRUCTION, LLC
639373	2014-09-17	<u>Statement of Authority</u>	Improved	\$0	Grantor: GOLDEN CONSTRUCTION, LLC Grantee: HEGUY PAUL
637299	2014-01-22	<u>Special Warranty Deed</u>	Improved	\$35,000	Grantor: BV VENTURES, LLC Grantee: VIGIL MICHAEL J.
637298	2014-01-09	<u>Statement of Authority</u>	Improved	\$0	Grantor: BV VENTURES LLC Grantee: BJORNSRUD GARY L, MEMBER
633241	2012-11-28	<u>Public Trustee Deed</u>	Improved	\$0	Grantor: OTERO COUNTY PUBLIC TRUSTEE Grantee: BV VENTURES LLC

Official Record	Date	Type	V/I	Sale Price	Ownership
624287	2010-03-15	<u>Warranty Deed</u>	Improved	\$0	Grantor: LA JUNTA URBAN RENEWAL AUTHORITY Grantee: CHESTNUT BLDG LLC
623545	2009-12-04	<u>Warranty Deed</u>	Improved	\$0	Grantor: CITY OF LA JUNTA HOUSING AUTH Grantee: LA JUNTA URBAN RENEWAL AUTHORITY
C13978	2002-09-12	<u>Warranty Deed</u>	Improved	\$75,000	Grantor: ROSALES OLGA I Grantee: CITY OF LA JUNTA HOUSING AUTHORITY
578699	2000-10-31	<u>Unknown</u>	Improved	\$130,000	Grantor: ROSALES OLGA I Grantee: VALDEZ JOSEPH
552634	1996-08-02	<u>Unknown</u>	Improved	\$92,000	
543546	1994-11-01	<u>Unknown</u>	Improved	\$55,000	
533889	1992-09-30	<u>Unknown</u>	Improved	\$45,000	

Buildings

Building # 1, Section # 1, Apartment w/9 + Units, Apartment, 2 Story

Type	Model	Heated Sq Ft	YrBlt	EFY	Code	Description
<u>RES</u>	<u>300</u>	6440	1908	1954	1225	MULTI-UNITS(9 +)-IMPRVMTS

Components

Code	Description	
<u>163</u>	Masonry Concrete Block	100%
<u>202</u>	Built-up Rock	100%
<u>301</u>	Baseboard, Hot Water	100%
<u>601</u>	Plumbing Fixtures	66.0000
<u>602</u>	Plumbing Rough-ins	1.0000
<u>804</u>	Basement Garage Finish Area	2620.0000
<u>901</u>	Open Slab Porch	713.0000

Structural Elements

Type	Description	Qty
<u>BED</u>	Bedrooms	10.00
<u>BTHF</u>	Bath-Full	12.00

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>GLA</u>	6,440	100%	6,440

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Acreage
<u>1125</u>	MULTI-UNITS(9 +)-LAND	<u>8430</u>			7,000.00	<u>PSF</u>	0.00

Notices of Value

Not found for this property.

Disclaimer

All parcel data on this page is for use by the Otero County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of perennials, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Otero County Assessor's Office as of December 15, 2025.



CITY OF LA JUNTA
 601 Colorado Ave. / P.O. Box 489
 719-384-5991
 LA JUNTA, CO 81050
www.lajuntacolorado.org



APPLICATION FOR HISTORIC SITE DESIGNATION

A FEE OF \$100.00 MUST BE PAID AT THE TIME OF SUBMITTAL OF AN APPLICATION.

Application should be typed or clearly hand written in black ink. All blanks should be filled out. If information is unknown or none exist, please indicate that information. The completed application, fee, and all supporting documents should be submitted to the City Clerk's Office at the above address.

1. LEGAL OWNER INFORMATION

NAME: Maureen + Niels Pikkhof HOME PHONE: Maureen (303) 525-6865
 STREET ADDRESS: 710 Lincoln Ave. WORK PHONE: Niels (719) 469-3388
 POST OFFICE BOX (if applicable): _____ CITY: La Junta STATE: CO ZIP: 81050

2. BUILDING/STRUCTURE INFORMATION

HISTORIC BUILDING/STRUCTURE NAME: 902 Bellevue Ave / Fisher Apartments / International Cultural Exchange
 CURRENT BUILDING/STRUCTURE NAME: 902 Bellevue
 LEGAL DESCRIPTION OF PROPERTY INCLUDING TOWNSHIP AND RANGE: _____ PARCEL NUMBER: 464310125001
Lots 1 through 4 blk 11 LT Mt. View

STREET ADDRESS: 902 Bellevue Ave.
 CITY: LA JUNTA STATE: COLORADO ZIP: 81050
 ORIGINAL OWNER: John Fisher
 Source of Information: 1908 La Junta Tribune, 1909 La Junta City Directory
 DATE OF CONSTRUCTION: Began: _____ Completed: 1906
 Source of Information: 902 Bellevue Deed Book
 ARCHITECT: Unknown
 BUILDER/CONTRACTOR: Saunders
 Source of Information: 1924 La Junta Tribune
 EXTERIOR WALL MATERIAL: Frame Brick Veneer
 # OF STORIES: 2
 BUILDING/STRUCTURE DIMENSIONS: 45' x 58' 5", front porch 10' x 26'

3. BUILDING/STRUCTURE HISTORY AND SIGNIFICANCE

CURRENT USE: see attachment

HISTORIC USE(S): Include historical photos of the building/structure, Sanborn maps and any other historical maps

see attachment

ARCHITECTURAL DESCRIPTION: Remember to provide photographs of the building/structure

See attachment

CONSTRUCTION HISTORY: Include description and dates of major additions, alterations, or demolitions

see attachment

HISTORICAL BACKGROUND: Describe important persons and events associated with this building/structure

see attachment

BIBLIOGRAPHY: Cite the books, and other sources used

see attachment

SIGNIFICANCE: Check appropriate categories - see attached sheet for criteria for Designation of Historic Sites

Architectural Significance/Historical Significance:

<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> D	<input type="checkbox"/> G	<input type="checkbox"/> J
<input type="checkbox"/> B	<input type="checkbox"/> E	<input type="checkbox"/> H	<input type="checkbox"/> K
<input checked="" type="checkbox"/> C	<input type="checkbox"/> F	<input type="checkbox"/> I	

STATEMENT OF SIGNIFICANCE Briefly justify the significance checked above


see attachment

4. A LEGIBLE DETAILED SITE PLAN, A MAP SHOWING THE PARCEL LOCATION, AND A USGS TOPOGRAPHIC MAP MUST ACCOMPANY THIS APPLICATION. PLEASE REFER TO THE INSTRUCTIONS FOR THE COMPLETION OF THE SITE PLAN.

5. PROOF OF OWNERSHIP OF THE PROPERTY MUST BE ATTACHED TO THIS APPLICATION.

6. ALL SUPPORTING DOCUMENTS VERIFYING THE ABOVE STATEMENTS SHOULD BE INCLUDED WITH THE APPLICATION ALONG WITH PHOTOGRAPHS.

7. THIS IS TO CERTIFY THAT (I)(WE) AM/ARE THE LEGAL OWNER(S) OF THE PROPERTY BEING REQUESTED TO BE DESIGNATED A HISTORIC SITE, (I)(WE) HAVE COMPLETED THIS APPLICATION AND THAT ALL STATEMENTS THEREIN ARE TRUE AND CORRECT TO THE BEST OF (MY)(OUR) KNOWLEDGE.

SIGNATURE: 	DATE: 1/16/2026
SIGNATURE: 	DATE: 1/16/26
SIGNATURE: _____	DATE: _____

INSTRUCTIONS FOR COMPLETING APPLICATION

1 Applicant Information The applicant must be the legal owner of the property for review. All information must be current.

2 Building/Structure Information

- A Historic Building/Structure Name Original and subsequent names of the building, if known
- B Current Building/Structure Name Current name of the building, legal description of the property as documented on the deed, and the correct street address
- C Original Owner Name of Original Owner of the property and the source of the information
- D Construction Information Date of Construction, when construction began and completion date, and any pertinent information regarding the construction.

3 Building/Structure History of Significance

- A Current Use How is the property currently being used
- B Historic Use(s) List any historical uses of the building. If none or unknown, please indicate
- C Architectural Description List materials, finishes, spacial relationship, distinguishing features ect.. Photographs showing all sides of the building should be included with this application
- D Construction History List any additions, alterations, or remodels of any sort
- E Historical Background Describe persons or events associated with the property
- F Bibliography Cite books, articles and other sources used in preparing this form
- G Significance Check all appropriate boxes and give written explanation for those that are checked

4 Site Plan/Maps A detailed site plan must be included with the application showing property lines and distances from all structures to the property lines. Site plan is preferred to be scaled. Scale size may be determined by the size of the property to be reviewed. If the nomination boundary differs from that of the parcel boundary/legal description, please explain why.

5 Proof of Ownership Any current document stating the legal owner of the property may be submitted as proof of ownership.

6 Supporting Bibliography and Photographs Submit a bibliography of primary and secondary sources supporting your research as well as historical photos, sanborn maps, and any other historical maps of the site. Please do not submit original documents.

7 Signatures Application must contain the signatures of all legal owners of the property. If the property is owned by more than the allotted signature lines allow additional signatures may appear at the bottom of this page.

Application for Historic Site Designation
902 Belleview Avenue, La Junta CO 81050
Attachments

3) Building/Structure History and Significance

A Current Use:

902 Belleview Avenue is currently occupied as a multi-family residential property.

B. Historic Use:

From the time 902 Belleview was completed in 1906, it has been a residential property. The home has always welcomed tenants as even the original owner, John Fisher, rented out rooms to individuals in the community. Over its history, 902 Belleview Avenue has been a primary residence with additional rooms rented, became lodging for the Mennotie Hospital and Sanitarium from 1943-1973, and was sold to Tom and Sallie Hibbs in 1973. The Hibbs hosted students and scholars who were coming to La Junta to study or teach at Otero Junior College for the next 4 decades. 902 Belleview was known throughout La Junta as the International Cultural Exchange. A common thread through the historic use of this home is that it has always served as a gathering place for family, friends, community and strangers alike.

C. Architectural Description:

This home exhibits late-19th-century Victorian design, most closely aligned with the Queen Anne style, expressed in masonry rather than wood siding. The irregular footprint and varied rooflines are hallmarks of Queen Anne architecture, giving the building a dynamic, picturesque presence. Rather than heavy applied trim, detailing is expressed through brickwork, window shapes, and roof geometry, suggesting a restrained but refined Victorian aesthetic.

The two-story building sits on the southwest corner of Belleview Avenue and 9th Street and faces east. A secondary entrance faces north. The grade of the parcel slopes slightly downward from west to east. The building has a raised concrete basement with a nearly full-width porch at its front (east) side. Red pressed brick is the primary exterior wall material. The construction and architectural style is a good representation of the style in the early 1900's with a colonial revival inspired style. The exterior of this home changed very little since its original construction. Minor repairs to brickwork, stained glass and leaded glass windows, and the addition of the new custom sized, up-to-code windows and doors are the few external changes that have been made. All windows are one-over-one unless noted otherwise. The roofline features decorative shingle cladding.

East Side: The east facade features a nearly full-width flat-roof raised porch. Brick columns support the roof which has overhanging eaves. The porch is accessed from the street level via concrete steps at the center of the porch. The door on the left is adorned on the sides and above with ornate stained glass windows. A second door is positioned in the middle of the porch with a large picture window to the right of both doors. The second level of the porch is a balcony accessed from a single door on the second floor. Additionally, there are 2 windows on the 2nd floor and a smaller window with leaded glass positioned in the middle of the gable. There is a Queen Anne style tower on the northeast corner of the home featuring 9 windows; 3 at each level with the 3rd level rising above the 2nd floor of the home. A cone shaped roof adorns the top of the turret. The turret rises from a masonry base of stone lintels and sills and is topped by a metal finial.

South Side: Eight double-hung windows are on the second floor with five double hung windows on the first floor. In the center of the first floor, there is a round-arched window opening within a segmental-to-semicircular masonry arch. The arch is emphasized by a projecting stone arched hood. The arch is composed of layered stone courses rather than a keystone. A projecting stone sill anchors the window at the base. The original portion of the home and the addition blend seamlessly from this perspective.

West Side: The back of the building features three doors; one into the first floor, one into the second floor at the top of a wooden deck that is not part of the original construction, and the third leads to the basement of the home. The eight windows are set within the brick wall with flat stone lintels and projecting stone sills. There are two small hopper windows on either side of the door that enters the first floor. The hopper windows also feature stone lintels and sills. A white wooden slatted fence and porch provide access to the second floor and a sitting area off of the main floor's back entrance.

North Side: The primary facade features a regular rhythm of tall, vertically proportioned window openings set within red brick masonry walls. Nine windows are rectangular with flat stone lintels and projecting stone sills. Two openings incorporate round-arched heads with stone hood molds providing emphasis at the principal bay window and entrance. The roof is a moderately pitched hipped roof and is intersected by front-facing gables. A concrete stoop leads to a doorway featuring a decorated wooden door with an oval opening and smaller rectangular window above. A decorative stained glass window that has been restored is placed above the large window in the center of the wall.

A carriage house, also of red brick and concrete foundation construction, sits in the southwest corner of the property and has had very little, if any, change to its original construction. A

carport built of red brick sits on the foundation of a smaller home that was built on the property by Fisher in the 1910's. The carport was built by the Hibbs in the 1980's.

D. Construction History:

After its 1906 original construction, the home has not experienced many major renovations, additions, demolitions, etc. In 1924, John W. Fisher paid for an addition to make the home the size it is now - both stories were expanded on the west side of the home. Sometime before 1991, according to the owner Tom Hibbs, the old frame house in the back was removed to create a space that currently is covered by a car port. The frame house's foundation was used as the car port's foundation. In 2022, the home was further restored with stabilization to the foundation and brickwork as well as changes to the interior spaces, maintaining light fixtures, trim and the historic stained glass windows to the greatest extent possible.

E. Historical Background:

John W Fisher of La Junta's historic John Fisher Hose Company purchased the land on which 902 Belleview was built on October 23, 1900. The day after Christmas, on December 26, 1906, Mr. Fisher and his wife, Anna E. Fisher, signed a mortgage with The National Savings and Trust Company for the home. Based on the cornerstone at the front of the home, J. W. Fisher himself built the original section of the 2-story home.

The Fishers were a prominent family in early 1900s La Junta, with Mr. Fisher operating a Book store on 2nd Street and Mrs. Fisher hosting a great deal of social events at their home. In addition, John Fisher is historically significant in La Junta due to his association with the Hose Company that bears his name. Chartered in 1882, the volunteer fire department is regarded as the oldest in the state of Colorado. Mr. Fisher co-published the "La Junta Souvenir" book with F.B. Mason in 904, offering insight into the town's origins as a railroad junction. The book documented La Junta's growth from a temporary rail stop in 1875 to an incorporated town in 1881.

The Fishers lived in the home with their daughter for a number of years before hiring Contractor Saunders to remodel the home. A newspaper clipping from May 12, 1924 reads "This magnificent home will be enlarged and made into four 4-5 room apartments ... The improvements will be completed soon after August 1. Mr. Fisher stated this morning that he already has applications for the renting of all the apartments." After completion, the J. W. Fisher Apartments had tenants in and out until John Fisher's death in 1937.

After Mr. Fisher's death, the home was deeded to the administrator of his estate, Major Thomas F. Mishou Jr., the husband to their daughter. Mr. Mishou owned the home until September 3, 1943 when he sold it to the Mennonite Board of Missions and Charities (of which Mishou was an administrator). From 1943-1973 the building changed names many times but served as lodging for nurses of the Mennonite Hospital in La Junta during this timespan. At one point during this period (1948), 19 female renters resided in the Mennonite Student Nurses Home.

The Mennonite community played a significant role in La Junta's early history. They established a significant presence in the Arkansas Valley area starting in 1903, forming the mother church for Colorado Mennonites and pioneering a crucial hospital and nursing school, the Mennonite Hospital and Sanitarium, which later became the Arkansas Valley Regional Medical Center. Established in 1915 by the Mennonite Board of Missions and Charities, the hospital was a particular draw for tuberculosis patients drawn to Colorado's climate. The La Junta Mennonite School of Nursing was formed in 1949 and partnered with the housing available at 902 Belleview to train Christian nurses. Driven by agricultural opportunities, groups from Ohio and Nebraska settled in both nearby East Holbrook and within the city of La Junta, creating both strong rural and urban presence, the Mennonite community focused on farming, faith, and service. The original La Junta church closed in the 1980s. The La Junta congregation, organized May 4, 1903, became the foundation for Mennonites in Colorado, with its first meetinghouse in an old Presbyterian church.

The Mennonites sold the home to Tom and Sallie Hibbs in 1973. With some minor renovations and fixes to turn the rooms available back into 6 apartments, the Hibbs began renting apartments in the home again. Somewhere along the way, the couple began taking in foreign exchange students from Otero Junior College. At one point, Tom shared that they were using the entire upstairs space to host 17 exchange students from all over the world. During this time, the Hibbs began calling the home the International Cultural Exchange in honor of the international students they hosted and the cultures shared within the walls. Eventually, the college built sufficient housing for international students to live on campus, and the available units began to be rented once more to local teachers, nurses, doctors, etc.

In early 2022, the Hibbs sold 902 Belleview to Otero College's Director of International Relations, Maureen Rikhof, and her husband Niels Rikhof. The Rikhofs own and operate Carpe Construction and have made it their mission to restore the home to its former glory. This has included restoration of the exterior of the home, landscaping, and renovating the interior of the home to modernize it while preserving the historical integrity of the home.

The story of 902 Belleview is one of rich history, countless stories, and never-ending community gathering. We believe that our request to designate 902 Belleview as a historic site in La Junta is backed by apparent evidence of significance both to the people and communities who have been part of its story in the past and to those who will be part of this home's rich and ongoing history.

F. Bibliography:

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[https://gameo.org/index.php?title=Mennonite_Hospital_and_Sanitarium_\(La_Junta,_Colorado,_USA\)](https://gameo.org/index.php?title=Mennonite_Hospital_and_Sanitarium_(La_Junta,_Colorado,_USA))

G. Significance:

A -The property has character, interest or value as part of the development, heritage or cultural characteristics of City, County of Otero, State of Colorado, or the United States of America.

C - Its identification with a person(s) who significantly contributed to the culture and development of City, County of Otero, State of Colorado or the United States of America.

D - Its exemplification of the cultural, economic, social or historic heritage of City, County of Otero, State of Colorado of the United States of America.

Statement of Significance:

902 Belleview Avenue is locally significant under City of La Junta **Criterion A** for its value as part of the development of the city. The building was a lodging house for members of the Mennonite

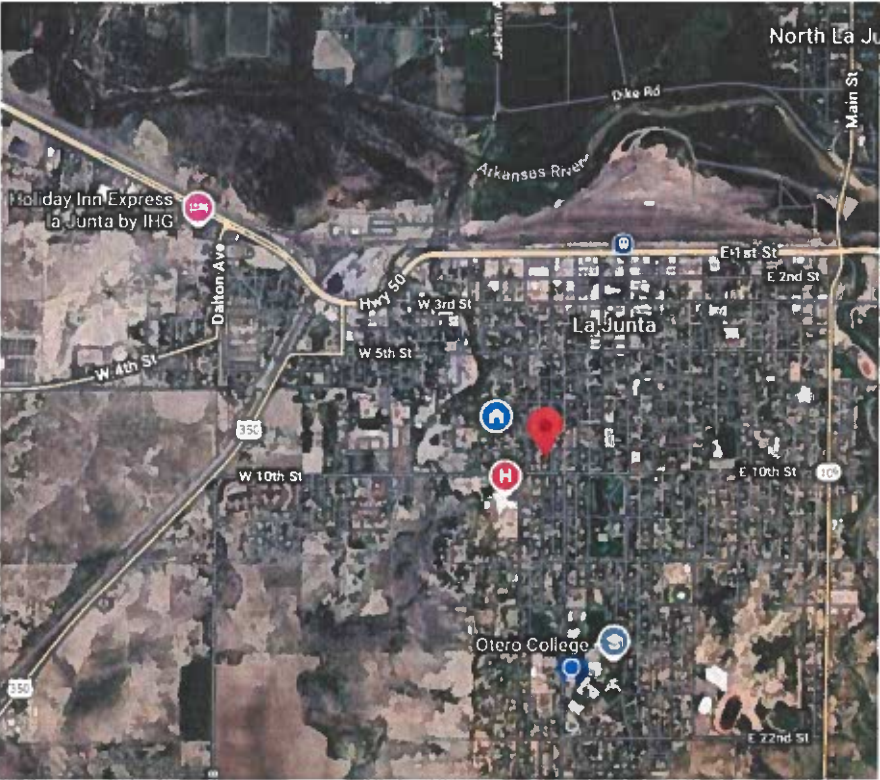
community that built and ran the local hospital. Today, it remains as a multi-family residential home.

902 Bellevue Avenue is also significant under City of La Junta **Criterion C** for its identification with a person who significantly contributed to the culture and development of the City, County of Otero, State of Colorado or the United States of America. John Fisher is a historically significant figure in La Junta's history and his role as the builder and original occupant and owner of 902 Bellevue lends to its local historical significance.

902 Bellevue is also significant under City of La Junta **Criterion D** as it is an exemplification of the cultural, economic, social or historic heritage of the City, the County of Otero, the State of Colorado or the United State of America. The presence of the Mennonite community and the purchase of the property by the Mennonite Board of Missions and Charities to use the property as a boarding home and teaching space for the nurses working at the Mennonite hospital next door is a significant chapter of La Junta's history.

4) Site Plan/Maps:

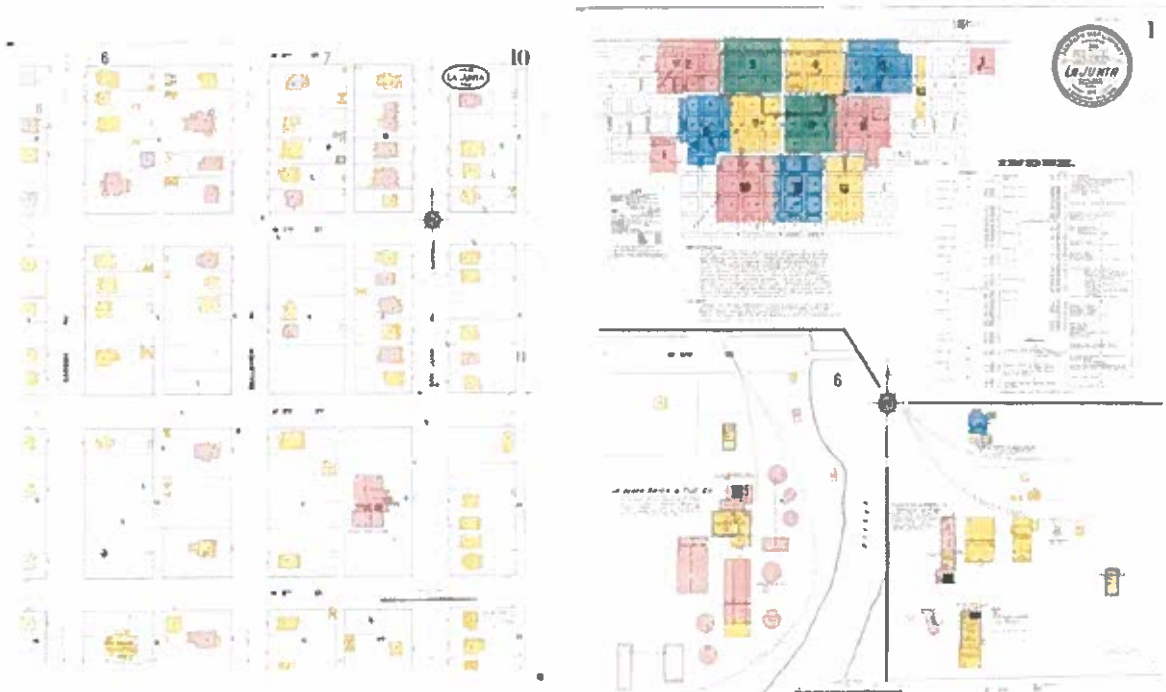
Google Map View, 902 Bellevue Avenue indicated by red marker



Zoomed in Google Map of neighborhood surrounding 902 Bellevue Avenue



Sanborn Maps dated April, 1911



5) Proof of Ownership

See attachments:

Warranty Deed

Screenshot of Otero County Property Records

2025 Property Tax Receipt

6) Supporting Bibliography and Photographs:

See section F above for Bibliography

New Residence of J.W. Fisher Belleview Avenue. (1908, January 4). La Junta Tribune.



NEW RESIDENCE OF J. W. FISHER, BELLEVIEW AVENUE

Photo published by J. W. Fisher



Historic Photo of South Belleview Avenue La Junta, 902 Belleview is the leftmost home



Plaque encased in the front porch of 902 Belleview Avenue



Contemporary photo of 902 Belleview Avenue

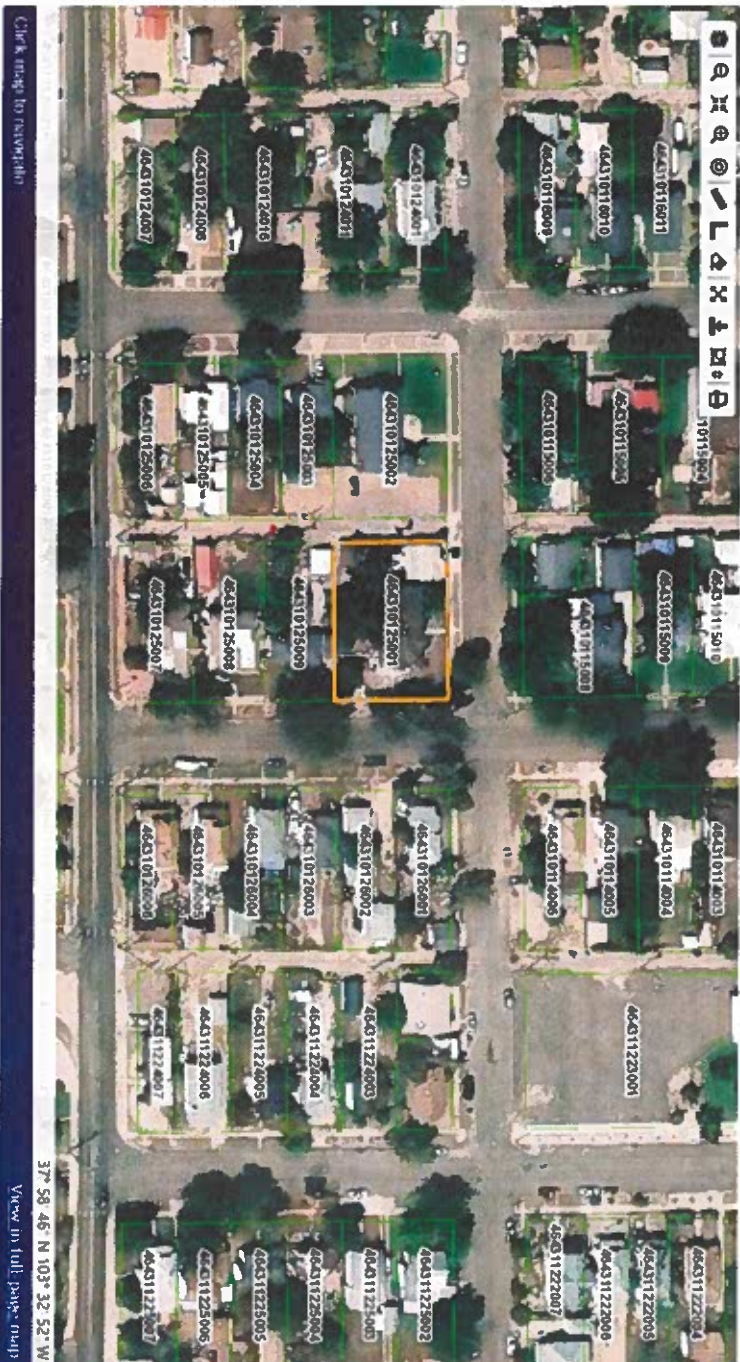


Owners
 RIKHOF NIELS F & RIKHOF MAUREEN (JT)
 710 LINCOLN AVE
 LA JUNTA, CO 810502237

Parcel Summary

Location	902 BELLEVIEW LA JUNTA, CO 81050
Use Code	RES: Residential
Tax District	0010- DISTRICT 010
Mill Levy	66.188000
Area(sq)	0000
Section	3
Township	24
Range	55
Neighborhood	La Junta, Spring Neck 2

Legal Description
 LOTS 1 THRU 4 BLK 11 LUMVIEW B801 P521 MS#
 6429 1010 BY MIS. MS# 6429 DELETED 7/93 BY JHM. RCPTN.
 BL. LT. SEC. 3 TWN. 24 RANG. 55



Otero County Treasurer

Sharon Jones

Account	Parcel Number	Receipt Date	Receipt Number
109043	464310125001	Apr 30, 2025	2025-04-30-9-29687-P

RIKHOF NIELS F. & RIKHOF MAUREEN (JT)
 710 LINCOLN AVE
 LA JUNTA, CO 81050-2237

Situs Address	Payor
902 BELLEVIEW LA JUNTA 81050	RIKHOF NIELS F. & RIKHOF MAUREEN (JT) 710 LINCOLN AVE LA JUNTA, CO 81050-2237

Legal Description
 LOTS 1 THRU 4 BLK 11 LJ MT. VIEW B801 P521; MS# 6429,1010 BY MIS; MS# 6429 DELETED 7/93 BY JHM;
 RCPTN- BL- LT- SEC- 3 TWN- 24 RNG- 55

Property Code	Actual	Assessed	Year	Area	Mill Levy
DUP/TRIPLEX LAND - 1115	10,360	694	2024	010	60.657
DUP/TRIPLEX IMPROVEMENTS - 1215	297,736	16,263	2024	010	60.657

Payments Received

Check Multi-Account Payment
 Check # 8165

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$1,117.20	\$0.00	\$1,117.20	\$0.00
				\$1,117.20	\$0.00
				Balance Due as of Apr 30, 2025	\$0.00