

AURORA LANDMARK PROPERTIES

NOMINATION FORM

City of Aurora
Historic Preservation Commission



SECTION A: SITE INFORMATION AND DESCRIPTION

1. *Name of Nominated Site*

Historic Name: **Carlson House**

Current Name: **Carlson-Holzer House**

2. *Address of Property*

Street Address: **1287 Chester Street**

County: **Arapahoe**

Zip Code: **80010**

3. *Geographic Description*

P.M.: Township: **3S** Range: **67W**

NW ¼ of **NW** ¼ of **SE** ¼ of **NW** ¼ of Section: **3**

UTM: **NAD83** Zone **13S** UTM East: **510363.87** UTM North: **4398487.88**

Quad Map: **Englewood** Year: **1965, rev. 1997** Map Scale: **7.5'**

Lot(s): **45, 46** Block: **3**

Addition: **Alvarado Place** Year of Addition: **1912**

Boundary Description: **1287 Chester Street is bound to the north by 13th Avenue, to the south by 12th Avenue, to the west by Boston Street, and to the east by Chester Street.**

4. *Legislative Information*

Aurora Ward #: **1**

Colorado House District: **42**

Colorado Senate District: **29**

5. *Site Owner*

Current:

Name: **Ashley Elizabeth Bromstrup, Michael Sargent**

Address: **1287 Chester Street** Phone: **(206) 229-5280**

City: **Aurora** State: **CO** Zip: **80010**

Historic:

Name(s): **Albert J. Carlson, Charles F. Holzer (former Mayor of Aurora)**

Source(s) of information: **Aurora Democrat, Vol. 3, No. 37. June 22, 1912. Aurora Democrat, Vol. 16, No. 40. July 3, 1925. US Federal Census: 1920, 1930, 1940.**

6. *Site Classification*

building(s) district site structure object area

7. *Site Condition*

excellent good fair deteriorated ruins

8. *Site Location*

original location moved (date of move _____)

9. *Site Use*

Historic: **Residential**

Current: **Residential**

SECTION B: DESIGN AND CONSTRUCTION INFORMATION

10. *Physical and Site Description:*

Built in 1911, the Carlson-Holzer House at 1287 Chester Street is a moderately sized (1118 sq. ft.), 1½ story house. The house's construction embodies the Craftsman architectural style using frame construction. A moderately-sloped side gabled roof tops the house. A front-gabled dormer with a small window sits in the center of the side-gabled roof on the front façade (fig. 27). Each of the rooflines possesses overhanging eaves and exposed rafter tails (fig. 16).

The house is constructed on a rectangular-shaped plan (oriented west-east) with one projection on the rear of the building (west elevation). This rear projection has a shed roof extending off of the side-gabled roof. A porch extends across the façade from underneath the side-gabled roofline. The main entrance faces east, fronting Chester Street (fig. 4).

East Façade - Porch

The façade has a large (26 ft. wide by 7 ft. deep) porch projecting from the house, tucked underneath the eaves of the side-gabled roofline. The main entrance is a historic, wooden door which is semi-glazed with four vertical muntins meeting three diamond muntin shapes at the top of the glass. A wooden screen door covers the main door, which also appears to be historic. The door sits slightly off center on the façade (fig. 9, 10).

There are two windows on the first floor of the façade, both identical in design and size. These windows flank the historic front door. The windows are both one-over-one, single-hung windows. The upper panel in each features four vertical wood muntins that meet diamond shaped muntins at the top of the panel. The windows are square in shape and are trimmed in wood, with a wooden sill beneath. Wooden storm windows cover the original windows (fig. 11-13).

The porch is supported by four sets of columns. Two center sets bookend the front steps and contain two columns while the outer sets, supporting the corners of the porch, have three columns in an "L" shape. The design is the same for each set of columns. Where the roofline meets the columns, a horizontal beam, tapered at each end, sits at the top of the column, parallel to the roofline. Approximately six inches down from the horizontal support, there is a crossbar beam, also tapered at each end, which connects two columns. The base of each column is attached to a larger, square (or "L" shaped in the corners) pedestal that is covered with horizontal wooden siding. A wood balustrade connects the pedestals (fig. 16-18).

Decorative (and original) hinged grates cover the opening to the ground underneath the porch. These wood-framed grates span between the foundational supports under the four columns. There are four total: two long grates in the front of the porch and two shorter ones on the north and south elevations of the porch (fig. 14).

East Façade – Upper Level

The upper ½ story appears above the front porch in the form of a front-gabled dormer. Centered in the dormer is a horizontally-oriented sliding window. The window is aluminum-framed and appears to be one of the few not original to the house. The window is trimmed in wood. Protruding from the front gabled dormer are three knee brace brackets: one supporting the roof peak and two others at the corners of the dormers. On the underside of each eave, rafter tails are visible, continuing the Craftsman style through the dormer (fig. 27).

South Elevation

The south elevation is flat with no projections, only fenestration. The wall consists of four windows; three windows on the main floor and one window in the gable end on the upper floor (fig. 24-25).

The two windows closest to the front of the house are single-hung, one-over-one, wood-framed windows. The furthest one east (towards the front façade) has the same configuration as the front windows: four vertical wooden muntins meeting diamond shaped muntins at the top of the panel. It also opens to the main front rooms. Both windows are the same width and height, and are vertically oriented. Both are trimmed in wood and covered in wooden storm windows. The window sitting furthest to the west (rear) is a small, fixed, glass block window. This is most likely where the restroom was originally, as the window is markedly smaller than the others (fig. 26).

On the second floor, a small one-over-one double-hung window sits at the peak of the gable end. The window is wooden-framed and is trimmed in wood. Just above the window is a knee brace that supports the peak of the gable (fig. 24).

Three knee brace brackets support the dramatic overhanging eaves. The first is in the peak of the gable and the other two are closer to the ends of the roofline. The overhanging eaves reveal a beadboard-covered soffit. The overhanging eaves on the south are characteristic of the Craftsman style (fig. 24-25).

West Elevation – Rear Projection

The rear elevation has a room-sized projection from the principal footprint. The projection is about half as wide as the rear façade's width and contains two fixed wooden windows. The two windows are equal in size and are both trimmed in wood. The projecting addition features a shed roof that extends at a different angle than the primary roofline (fig. 21, 23).

West Elevation – Principal Structure

The rear elevation of the principal structure houses the rear entry door. The entry door is semi-glazed with a nine-paneled glass feature on the top of the door and two wooden panels on the lower half. The door is painted yellow and the trim around the door is painted bright blue. On the north end, a meter and an electric panel are painted white and blend in with the siding (fig. 21).

North Elevation

The fenestration on the south wall of the Carlson-Holzer House is similar to the north. With two windows on the main floor and one window on the second floor, the north almost exactly mirrors the south (fig. 20).

Both windows on the main floor of the house are single-hung, one-over-one, wooden windows. The window nearest the front opens to the same large front room and features the same four vertical wooden muntins that meet the diamond shaped muntins at the top of the panel. This window is trimmed in wide-cut wood, while the window toward the rear of the house does not appear to have any trim. They are both covered in wooden storm windows (fig. 20).

The window in the peak of the gable is a small, one-over-one, double-hung, wooden window. It features a wooden trim surround. Just above the window sits one of three decorative knee braces, supporting the peak of the roofline (fig. 20).

The other two knee brace brackets are closer to the ends of the roofline, on each end of the house. The gable end features boxed eaves that are characteristic of Craftsman-style architecture.

Garage

Constructed in 1998, a small, one-car garage is located immediately west of the principal building. The façade has a large horizontally-oriented three panel slider vinyl window. Centered above the window is a fixed vent. A simple door is located near the southeastern corner of the garage and the southern elevation also has a small aluminum frame horizontal slider window. The roof is moderately sloped and side gabled. A single width modern garage door is located just left-of-center on the western elevation. Modest vertical wooden siding covers the elevations. The north elevation is not visible (fig. 22).

Exterior Finishes and Color Scheme

The house was originally finished in horizontal, tongue and groove siding with basic corner caps as molding. Currently, close-fitting aluminum siding mimicking woodgrain tops the wooden siding. Aluminum corner caps are present as well. This is a well-blended contemporary alteration. Additionally, though their sizes and configurations vary, all windows are wooden and framed in a basic casing, with minor sills and aprons; the only exception being the front dormer window which was replaced with a sliding aluminum window (fig. 20).

All exterior colors coordinate between the sides. The horizontal siding on the dormer and the rest of the walls are painted the same white color. The trim on the house is painted a vibrant blue color. The trim includes the columns, pedestals, and balustrades on the front porch, the fascia on the gabled ends, the knee braces on the dormers, and each window. The front door behind the wooden screen door is painted yellow (fig. 9-10).

Site Description

1287 Chester Street is a small (0.15 ac) lot. A small well-manicured front yard is bound by a historically-designed contemporary metal fence. The fence gate appears historic, though its origin is unclear. A couple of shrubs populate the south side of the yard while a large evergreen tree sits in the northeast corner of the yard. A concrete walkway extends from the house to the gate. On the other side of the gate, a set of concrete stairs leads down to the sidewalk that parallels Chester Street. On the south side of the grassy yard sits a moderately-sized deciduous tree (fig. 28).

Original Structure: **1911**

Additions or Alterations:

Aluminum siding added (1977); rear addition (1986); detached garage built (1998); re-roofed (2015)

Source of Information: **City of Aurora Building Permits**

11. *Architect, Builder, Engineer, Artist, or Designer*

Name: **Henry L. Wilson (Architect)**

Location: **Chicago, IL**

Source of information: **The Aurora Democrat, Volume II, Number 16, February 1, 1911; Henry L. Wilson, *The Bungalow Book*.**

12. *Architectural Style/Engineering Type*

Type/Style: **Craftsman**

Source of information: **Virginia McAlester, *A Field Guide to American Houses***

SECTION C: SITE SIGNIFICANCE

13. *Significance of Property*

Nomination Criteria:

- 1. The Property (District) Exemplifies or Reflects the Broad Cultural, Political, Economic, or Social History of the Nation, State, or Community.
- 2. The Property (District) Is Identified With a Historic Person or Historic Group Significant To National, State, or Local History.
- 3. The Property (District) Embodies Distinguishing Characteristics of an Architectural Type Inherently Valuable to the Study of a Period, Style, Method of Construction, or Indigenous Materials or Craftsmanship.
- 4. The Property (District) Is Representative as the Work of a Master Builder or Architect.
- 5. The Property (District) Contains the Possibility of Important Archaeological Discoveries in Prehistory or History.
- 6. The District Consists of a Definite Area That, Due To Its Unique Location or Singular Characteristics, Represents Established and Familiar Visual Features of the Neighborhood, Community, or City

14. *Period of Significance*

Period of Significance: **1911-1953**

Justification:

Albert Carlson built the house at 1287 Chester Street in 1911 and lived in the house until 1925, when the Holzer family bought the house. After Charles Holzer died, his wife, Frances, took over the home as well as Holzer's business. She and her two daughters lived in the house until 1953.

15. *Significance Statement*

The Carlson-Holzer House at 1287 Chester Street is eligible for Aurora Historic Preservation Landmark designation under Criterion No. 1 for its role in the settlement of new neighborhoods in Aurora. The structure is also eligible under Criterion No. 2 for its association with Charles F. Holzer, a former Mayor of Aurora in the 1930s. Finally, the structure is eligible under Criterion 3 for its embodiment of the Craftsman architectural style and bungalow plan.

Historic Background

Criterion 1

The Carlson-Holzer House at 1287 Chester Street was not constructed in Aurora's earliest residential settlement wave in the late 1880s and 1890s, but the house represents important subsequent suburban growth in the city. Platted in 1912, the Alvarado Place neighborhood was an early sign of growth in Aurora. The neighborhood is located south of Colfax Avenue, between Boston and Clinton Street, which was developing in 1911 when the house was built. In an *Aurora Democrat* article from 1912, the author states, "trees are being set out and the streets graded in Alvarado place, making that addition more desirable than ever. Excavation is completed for several residences to be built in the addition" (*Aurora Democrat* 1912). As Aurora was growing, new neighborhoods such as Alvarado Place were established, indicating the emergent wealth of the community.

In the last years of the 19th century, Donald Fletcher, original founder of the Town of Fletcher (now known as Aurora), chased the profit from Denver's eastward expansion following Colfax Avenue. Partnering with Thomas Hayden and Samuel Perry, Fletcher purchased and incorporated plots in the early 1890s. From the start, however, financial and legal troubles plagued Fletcher and his partners. Securing clean water proved to be a large, expensive problem for the developers. While some of Fletcher's mistakes were eventually corrected, he chose to leave town, leaving the town in debt and with many unsolved problems.

By 1911, when the Carlson-Holzer House was built, Aurora had risen from its troubled roots. It shed the appellative link to Donald Fletcher and had been officially known as "Aurora" for four years. In addition to the new name, Aurora enjoyed a new town hall, widespread telephone service, electricity, and *The Aurora Democrat* newspaper. In place of Fletcher's town board, Aurora's Board of Trustees was formed and began to consider the city's best interests. These achievements accompanied a rapidly-growing citizenry: from 1900 to 1910, Aurora's population tripled from 202 to 679 (Mehls, Drake, and Fell 1985).

After the turn of the century, there was renewed interest in Aurora, with new additions added every few years. East Colfax Avenue Park was platted in 1906, the Gilligan Addition was platted in 1907, and the Andersons Addition to Aurora in 1909. With these three new additions being platted just before Alvarado Place in 1912, Aurora's expansion was a result of this interest in the city. The house, built in Alvarado Place, Aurora's newest neighborhood at the time, and built before the addition was even platted, showed the growth in at the beginning of the 20th century.

Criterion 2

Albert J. Carlson and his family built the Carlson-Holzer house in 1911 and lived in the house until 1925. Mrs. Carlson was very involved with her church, Aurora Community Church, and Mr. Carlson was a car repairman for the Colorado and Southern Railroad (US Federal Census 1930). The couple had two daughters and a son during their residence. While the Carlson family built and first lived at 1287 Chester Street, the most recognizable figure connected to the property is Charles F. Holzer. Holzer was the 25th mayor of Aurora, serving from 1931 to 1937 (XL Directory Services 1931-1938).

Charles F. Holzer was born in Brooklyn, New York in 1896 and lived there until he moved to Aurora in 1923. He married Irma Lucille, a nurse at Fitzsimons, in 1924. The young family moved into the house at 1287 Chester Street in 1925. Shortly after their marriage and move into the Carlson House, Irma died from an operation complication. She left behind a five day-old child, Charles F. Holzer, Jr., who lived until he was just two years old (Aurora Democrat 1925).

In 1927, Charles married Frances Fay of Aurora. During this time, Charles was a cashier at the Fitzsimons branch of the First National Bank of Aurora, and eventually became the president. When the branch closed, Charles made his way into the world of insurance and real estate. In 1929, Holzer served his first term on City Council, and was elected mayor two years later. As mayor, Charles Holzer served for six years or three terms. His time as mayor was characterized by "the efficiency in which the financial affairs of the city were handled, and the thorough businesslike conduct of city matters" (Aurora Democrat 1939).

Charles F. Holzer passed away in 1939, two years after he stepped down from the position of mayor. He died in the hospital after a prolonged illness. He was survived by his wife, Frances, and their two children. While Holzer's death shook the town, Holzer's wife Frances continued to live in the house, and she eventually took over Charles's insurance business. (Aurora Democrat, 1939) Frances ran the Charles Holzer Insurance Agency until she and their two daughters moved out of the house in 1953 (Gazetteer Company, Inc. 1953).

Criterion 3

The Carlson-Holzer house at 1287 Chester Street embodies the Craftsman style of architecture which gained popularity in the 1910s and 20s in Colorado. In addition to being a fine, early example of the Craftsman style, the design for the house was purchased from a book of pattern homes, *The Bungalow Book*, published by Henry L. Wilson in 1910 (Wilson 1910) (fig. 3).

A low-pitched, side gabled roof and full front porch, both which are characteristic of the Craftsman style, are seen on the Carlson-Holzer House. The use of overhanging eaves and the combination of exposed rafter tails underneath the eaves and knee braces on the gable ends are strong characteristics of the Craftsman architectural style. A central dormer and windows with leaded glass or decorative muntin work were also a common feature in early 20th century homes, including Craftsman style homes.

The overarching theme in Craftsman style architecture is the craft that went into the details on the house. While earlier styles such as Stick and other Victorian styles were known for their delicate nature, the Craftsman style was known for workmanship and more functional details. Notably on the Carlson-Holzer House, the columns, constructed in a post and beam fashion, represent the woodwork craft that went into building the house (Kitome 2011).

The front porch columns present on the Carlson-Holzer House are identical to the columns pictured in two patterns, or plans, listed in Henry L. Wilson's *The Bungalow Book* from 1908 and 1910. Each pattern has an interior plan that is slightly different, but the exterior of the building is identical and very closely resembles the house at 1287 Chester Street (fig. 1-2).

Kit homes were first introduced in the United States at the beginning of the 20th century. Though they became popular following World War I, many of these homes were built before then. A property owner would choose their preferred floor plan from a company catalogue and it was manufactured in the company's factory. Cut precisely, the pieces were then shipped to the location of the property, usually by train. Once the pieces arrived, the owner hired a carpenter to assemble the house (Kitome 2011).

While kit homes were sold with all parts included, pattern homes were slightly different. Pattern homes, like the Carlson-Holzer House, were built using the pattern sold to the owner. There was no option to buy the pieces from the companies that sold the patterns. In the case of the Carlson-Holzer House, Albert Carlson bought the pattern from *The Bungalow Book* designed by Henry L. Wilson for \$10 and he was responsible for every aspect of construction. Because the home was built from a pattern and not a kit, there is a slight difference in the window shape and the placement of the door compared to the pattern. The historic hinged porch grates present at the house were part of the design pattern.

Not many kit homes exist in Colorado and though there are no formal statistics for the presence of pattern homes, few are nominated to a local or state register in Colorado for their significance as a pattern home. The Craftsman style architecture still holds great integrity and the pattern used to build the home is almost exact compared to the actual construction of the house. The combination of the two show the significance of architecture to Aurora's history and prove that Aurora was a desirable place to live in the early 20th century.

16. *Bibliography*

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XL Directory Services

- 1931 *Aurora, Colorado City Directory*.
1934 *Aurora, Colorado City Directory*.
1938 *Aurora, Colorado City Directory*.
1953 *Aurora, Colorado City Directory*.

17. *Nomination Preparer*

Name: Emma Lane Date: _____


Organization: Aurora Historic Sites and Preservation Office

Address: 15051 E Alameda Pkwy Phone: 303.739.6674

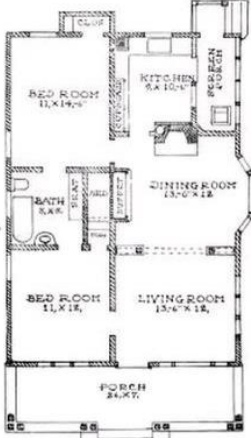
City: Aurora State: CO Zip: 80012

Images:

NUMBER 359.



Complete plans and specifications of this house, with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 359.

NUMBER 359 is a very pretty and convenient five-room Bungalow, 26 feet front by 44 feet deep, and can be built for about \$1500.00. Its special features are the fine front porch, the bath room between and connecting with the two bed rooms, the buffet kitchen, the open fireplace, and buffet in dining room, and good-sized screen porch with wash tray. The plan calls for a disappearing bed which is concealed by a panel under the buffet, and runs back under the closet and the seat in the bath room when not in use. In case of emergency, when an extra bed is wanted, it pulls out into the dining room, and so easily are these beds adjusted that a child can pull them out with one finger. Perfect ventilation is ingeniously arranged for when the bed is pushed back into its enclosure, and the plan is as wholesome and hygienic as it is convenient. See other floor plans for this elevation on page 69.

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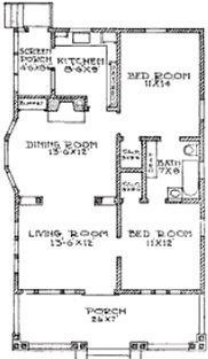
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Figure 1: Kit Home number 359 from *The Bungalow Book* by Henry L. Wilson, published 1908.

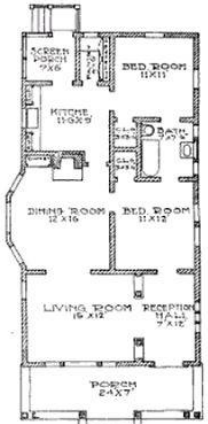
ALTERNATE FLOOR PLANS FOR NUMBER 359.

See elevation on page 68.

Complete plans and specifications of this house, with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 359-A. Reversed and without disappearing bed. Size 26 by 44 feet. Cost about \$1500.00. This house is made either 24, 26 or 28 feet wide.



Floor Plan No. 359-B. With Reception Hall and front door at one side. Size 24 by 46 feet. Cost about \$1400.00. This house can be made either 24, 26 or 28 feet wide.

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Figure 2: Kit Home number 359 from *The Bungalow Book* by Henry L. Wilson, published 1908.



No. 409.

This house, although it can be built at very small cost, is attractive as to exterior with fair sized rooms and as many conveniences as could reasonably be expected at the figure. There is no bath-room. There is only one bed-room, but a wall bed can be built in the living-room if desired, giving additional sleeping facilities. The porch is nice and wide.

The bungalow can be built for \$800.

Complete plans and specifications of this house, with all necessary details, either as shown on this page or reversed, will be furnished for \$10.00.

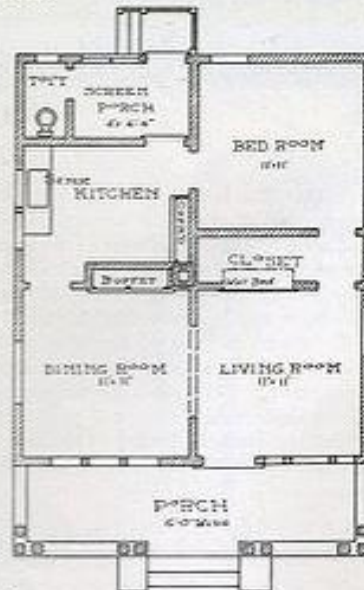


Figure 3: Kit Home number 409 from *The Bungalow Book* by Henry L. Wilson, published 1910.



Figure 4: Façade and main entrance of Carlson-Holzer House, 2019. Facing West. Photo: Emma Lane.



Figure 5: Façade, porch support column. Note the horizontal shiplap siding. Facing West. Photo: Emma Lane.



Figure 6: Façade, porch support column. Note the crossbar beams. Facing southwest. Photo: Emma Lane.



Figure 7: Façade, porch support column. Note the crossbar beans and orb light. Facing west. Photo: Emma Lane.



Figure 8: Façade, porch support foundation. Note the hinged grate. Facing southwest. Photo: Emma Lane.



Figure 9: Façade, main entrance. Note the historic screen door and hardware. Facing west. Photo: Emma Lane.



Figure 10: Façade, main entrance. Note the window muntins and historic door ringer. Facing west. Photo: Emma Lane.



Figure 11: Façade, southern window. Note the muntins and storm windows. Facing west. Photo: Emma Lane.



Figure 12: Façade, northern window. Note the muntins and storm windows. Facing west. Photo: Emma Lane.



Figure 13: Façade, northern window. Note the muntins. Facing east. Photo: Emma Lane.



Figure 14: North elevation, porch support foundation. Note the hinged grate. Facing south. Photo: Emma Lane.



Figure 15: North elevation, porch support foundation. Note the railing. Facing south. Photo: Emma Lane.



Figure 16: Façade, porch roof. Note the overhanging eaves and stylized rafter tails. Facing south. Photo: Emma Lane.



Figure 17: Façade, porch roof. Facing south. Photo: Emma Lane.



Figure 18: Façade, porch support column. Note the intricate cross-braces. Facing south. Photo: Emma Lane.



Figure 19: Façade, porch steps. Possibly original. Facing west. Photo: Emma Lane.



Figure 20: North elevation. Note the overhanging eaves and knee brace brackets. Facing southwest. Photo:



Figure 21: West elevation (house rear). Note the addition to the right. Facing east. Photo: Emma Lane.

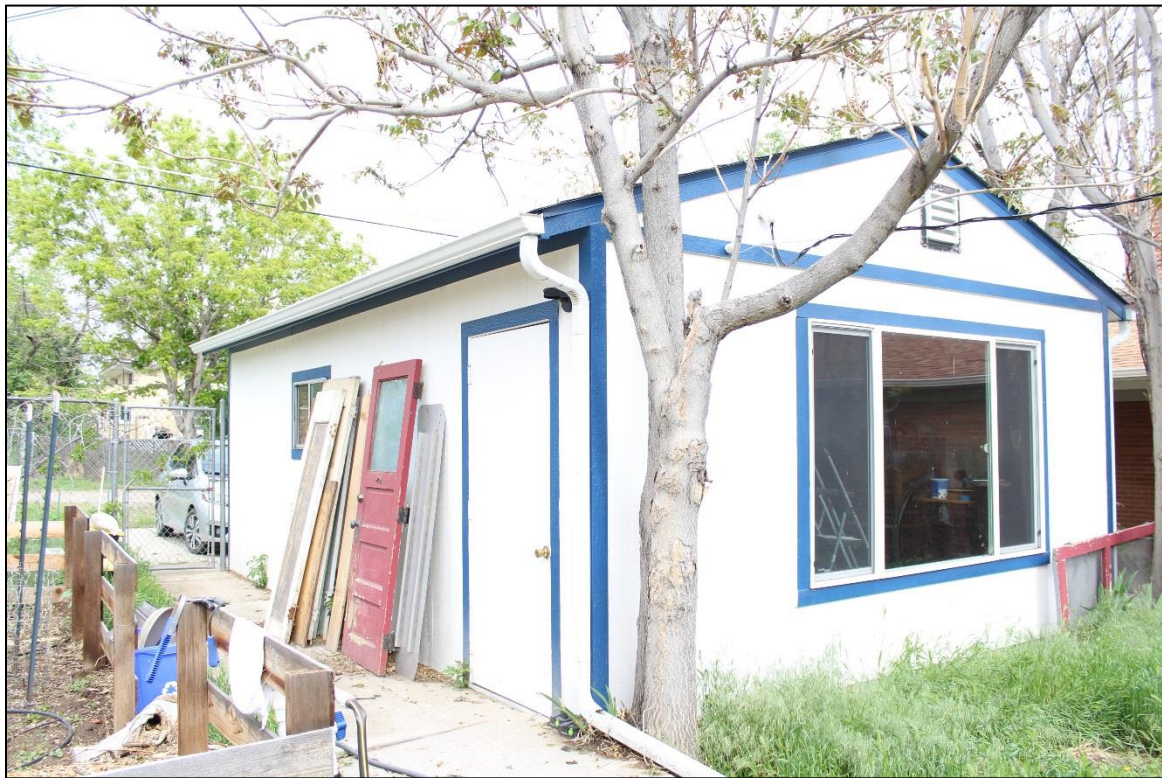


Figure 22: Detached garage. Facing northwest. Photo: Emma Lane.



Figure 23: West elevation (house rear). Note the addition to the right. Facing east. Photo: Emma Lane.



Figure 24: South elevation. Note overhanging eaves and knee brace brackets. Facing west. Photo: Emma Lane.



Figure 25: South elevation. Note the overhanging eaves and knee brace brackets. Facing west. Photo: Emma Lane.



Figure 26: South elevation, glass block window. Note the aluminum frame. Facing west. Photo: Emma Lane.



Figure 27: Façade, 2nd floor window dormer. Facing west. Photo: Emma Lane.



Figure 28: Façade, fence gate. Possibly original. Facing west. Photo: Emma Lane.

June 4, 2019

Aurora Historic Preservation Commission
C/O Drake Brownfield (Historic Preservation Specialist)
15051 East Alameda Parkway
Aurora, CO 80012

To the members of the Aurora Historic Preservation Commission,

As property owners of the Carlson-Holzer House, located at 1287 Chester Street in Aurora, CO 80010, we support the nomination of our historic house as an Aurora Historic Preservation Landmark. The house at 1287 Chester Street was one of the first to be built in Aurora outside the original boundaries of Fletcher, was home to an Aurora mayor, and is one of Colorado's few documented pattern houses.

The Carlson-Holzer House is one of the first houses built in the Alvarado Place addition of Aurora, the first addition outside the original four sections of Fletcher. The timing of the house's construction shows the growth of early Aurora in one of its first periods of success. The house, built in the Craftsman architectural style is a great example of the workmanship that went into building a house. If approved as an Aurora landmark, the Carlson-Holzer House will be only the second Craftsman style house designated. In addition to its architectural style, the house is one of only a few documented pattern homes in Colorado, meaning that the plan of the house was ordered from a pattern book.

While the Craftsman style architecture and unique pattern-book nature of the house create a great home for local designation, the second owner of the house was an Aurora mayor, making this house's story even richer! Charles F. Holzer was the 25th mayor of Aurora from 1931-1937 and ran the city in an efficient and businesslike manner. Even after Mr. Holzer's death, the Holzer women ran the house at 1287 Chester Street into the 1950s. Each of these stories as well as the intact historic integrity make the Carlson-Holzer house a great addition to Aurora's local landmark program.

Thank you very much for your interest and consideration.

Sincerely,

Two handwritten signatures in black ink. The first signature on the left is 'Ashley Bromstrup' and the second signature on the right is 'Michael Sargent'. Both are written in a cursive, flowing style.

Ashley Bromstrup and Michael Sargent
Owners of 1287 Chester Street

June 11th, 2019

Historic Preservation Commission
c/o Aurora History Museum
15051 East Alameda Parkway
Aurora CO, 80012

To the members of the Historic Preservation Commission,

Please accept this letter in support of 1287 Chester Street's nomination as an Aurora Historic Landmark. The house has many architectural reasons that it should be preserved, and those are well outlined in the application, but beyond that, the house tells the story of Aurora's history and early twentieth century growth through the families that lived there. The house is a testament to Aurora's early growth and identity as a suburb and small community, and it should be preserved for Aurora.

I became interested in the house because the current owners are friends of mine and I found their address in an old walking guide. The walking tour described how a former Mayor of Aurora, Charles Holzer, lived there with his family, but the description was not fully copied and ended with "and his fish." The mystery of what made the fish special led to historic newspapers telling of Holzer's daughters having a very fat fish. While a fat fish in itself doesn't seem particularly newsworthy today, it was the kind of local detail that I found throughout my searching of historic newspapers in Colorado and shows the small town roots of Aurora.

I believe that this house should be a historic landmark for Aurora, not just to preserve the building, but to preserve our curiosity about Aurora's history that comes with the designation. There are many reasons to landmark this house, and the stories it can tell and inspire are as important to its landmark status as its structure.

Thank you for your consideration.

Sincerely,
Katherine Erickson