

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Lon and Tillie Filoon House

Other Names 3rd Street Nest Bed & Breakfast

Address of Property

[] address not for publication

Street Address 304 South 3rd Street

City Lamar

County Prowers

Zip 81052

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Gloria Jane Felter

Address 304 South 3rd Street

Phone 719-336-5217

City Lamar

State CO

Zip 81052

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Gloria Jane Felter

Date 1-16-2017

Organization _____

Address 304 South 3rd Street

Phone 719-336-5217

City Lamar

State CO

Zip 81052

FOR OFFICIAL USE:

Site Number 5PW.457

1-16-2017 Nomination Received

5-19-2017 Review Board Recommendation

Approval Denial

6-9-2017

HC Board State Register Listing

Approved Denied

Listing Criteria A B C D E

Dr. Kelley Kathryn North

14 June 2017

Certification of Listing: Deputy State Historic Preservation Officer, HISTORY COLORADO

Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Single dwelling

Current Bed and Breakfast

Original Owner Lon and Tillie Filoon

Source of Information Deed from Prowers County Courthouse

Year of Construction 1909

Source of Information Deed from Prowers County Courthouse

Architect, Builder, Engineer, Artist or Designer Lon Filoon, likely builder

Source of Information U.S. Census, 1910, listed Lon Filoon as contractor/construction

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) 9 & 10 Block 38 Addition Original Lamar Plat

USGS Topographic Quad Map Lamar East

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Late 19th and Early 20th Century American Movements

Period of Significance: 1909, ca.1940

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage less than one

P.M. 6th Township 22S Range 46W Section 31 Quarter Sections SE SE

UTM Reference: Zone 13 Easting 709013 Northing 4218106 NAD83

Property Name Lon and Tillie Filoon House

DESCRIPTION and ALTERATIONS

Setting

The Lon and Tillie Filoon House is about two blocks east of Lamar's commercial downtown Main Street and one-and one-half block south of U.S. Highway 50. It is located on the west side of 3rd Street in the original section of Lamar, which has been primarily residential for the duration of the neighborhood. Directly west of the Filoon House, separated by an asphalt-paved alley, is the Prowers County Courthouse parking lot. Although the courthouse is across the street to the west of the parking lot, this lot was created in the mid-1990s to accommodate off-street parking for courthouse patrons.

The neighborhood is comprised of mostly single-family residential homes constructed in the late 1800s and early 1900s. The block on which the Filoon House sits has changed over the last 50 years, in that as homes deteriorated they were demolished in favor of parking or vacant lots. By 1998 only four houses remained on the block. On the southeast corner of the block, at South Fourth and Oak Street, a ca. 1960s two-story commercial building (Mountain Bell/Century Link) remains as an infill building that replaced a historic courthouse. This corner at one time is where the original Prowers County Courthouse was located, which the county occupied from 1889 – 1929. It was demolished in 1943. Now, only two houses remain on the block, the Filoon House and a ca. 1920s house north of the Filoon House.¹

General Description

The Filoon House sits toward the front of Lot 10, which is approximately 140' (east-west) x 50' (north-south). A public sidewalk extends north-south the length of the block and about 8' from the street. Between the street and the Filoon yard two rock gardens flank a historic concrete sidewalk that enters from the street. The sidewalk curves outward at the street edge and where it meets the public sidewalk creating oblong rock areas rather than rectangular. In the north rock area is a historic American elm tree, one of four on the property, and in the south rock garden is a 30' mulberry tree.

The current owner purchased the connecting lot 9 (adjacent on the south side) in 2005 where a historic home was demolished. This lot is now covered with grass, flower beds, and a wood pergola with four classical-style columns that match the front porch of the house. The current owner added the lot and pergola as a venue to host weddings and parties. There is also a large fountain that enhances the area. Lot 9 added approximately 140' (east-west) x 50' (north-south). This makes the current property 280' (east-west) x 100' (north-south).

At the front of the house a slightly raised yard (raised by about 12" from the public sidewalk) is accessed by a 6'-wide historic concrete sidewalk and two concrete steps. At the base of the steps is an area of scored concrete. The raised portion is surrounded on the east side (next to the public sidewalk) by a 12"-high concrete retaining wall covered with red brick; the brick replaced

¹ Google Earth Historic Maps 1988-1998 accessed January 31, 2017.

Property Name Lon and Tillie Filoon House

another material in 1998.² The retaining wall angles inward at the base of the steps and ends about 6" above the top step. A grass lawn with edging is within the raised yard. South of the house extending west to the depth of the front porch is a raised garden, about 8" above the yard, with another 12"-high brick retaining wall (also from 1998) and another historic American elm. The garden continues south to the original property line. Surrounding the garden on the west and south sides is a 6'-tall vertical non-historic wood fence. The fence continues along the original south property line and then along the east side of the adjacent lot to the south. It also surrounds the backyard, extending to the alley and then across the rear property line.

A historic concrete sidewalk measuring approximately 12" wide extends north from the main sidewalk (up to the house) to the north portion of the front yard. The small sidewalk then curves around to the north side of the house; it is about 1' away from the front porch and about 6" away from the north side of the house. In front of the porch, north of the main steps, and between the small sidewalk and the side is a small garden. Another 6'-tall non-historic vertical wood fence extends from the north property line at the alley and continues along the north property line up to the house's east set-back line. A second fence, of the same design, divides the front yard and backyard and contains a wood gate.

House, 1909, contributing building (photos 1-15)

This one and one-half-story Late 19th and Early 20th Century American Movements style house was built between 1908 and 1909 and measures 33'-5" (e-w) x 32'-11" (n-s). It has a rectangular plan with a front-gabled roof and projecting wall dormers in the upper level, one extending to the south and one to the north. The house sits on a concrete block foundation, comprised of large smooth concrete blocks, which extends about 3' above ground level. A roughly 8"-wide concrete water course sits above the foundation. The exterior of the main level is red brick; the original narrow clapboard siding, painted yellow, covers the upper level. The asphalt shingle-covered front-gabled roof has an unusual steep, curved pitch and flared eaves on the gable ends. Wide overhanging boxed eaves comprise the remaining eaves on all sides. A distinguishable feature of this house is the large inset horseshoe arch in the front gable end. A red brick chimney (about 4' tall) with a sloping concrete cap rises from the center ridgeline. Another red brick chimney (about 4' tall) is located toward the west end of the roofline; the chimney runs directly between the kitchen and large first-floor bedroom. The chimney toward the west end is used for the boiler exhaust and the center chimney allows steam to escape from the water heater. A bay window pierces the south-facing side. All windows, except for two one-over-one single-hung wood windows on the rear (west) and four original wood basement windows, are white vinyl one-over-one double-paned. Single-hung windows are on the main level, while double-hung and full egress windows are on the upper story. The vinyl windows were custom made to match the original wood windows in size and configuration. Segmental rowlock arches top all of the first-floor window openings, except the enclosed back porch windows. Wood window surrounds repeat the arch. Concrete sills support all first-floor windows, except those in the enclosed rear porch. The house contains all of its original exterior and interior doors and hardware, with the exception of the enclosed rear porch door. Three paint colors trim the exterior window surrounds in the main and upper level

² Doug and Kim Eckert phone interview with Jane Felter. March 2017, on file with the preparer.

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floors. Overall, there are nine paint colors on the wood trim, clapboard, and window surrounds of the Filoon House, all in an early twentieth-century era paint scheme.

East (Main) Façade

The front of the house catches the sun as it rises in the east. A full-width porch that is 25' wide x 8'-3" deep spans the front of the house. Five concrete steps lead up to the porch and are flanked by large smooth concrete block sidewalls, which match the foundation, and are topped with concrete caps. Historic scored concrete provides the base of the steps and a metal pipe handrail is centered in the staircase and extends from the base to the top step. Vertical wood siding covers the area under the porch. Six original Doric wood columns support the shed-roofed porch. A wood balustrade with 2" x 4" posts surrounds the porch on the north, south, and east sides. A beautiful tongue-and-groove 2"-wide pine floor replaced the original porch floor in 2006, due to its deterioration beyond repair. The original porch ceiling is intact with its narrow wood construction.

Beyond the porch, the east-facing house wall is red brick with two large windows flanking the original front door. A historic eight-light wood storm door contains its original glass and doorknob and protects the original front door, which is a full single-light door with a 6" wood surround; the original beveled glass is intact. A stained glass replica in the operable transom tops the door; the stained glass contains floral motifs within four rectangle grids depicted in green, blue, red, and yellow. Above the porch roof in the upper story is a group of three one-over-one double-hung windows centered beneath the inset horseshoe arch and gable peak. The windows are inset by about 18" under the large inset horseshoe arch, which gives the grouping a decorative and unusual flair.

North-facing side

Three original square single-light fixed wood basement windows are equally spaced on the north-facing side of the house. They no longer open and have been nailed or sealed shut. They have simple wood surrounds. Three windows on the main level vary in size with the middle one smaller than the other two, measuring approximately 3' high x 2' wide. Toward the east is a larger window measuring about 4' high x 3' wide and the third one, toward the west end, measures about 4' high x 2' wide. Recessed by about 12" from the plane of the main-level wall, the enclosed rear (west) porch contains a one-over-two vinyl window. It measures approximately 3' square. Two bottom hopper windows are in the lower one-third of the window.

On the upper story, a projecting gable extends to the north from the center gable and meets the plane of the first floor. The extension is approximately 8' wide with narrow clapboard siding. Two windows, approximately 4' tall x 18" wide, are nearly centered within the projecting gable. Above the windows is a flared gable with an attic vent at center. Decorative shingle imbrications, with several rows in a fish scale design and several rows in a diamond design, surround the vent. Directly below the gable peak is narrow clapboard siding. Original narrow clapboard siding also covers the sides of the gable projection.

Property Name Lon and Tillie Filoon House

West-facing (rear) side

The west-facing side is not as wide as the front, by approximately 4', on the south end. On the north end is an enclosed porch sided with vertical wood siding, which contains the rear entrance. The entry door is a non-historic metal and glass door with two vertical panels in the lower one-half. The upper section of the door has a one-over-one double-hung vinyl window. The first-floor house wall has one one-over-one single-hung non-historic wood window centered under the flared gable. One original basement square wood window is directly under the window of the first floor. As with the other basement windows, it has been nailed or sealed shut. In the upper story a window is centered in the gable end with narrow clapboard siding surrounding it. A small vent is just below the gable peak.

Extending out from the porch and continuing along three-fourths of the rear wall and beyond the north end by about 6' is a 12' wide x 17'-7" long non-historic wood and brick deck. A wood balustrade surrounds the deck, except on the east side. The deck's south portion is about 1' higher than the north portion, which has a built-in barbeque grill encased in red brick and located on the deck's north end. Entrance to the backyard is from the deck's south end by three wood steps and by the lower north portion by two wood steps. A cottonwood tree (about 20-25 years old) sits on the west side of the deck.

The backyard has various plantings, including historic lilacs, and two red brick paths cross in about the middle; one leads to a fish pond at the northwest corner of the yard and the other to the alley (see photo 16). The brick used to create the paths is repurposed from other building(s) and/or structure(s) and some are stamped as being manufactured by the The Denver HiFire & Clay Company, whereas others read "COFFEYVILLE" and "COF'YV'L'E V.B.&T CO," with the latter made by the Vitrified Brick & Tile Company (VB & T Co) of Coffeyville, Kansas. The Denver HiFire & Clay Company, founded in 1876 by J.O. Bosworth in Denver, manufactured scientific instruments, chemicals, and metallurgical and assay supplies, along with clay fire bricks and other clay products; it produced the clay products until 1937. The Coffeyville VB & T Co. was in business from 1894 - 1930. Coffeyville, Kansas had several brick companies from the 1890s into the early twentieth century. These bricks were used for sidewalks, roads, buildings, structures, and railroad platforms. During the height of production, the Coffeyville brick companies manufactured roughly 765,500 bricks per day, selling and shipping them throughout the western United States.³ In the southwest corner of the yard is the ca. 1940s garage.

South-facing side

The south-facing side has one replacement vinyl, double-paned, fixed basement window, under a cutaway bay, which is at about the center of this side. This window is hinged on the left and swings inward with a latch. On the west end the wall is inset by approximately 4', the inset area

³ Shina duVall, et al., "Denver Fire Clay Company" (5DV. 9930) survey form April 10, 2005, on file with the Office of Archaeology and Historic Preservation, Denver; "Coffeyville Bricks: History of Bricks in Coffeyville," Coffeyville, Kansas website at: <http://www.coffeyville.com/index.aspx> accessed February 7, 2017; "Brick and Glass," Coffeyville, Kansas Chamber of Commerce website at: <http://coffeyvillechamber.org/page/Brick%20and%20Glass> accessed February 7, 2017.

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extends approximately 12' to the east. Two one-over-one windows, measuring approximately 4' tall x 2' wide, are on each end of the inset (west end and east end). At the east end of the inset area, the wall projects out to the plane of the south wall. Within the projected wall is another window that faces west; it matches the two in the inset. Below the window is a covered cellar entrance.

In about the center of the south wall is the cutaway bay with three one-over-one single-hung windows; the middle window is larger (about 4' tall x 3' wide) than the outer bay windows that flank the center one. The outer bay windows match those on the west end. Below the bay is a concrete sill that wraps around the extent of the bay and continues around the corner where the wall is inset. This sill ends at the west end of the eastern-most window in the inset. East of the bay is another window centered in the east end of the wall that measures approximately 4' tall x 3' wide. A projecting gabled dormer, matching the one on the north side, extends from the roofline on the upper level.

Interior (photos 12-15)

First floor

The interior of the house is laid out in a rectangle. The entire house has the original 6"-wide wood baseboards and 2"-wide crown molding in the second-floor rooms and the large first-floor bedroom. The dining room and several bedrooms have original round plaster ceiling medallions. The doorways are all framed in wide wood surrounds. Upon entering the house is a small foyer from which the grand Douglas fir staircase immediately leads to the second floor. To the right of the foyer, in the northeast corner of the house, is what was originally a small bedroom (11'-8" x 10'-8") with a small closet, it is now a sitting room for the first-floor suite. The parlor is to the left of the foyer and is used as a living room in the southeast corner of the house.

The original wood pocket doors are still intact and operational to close off the parlor from the dining room (16'-4" wide x 16'-2" long), which is the largest room in the house and west of the parlor. The dining room has the original handcrafted built-in china closet and buffet at the west end of the room, now painted white. A bay window on the south end along with an additional window on the southwest end, that faces west, provide large amounts of natural light into the room. The parlor and the dining room have the original Douglas fir narrow wood floors. All of the woodwork was painted at an unknown date, but is the original wood.

Immediately north of the dining room is a large bedroom (15' x 10'-4"). It has a large closet that is tucked under the stairs. A main-floor bathroom is connected to the large bedroom on its east side. Another doorway out of the bathroom on the east side enters into what is being used as a small living room, mentioned previously as part of the first-floor suite. It was originally a small bedroom with a small closet. The floor in this room was replaced with oak floor in 2015 that is similar to what is in the parlor and dining room. The original yellow pine plank flooring is still underneath the newer flooring.

West of the dining room is the kitchen that has the original enclosed pantry on the south side of the room. Three original wood panel doors lead from the kitchen; one enters the pantry, one the basement, and a third to an office that was formerly the rear screened-in porch. The door

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connecting to the office is the original rear door containing two recessed panels with wood reliefs of carved leaf motifs centered in each panel. Three smaller recessed panels are equally spaced above the lower panels. The upper portion of the door has a single light with a corbelled wood sill accented by denticular details. Above the single light is a wide recessed panel; a clear transom is above the door. The original doorknob and hardware are intact. The office is on the northwest corner of the house and provides access to the backyard.

Second floor

At the top of the wood staircase is a small landing, west of which is a bathroom that is 22'-2" long x 6'-11" wide and is centered in the second floor. The original wall-hung bathroom sink from the first floor has been mounted on top of a cabinet in this space. There is a handheld shower bath combination. The bathtub appears to date from the 1940s. This bathroom, in the center of the second floor, did not meet building code for commercial use, as the height of the ceiling was not high enough for use in a bed and breakfast. It is solely used by the owner. From the landing, and turning right is a bedroom (8'-2" x 12'-4") that was converted into a bathroom in 2004 when the current owner turned the house into a bed and breakfast. It hosts the original claw foot tub from the first floor and is set on a platform and also has a walk-in shower. It is used by the bed and breakfast guests.

Towards the front (east) of the second floor is a bedroom (9'-5" x 12'-2") that has three windows under the inset horseshoe arch. The two outside windows are double-hung and the middle window is a full egress for fire safety. This room has a small closet. The original closet for the bathroom/ bedroom is located behind a hidden door on the north. It is used for storage. After leaving the landing and heading left (south) there is one more bedroom (11'-11" x 11'-8") with a small closet. It has one double-hung window and a full egress window at the east end.

Basement

The basement is unfinished, but is almost the same size as the first floor. Stairs lead to it from the kitchen and there is another exit through the cellar door near the southwest corner of the house. One section is a large laundry room. It also has the hot water heater and the boiler that still operates all the original radiators, which still heat the house.

Alterations

In 1997, the house was bought by a young couple after Dorothy Watson owned it for over 40 years. They updated the kitchen with new cabinets, countertops, a large island, and replaced the west window with a one-over-one wood window. The house was also rewired to meet current electrical codes by pulling wire, leaving the lath-and-plaster walls intact. The old knob and tube electric system is still visible in the basement, but has been replaced. These owners enclosed the small rear screened-in porch to use as a mudroom or office and constructed the rear wood deck, both projects completed about 1999. They added a large vinyl window on the north side of the office.

In 2004 when the current owner bought the house, all bathrooms were updated to comply with building codes for conversion into a bed and breakfast. The first-floor bathroom currently hosts a whirlpool tub / shower combination and a pedestal sink added in 2004. On the upper railings of

Property Name Lon and Tillie Filoon House

the staircase, an additional foot of railing was added for safety purposes. The handrail had to have wood added to the top for the correct height; this was also done in 2004. Between 2002 and 2004, all of the windows in the house were replaced with custom white vinyl single-paned and double-paned windows, except for the two at the back of the house that are double-paned wood and four of the basement windows, which are the original fixed wood windows. The new windows were custom made to fit the original openings and in the original configurations. New tile kitchen flooring was laid in 2014. The roof was replaced in 2015 with asphalt shingles, which was what was there previously, but the shingles needed replacing due to wind damage.

Filoon Garage (Garage #2), ca. 1940 (contributing), photo 17

The Filoon garage, measuring 31' x 20', is in the southwest corner of the backyard with an alley entrance. West of the alley entrance is a small concrete pad. Owner Tillie Filoon had this constructed about 1940. It has a rectangular plan and sits on a concrete foundation. This double-car garage has a front-gabled roof covered with corrugated metal and wide overhanging open eaves with exposed rafter tails. The west-facing gable end features wide wood decorative brackets. The building was covered with stucco at an unknown date; however, the stucco appears to be historic. Two historic top-hung, vertical wood, sliding double doors hang from an original wood and metal track; the doors extend the width of the garage and provide vehicle entrance on the west (alley) side.

The east-facing side (within the backyard) features a shed roof extension, of about 8', that is centered on the east wall of the garage. It extends about 12' across the wall. Asphalt shingles cover the extension and the roof has exposed rafter tails. A slightly off-centered vertical plank historic wood door enters from the east-facing side. The extension offered additional storage and work space for the garage. The north and south-facing sides contain no fenestration.

Alterations: It is unknown whether the garage originally had stucco covering the walls. The stucco appears to be historic. Additionally, it is unknown what covered the roof originally and when the corrugated metal was added. No other alterations are known to exist.

Cistern and well, ca. 1910-1922 (contributing structure), no photo

The original cistern is at the rear (west-facing side) of the house, southwest of the cellar door. It is still in use, but only for watering the yard. There is a well in the bottom, 15' to the bottom of the cistern (concrete walls and overhead with a dirt floor). Although it is likely that the well was dug in the early years of the house, the actual construction date is unknown. The well is used only to water the lawns of the subject property and the water rights are owned by the current owner of the Filoon House. The original concrete cistern cover with a metal handle is still intact, but is no longer used and is on the side of the cistern. A ca. 2004 lighter weight wood cover, clad in rolled roofing, now covers the cistern.⁴

Alterations: No alterations, except the additional cistern cover made ca. 2004 are known to exist.

⁴ Only real property is included in the nomination, not water rights.

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Lot 9 and Garage #1, ca. 1950 (non-contributing), photo 18

When the current owner purchased the adjacent lot in 2005, it had an existing double-car garage (26' x 18') toward the back of the lot near the alley. The lot is the same size as Lot 10, where the Filoon House sits. The garage is rectangular in plan, has stucco-covered walls, and an asphalt shingle front-gabled roof with exposed rafter tails. The alley entrance has a double-car roll-up fiberglass garage door, which likely dates to the last thirty years. The east-facing side has a small entry wood door. There is no fenestration on the south and north-facing sides. Because the lot and garage were not historically associated with the Lon and Tillie Filoon House, they are considered noncontributing.

Alterations: It is unknown when stucco was added to the garage walls. A contemporary roll-top garage door replaced the original one in the last thirty years. No other alterations are known to exist.

INTEGRITY

The Filoon House maintains a high degree of integrity with regard to location, feeling, association, materials, design, and workmanship. It retains integrity of location on the site that it was built in 1909.

The setting has been compromised somewhat in that the block on which the Filoon sits has changed over the last 50 years and only has two remaining single-family dwellings on the block, with vacant lots, parking lots, and a ca. 1960s commercial building. The original courthouse that was built in 1891 stood on the corner southwest of this home. It was demolished in 1943. Mountain Bell constructed the building that is currently located there and Century Link now occupies that space. The residential blocks to the east and south remain intact with late 1800 and early 1900 residential houses.

The Filoon House maintains a high degree of workmanship and design in its original plan, columned front porch, segmental arch windows, and unusual inset horseshoe arch. The interior retains the original oak staircase, dining room china cabinet, many original hardwood floors, pocket doors, doors and hardware, woodwork and ceiling medallions. Alterations include the 1990s rear porch enclosure and vinyl replacement windows. However, the replacement windows were custom made to match the original size and configuration of the original windows. The house continues to exhibit the late 19th and Early 20th Century American Movement style features with elements of the Classical Revival style.

The house has a good degree of integrity of association and feeling with an early twentieth-century residential house, one which as early as the 1940s, and possibly earlier, the female owners leased the upper floor to lodgers. That association continues today with its use as a bed and breakfast.

Property Name Lon and Tillie Filoon House

STATEMENT OF SIGNIFICANCE

The 1909 Lon and Tillie Filoon House is locally significant under Criterion C for Architecture as an excellent example of a Late 19th and Early 20th Century American Movement style house with elements of the Classical Revival style. Character-defining features include the front-gable roof, large front porch, one-and-a-half stories, wide-overhanging boxed flared eaves, gabled dormers, and inset horseshoe arch. The Doric columns supporting the front porch add a Classical Revival element to the house. Although city building permits are not available, it was likely the original owner, Lon Filoon, who built the house. The 1910 United States Census listed his occupation as a contractor and the industry as construction.

The inset horseshoe arch is an unusual feature for houses in Lamar. Only one other is known to have this arch in Lamar. It is only one block away from the Filoon House at 310 South Second Street. It was constructed ca. 1903 and has a total of six inset horseshoe arches in its design. When Lon and Tillie Filoon were first married, they were listed as living on South Second Street. Perhaps the house on South Second provided Lon Filoon inspiration when he likely constructed his own house on South Third Street. The quality of craftsmanship, detail and integrity reflects the builder's style through defining qualities.

Although horseshoe arches have historically been associated with Moorish architecture and have an opening at the bottom narrower than its greatest span at the top, the arch design was adopted and broadened in later American designs. A modified inset horseshoe arch has been incorporated in Late Victorian, Stick, and Queen Anne style houses; the arch was sometimes modified in that the horseshoe bottom was not narrower than the top.⁵ This is the case for the Filoon House inset horseshoe arch and the other Lamar house with inset horseshoe arches.

HISTORICAL BACKGROUND

Settlement of Lamar⁶

Lamar was founded on May 24, 1886 and named in honor of President Grover Cleveland's Secretary of the Interior, Lucius Quintus Cincinnatus Lamar. Some of the town's developers believed that Lucius Lamar might be influential in establishing the federal government's land office in a town with his namesake. One of the town's developers was I.R. Holmes, a former Santa Fe, New Mexico land agent and a promoter-developer with years of experience platting townsites.

Building lots were to be sold at auction that day in May. The sale had been widely advertised, and a special excursion train from Garden City, Kansas, was expedited to carry prospective buyers directly to the site. To accomplish that purpose, a small railroad station at Blackwell, three miles east, was to be relocated as a facility of the proposed new town. This anticipation of events ran head on into unexpected difficulty. A.R. Black, who owned the station and the land on which it stood, refused to permit its removal, even though the removal was sanctioned by the railroad

⁵ Buffalo Architecture and History, "Architecture-Styles" horseshoe arch at www.buffaloah.com last accessed March 10, 2017; "Horseshoe Arch" at loouparchticture.com last accessed March 10, 2017.

⁶ The information about Lamar's settlement was found in: *Lamar Colorado: Its First Hundred Years 1886-1986, for the Lamar Centennial Celebration, May 22, 23, 24, & 25, 1986*. Lamar, CO: City of Lamar, 1986, pp. 7-8.

Property Name Lon and Tillie Filoon House

itself. It was a serious snag. Location of the railroad station was a matter of life or death to a new town. I.R. Holmes was equal to the challenge.

Black was lured by a false telegram to Pueblo for "important business." Then the day before the auction (Sunday, when no court order could be served) a crew from a Santa Fe work train left La Junta, fifty-six miles east of Lamar, before alighting at Blackwell ready for an unusual act of confiscation. Over the objections of the telegraph operator, who lived in the attic of the station, they loaded the building onto flatcars and moved it three miles westward. Once it was in place at the new location, a rail line switch was hastily constructed, and the excursion train from Garden City rolled in on schedule at 10 a.m. on the morning of the sale. Such a feat could hardly have been accomplished without the cooperation of the railroad, which was perfectly willing for the relocation to be made inasmuch as the railroad shared in the profits generated from townsites developed along its right-of-way.

By five o'clock on Monday May 24, 1886 (the day of the auction), over \$45,000 worth of lots had been sold. Within six weeks, the price for the lots had catapulted from \$200 each to \$1,500 each. Many of those who bought lots stayed on site and ordered lumber and building materials by telegraph.

Fred W. Burger, who purchased a lot for a hotel, started business in a large tent. Six weeks later he sold half of his interest to former colleague, A. Deeter of Winterset, Iowa, and the two men constructed the first hotel in the new town. The firm of Spivey and Holmes, with C.M. Morrison as manager, opened a general merchandising store and lumber yard immediately. A half dozen saloons and an equal number of real estate offices and restaurants were open before the end of the week.

By the first week of July 1886, it was estimated that there were five hundred people on the townsite, and an unofficial town council was organized to look after the proper enforcement of law and the care of streets. By July 28 a bill had passed both houses of the U.S. Congress creating the Bend Land District and naming Lamar as the seat for the coveted land office. President Cleveland signed the bill August 5. The necessary records had to be obtained from Pueblo, and there had to be books received from Washington, so that it was not until January 3, 1887 that the formal opening took place.

Lon and Tillie Filoon

Lon Filoon was born in Maryville, Iowa on March 13, 1858. He was the only child of Lon and Mary Filoon, was orphaned at the age of 6 years, and was raised by an uncle. Information about his formal education and background before he came to Lamar was not found. He moved to Lamar in 1895 and helped build numerous bridges in and around the area for the Canton, Bridge and Construction Company. The bridge company was founded in Canton, Ohio in 1892 and then consolidated into the American Bridge Company ca. 1900.⁷ Tillie (Gates) Filoon was born in Indiana on August 20, 1858. She had a daughter, Alice, and lived in Brookfield, Missouri when she met Lon. Lon and Tillie married in Lamar on August 5, 1906.

⁷ Lon Filoon Obituary. *Lamar Daily News*, October 28, 1926. Wikipedia. "Canton Bridge Company" accessed March 10, 2017.

Property Name Lon and Tillie Filoon House

When the *Lamar Sparks* noted that Lon had applied for a marriage license, it referred to Lon as “the well known and popular bridge builder.”⁸ Lon worked as a foreman for the bridge company when it constructed the bridge over the Arkansas River ca. 1902 - 1908, which spanned several counties. According to his obituary, Lon worked specifically on the Arkansas Bridge project north of Lamar. His obituary in the *Lamar Daily News* noted that: “Filoon also helped in the building of a good many bridges in this part of the state, among which is the bridge over the Arkansas River at Morse, and also numerous bridges for the Arkansas Valley railroad.”⁹

Lon Filoon took the opportunity to acquire land south of Lamar through the Homestead Act. He acquired four different parcels of land this way between 1902 and 1917, receiving the patents between 1908 and 1922. The parcels consisted of two that were each 160-acre parcels, one that was about 122 acres and the fourth consisted of about 157 acres. This may suggest that Lon and Tillie lived on the homestead property part of the time; however, this has not been confirmed.

By the 1910s Lon was working as an independent contractor continuing to build bridges and other road- and ditch-related structures. In 1913 he was the contractor for the Buffalo Creek culvert and was paid \$1,440 for his work.¹⁰ In 1914 he and Billy Clark of Lamar were working together for a contract with the city. The January 7, 1914 edition of *The Western Contractor* noted:

Lamar, CO - City Council let a contract to Lon Filoon and Billy Clark of Lamar for the construction of about two miles of line connecting the city mains with the reservoir south of the city; the contract calls for Matheson steel joining pipe and include two recording meters and two 2 inch air valves. The bids received were as follows: Filoon and Clark \$16,969; J.S. Schwartz, Colorado Springs, \$17,859; Smith and McDowell, Pueblo, \$18,106; Peter O-Brien, Denver, \$17,782; Fisher Dempsey Company, Pueblo \$21,600; Marshall bros, Las Animas \$21,855. The contract allows 20 days in which to get the material necessary upon the ground and 40 days thereafter for the completion of the work.

With his knowledge of bridge construction and other structures, it is likely that Lon built the Filoon House. The foundation is constructed with large smooth concrete blocks with mortar in between the blocks. This is not a typical concrete block foundation for houses and Lon’s bridge construction background may have contributed to the unusual and durable construction of the foundation.

He continued to actively work until his health failed after having the flu. On October 27, 1926, at the age of 68, Lon Filoon passed away. The *Lamar Daily News* reported:

Mr. Filoon has been a chronic sufferer of asthma and has been confined to his home for some time. However, his condition was not considered serious, and a sudden turn for the worse was a surprise to his family. All possible was done by

⁸ *Lamar Sparks*. August 3, 1906.

⁹ Lon Filoon Obituary. *Lamar Daily News*, October 29, 1926; The bridge that Lon Filoon help construct was later replaced by Colorado Department of Transportation, ca. 1936.

¹⁰ *Colorado State Highway Commission Bi-annual report*, 1915, p. 106.

Property Name Lon and Tillie Filoon House

skilled medical aid, but was of no avail. The immediate cause of his death was given as heart trouble.¹¹

His funeral services were held at the Elks Lodge in Lamar with Rev. Fr. Pedrotti of the St. Francis de Sales Catholic Church of Lamar conducting the service and the Elks Quartet providing music. He was buried in Lamar's Fairmount Cemetery. The pall bearers were: A.N. Parrish, Wm. Garrett, Fred Kelsey, Jack Ford, C.A. Coker, and S.P. Smith. Amos N. (A.N.) Parrish was the First National Bank President who was later murdered along with his son when the Fleagle Gang stormed in and robbed the bank on May 23, 1928, leaving with \$250,000. Two members of the Fleagle gang responsible for the murders were later hanged in Cañon City for their crimes and a third was killed while resisting arrest. The Fleagle Gang's car used in this robbery is on display at the Big Timber's Museum in Lamar.¹²

Tillie Filoon continued living in the house and rented the upper bedrooms to lodgers. The 1940 U.S. Census reflected that Jacob Brown MacHamer, a 47-year old chiropractor, and Horace Luther Dyer, a 29-year old painter, were lodgers. Tillie died on February 15, 1946 after a four-month illness. Per Tillie's request, her estate purchased a Hammond electrical organ and bequested it to the St. Frances de Sales Catholic Church. Her services were held there with Father Pedrotti officiating.¹³ She was buried next to Lon in Fairmount Cemetery.

Tillie had transferred the house property to her daughter, Alice Turner, on January 9, 1945. The house changed hands a few times after the death of Tillie, with Joseph H. Ward, et al., owning it after Alice Turner. Glen and Cora KirkPatrick owned it from March 8, 1946 until August 16, 1950. Then there is a lapse in the county records, with no transactions. Dorothy Watson bought it May 12, 1953. The county grantor/grantee book that would have shown when the Filoons bought the property in 1906, burned in the courthouse fire in 1929, and unlike other grantee/grantor books, it did not survive the fire.

Dorothy T. Watson

Dorothy (Thompson) Watson was born May 25, 1914 to Sherman C. Thompson and Nellie (Sloan) Thompson in Guy Kingfish, New Mexico.¹⁴ Sherman married Nellie on December 19, 1910 in Garfield, Oklahoma. Sherman was born about 1886 and he was from Custer, New Mexico. He was 24 when he married Nellie Sloan, who was 18 and from Roll, Oklahoma.¹⁵ Dorothy's father, Sherman, started the Federal Credit Union in Lamar, Colorado. Dorothy's mother died when she and her siblings were very young. Dorothy's brother, Cecil Thompson, operated the bus station at the corner of Main and Oak. Dorothy Thompson married Mr. Watson (first name unknown) and he was the "love of her life," when they lived in Shreveport, Louisiana.¹⁶ After they divorced, she moved to Granada,

¹¹ *Lamar Daily News*. October 29, 1926.

¹² Frederic J. Athearn, *Land of Contrast: A History of Southeast Colorado*, Denver, CO: Bureau of Land Management, 1985.

¹³ "Hammond Organ Given Church as Memorial," *The Southern Colorado Register*, March 1, 1946.

¹⁴ Dorothy Thompson Watson at find-a-grave website:

<https://www.findagrave.com/cgi-bin/fg.cgi?page=pv&GRid=60213726> accessed February 15, 2017.

¹⁵ Oklahoma marriage records, last accessed from Ancestry.com February 28, 2017.

¹⁶ Mary Elarton. Phone interview with Jane Felter, March 2017. Transcript on file with preparer.

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Colorado (seventeen miles east of Lamar). There she opened a hair styling shop that became quite popular. She was married briefly for a second time to a Mr. Haas, but the marriage did not last. Dorothy and her sister both changed their middle names to their maiden name, Thompson, in their later years. Dorothy became known as Dorothy T. Watson after she changed her name from Haas.

After her second divorce Dorothy moved to Lamar to be closer to her family. On May 12, 1953, Dorothy bought the Filoon House under the last name of Haas. She purchased it on her own to live in and open her new hair salon called Dorothy's Beauty Lounge, which she operated from the small front bedroom (in the northeast corner and which is now used as a small living room for the suite). According to Mary Elarton, executor of Dorothy's estate, Dorothy had quite the unique and loyal clientele. One lady came in every single week for Dorothy to color her hair a brilliant red. Mary started cleaning Dorothy's Beauty Lounge when Mary was in sixth grade and continued all through high school once a week. Mary and Dorothy became very close and Dorothy named her as the executor of her estate.

To supplement her income, Dorothy rented the rooms upstairs, but she did not furnish meals. In the 1960s Dorothy rented out the upstairs room to Lamar Community College students. Offering furnished rooms to students ceased around 1976. Dorothy maintained her salon and loyal clients at Dorothy's Beauty Lounge until she sold the house in 1997 and moved to Strainhurst Courts in Lamar. Strainhurst Courts are individual apartments and rent is based on income. Dorothy died October 28, 2000 and is also buried in Lamar's Fairmount Cemetery.

Later owners

Dorothy Watson sold the house on December 31, 1997 to Doug and Kim Eckert. They completed many of the changes to the house, including adding the deck and enclosing the rear porch. They have three children and are still in the Lamar area.

Jim and Krista Abernathy bought the house from Doug and Kim Eckert in September 2000. They replaced some of the windows on the main floor and purchased a new boiler for the radiators around 2003. They have four children. They moved to Pueblo, Colorado after selling the house to the current owner, Jane Felter, in January, 2004.

Jane Felter has operated 3rd Street Nest Bed & Breakfast in the home since May 2004. Her father, Elmer Roberts, restored several features including the hardwood floors, replaced the front porch floor in-kind, and made other minor changes to bring the house up to code. He also replaced the remaining windows with the custom vinyl windows. Jane's sons, Brett and Shawn, provided Elmer with minor help. A licensed plumber completed all of the plumbing upgrades in the upstairs bedroom/bathroom in 2004. Jane did all the painting, wallpapering (of the entire house), and tile work that was done in the bathrooms, kitchen, and office area.

The home has been owned by only seven owners in its 108 year lifespan. Interestingly it has been a woman-owned house for 84 years of that time, and during that time frame the women leased the upper floor to lodgers. Similarly today it continues to be a woman-owned bed and breakfast.

Property Name Lon and Tillie Filoon House

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The Lamar Daily News

Thursday, October 28, 1926/Volume 20, Number Eighty Two, Page 1

Friday, October 29, 1926/Volume 20, Number Eighty Three, Page 1
Obituary of Lon Filoon

February 15, 1946 Announcement of funeral for Tillie Filoon

U.S. Census Records – 1900 – 1940

Western Contractor. January 7, 1914, p. 16.

Wikipedia. "Canton Bridge Company" accessed March 10, 2017.

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 9 & 10, Block 38, Original Town of Lamar in the southeast quarter of the southeaster quarter of section 31, township 22 south, range 46 west of the 6th principal meridian, County of Prowers, State of Colorado.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1- except as noted:

Name of Property: Lon and Tillie Filoon House

Location: Lamar, Colorado

Photographer: Heather Peterson

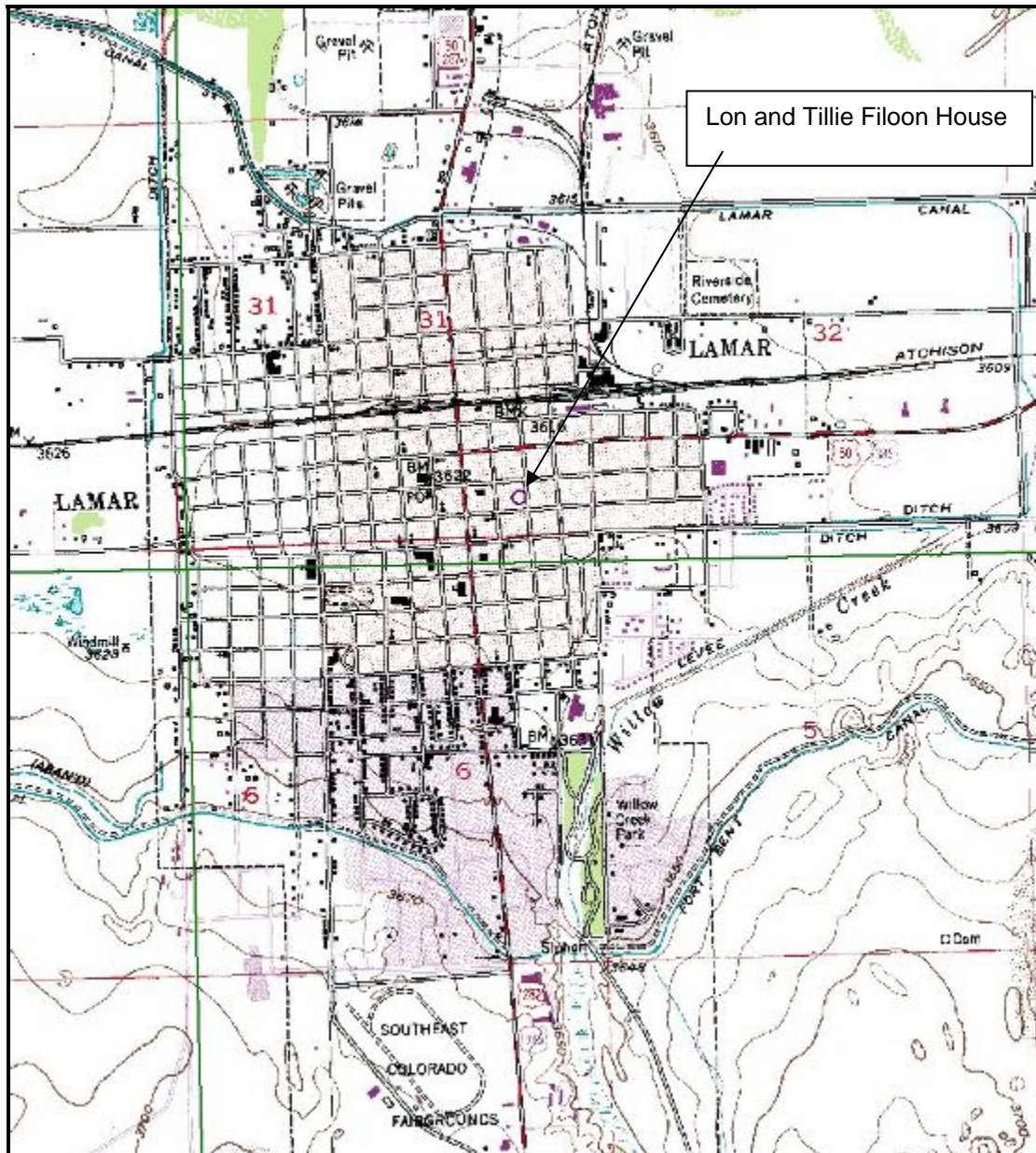
Date of Photographs: September 28, 2016

TIFFs on file with the Office of Archaeology and Historic Preservation, Denver, CO

Photo No.	Photographic Information
1	Front of house (east-facing façade), camera facing northwest.
2	Front of house (east-facing façade), camera facing west.
3	Front of house (east-facing façade) showing inset horseshoe arch, camera facing northwest.
4	Front porch (on east-facing side of house), camera facing north.
5	North-facing side of house, camera facing southwest.
6	West (rear)-facing side of house, from NW corner where rear porch was enclosed in 1997.
7	West (rear)-facing side of house, with 1997deck, camera facing east.
8	South-facing side of house, from SW corner, camera facing northeast.
9	South-facing side of house, from south side, camera facing NW (pergola on noncontributing lot on left side).
10	Original front (east) storm door, camera facing west.
11	Original front (east) entrance door, camera facing south.
12	Front door transom (replaced ca. 1998 based on original design), camera facing east.
13	Original ceiling medallion in dining room.
14	Dining room, camera facing west.
15	Rear door to enclosed porch, camera facing south.
16	Backyard with repurposed brick paths. Camera facing west.
17	Ca. 1940 Filoon Garage, camera facing southeast.
18	Ca. 1950 Garage (noncontributing), camera facing northeast.

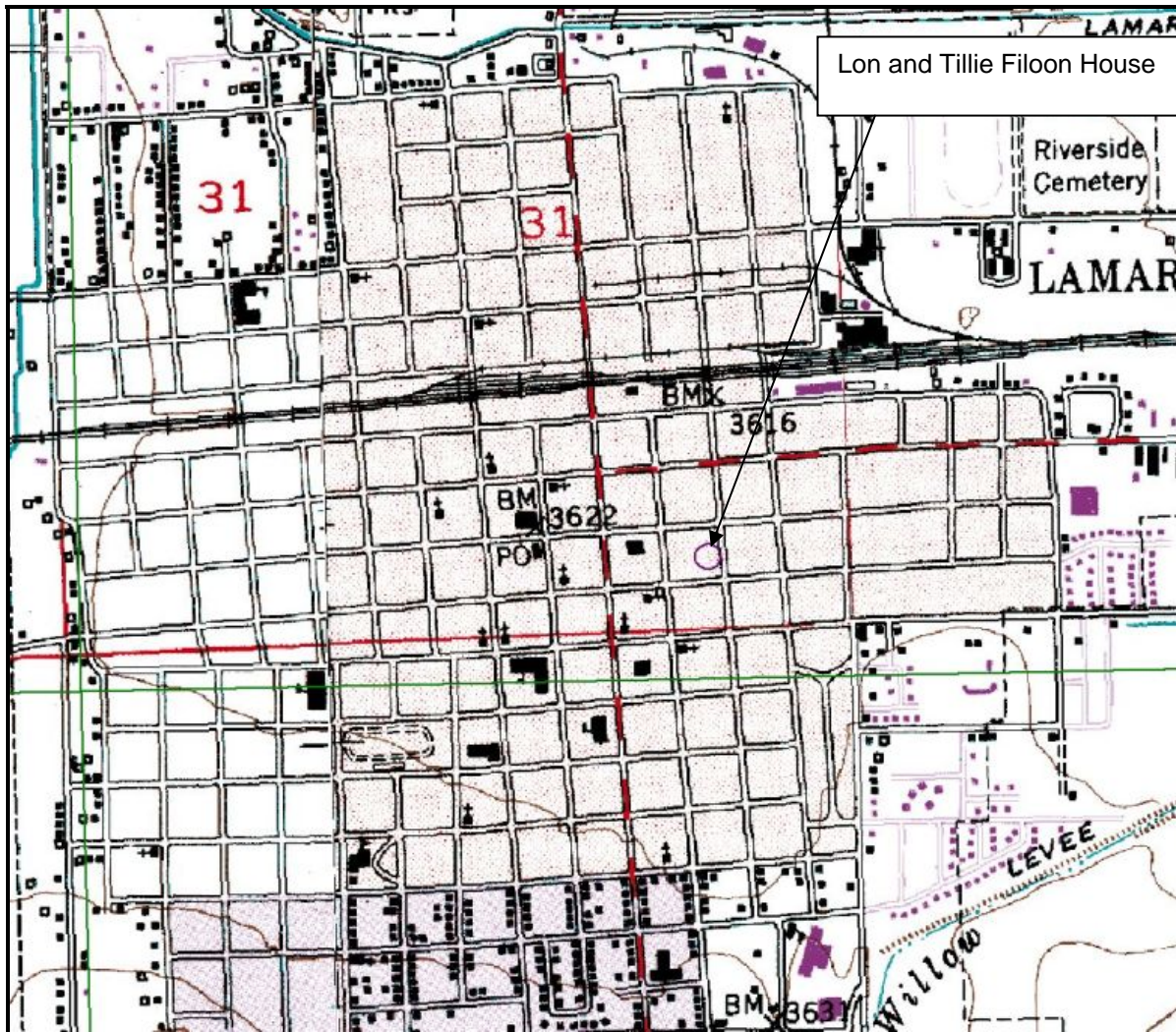
Property Name Lon and Tillie Filoon House

USGS TOPOGRAPHIC MAP - Regional perspective
Lamar East Quadrangle, Colorado
7.5 Minute Series



Property Name Lon and Tillie Filoon House

USGS TOPOGRAPHIC MAP - Close-up perspective
Lamar East Quadrangle, Colorado
7.5 Minute Series

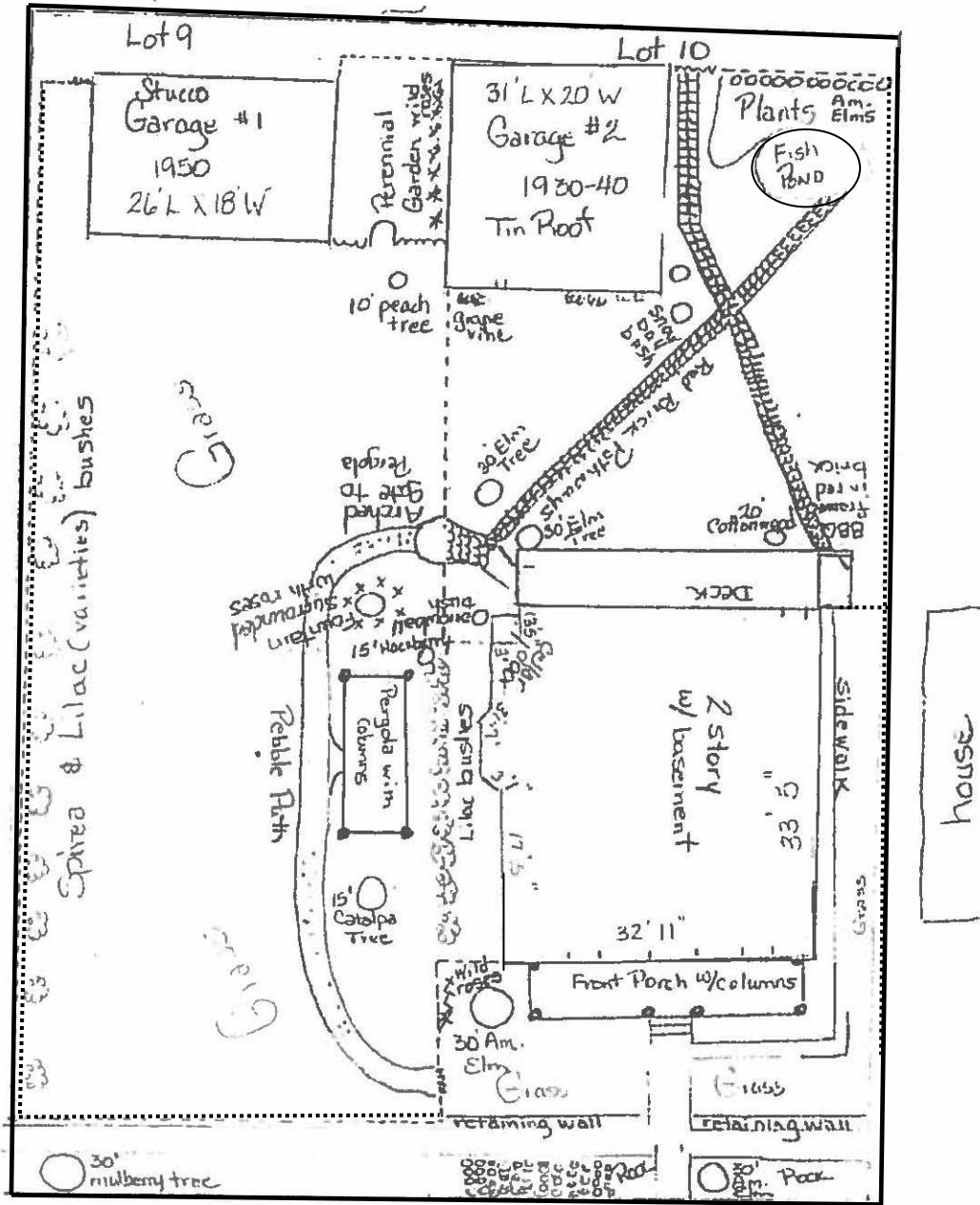


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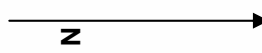
Sketch Map

20' Paved Alley

Century Link Property



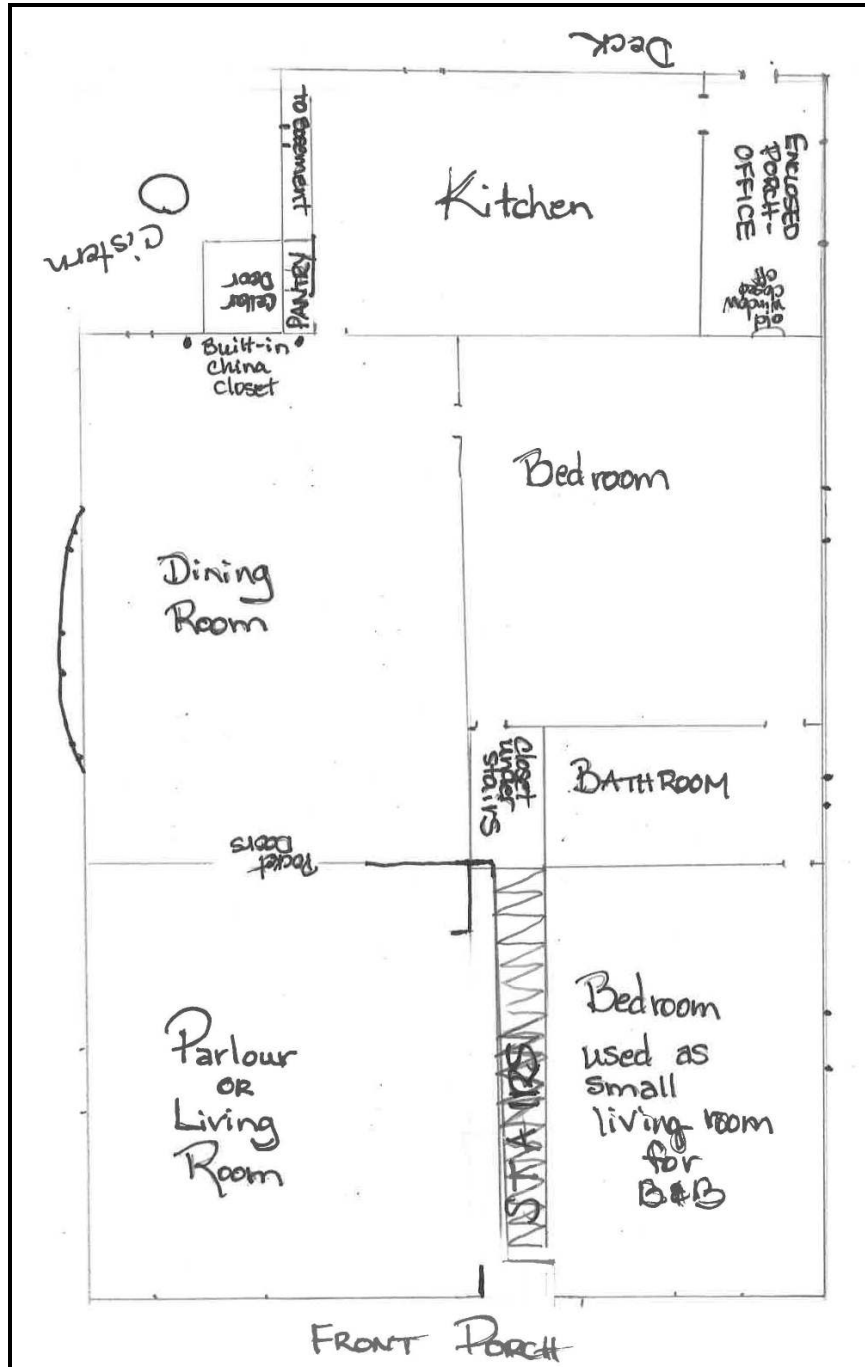
3rd Street



Legend:
 _____ Nomination Boundary
 -----(all dashed lines) = 6' vertical wood fencing

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Floor Plan – First Floor



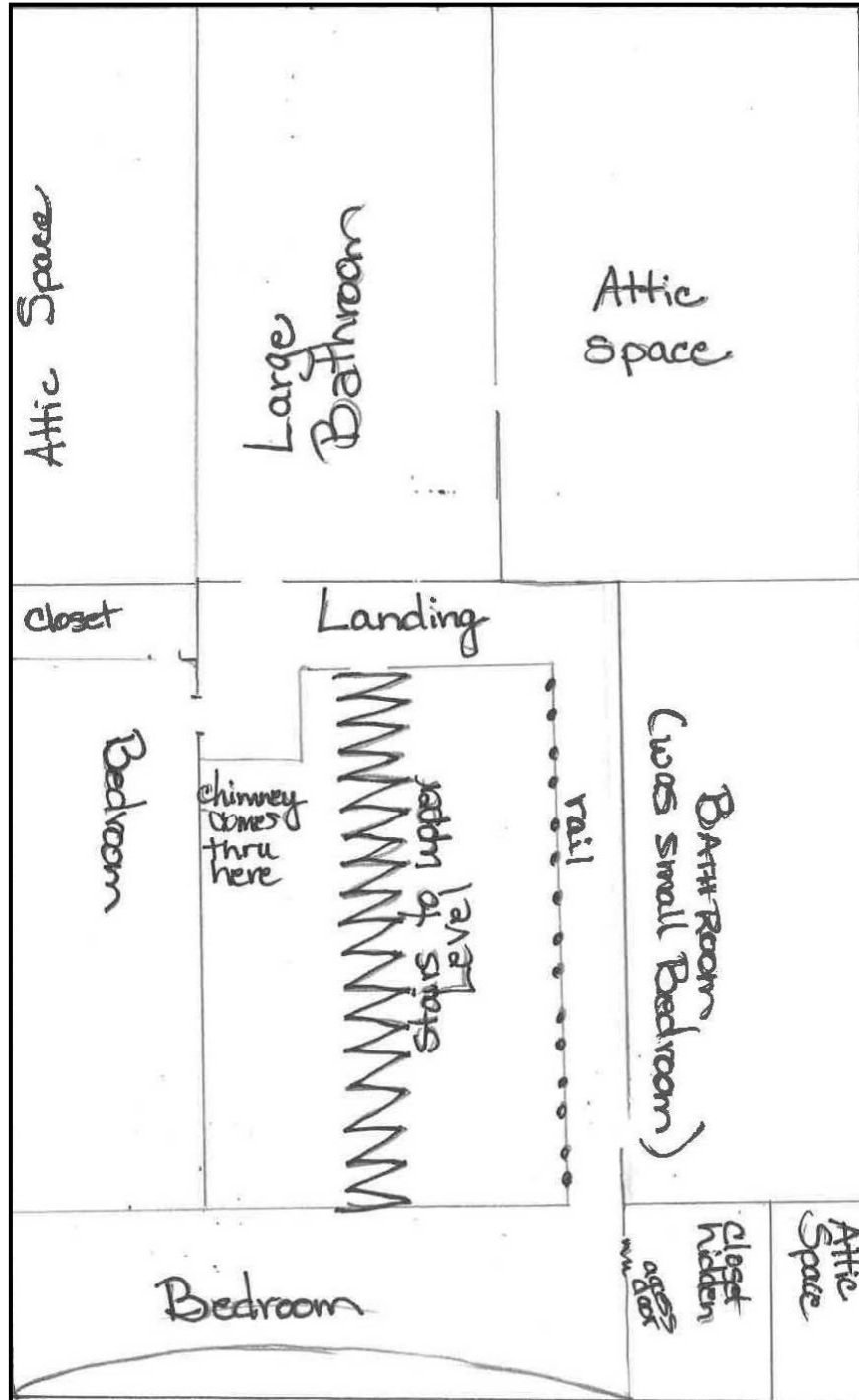
Not to scale

N →

Drawn by preparer

Property Name Lon and Tillie Filoon House

Floor Plan – Second Floor



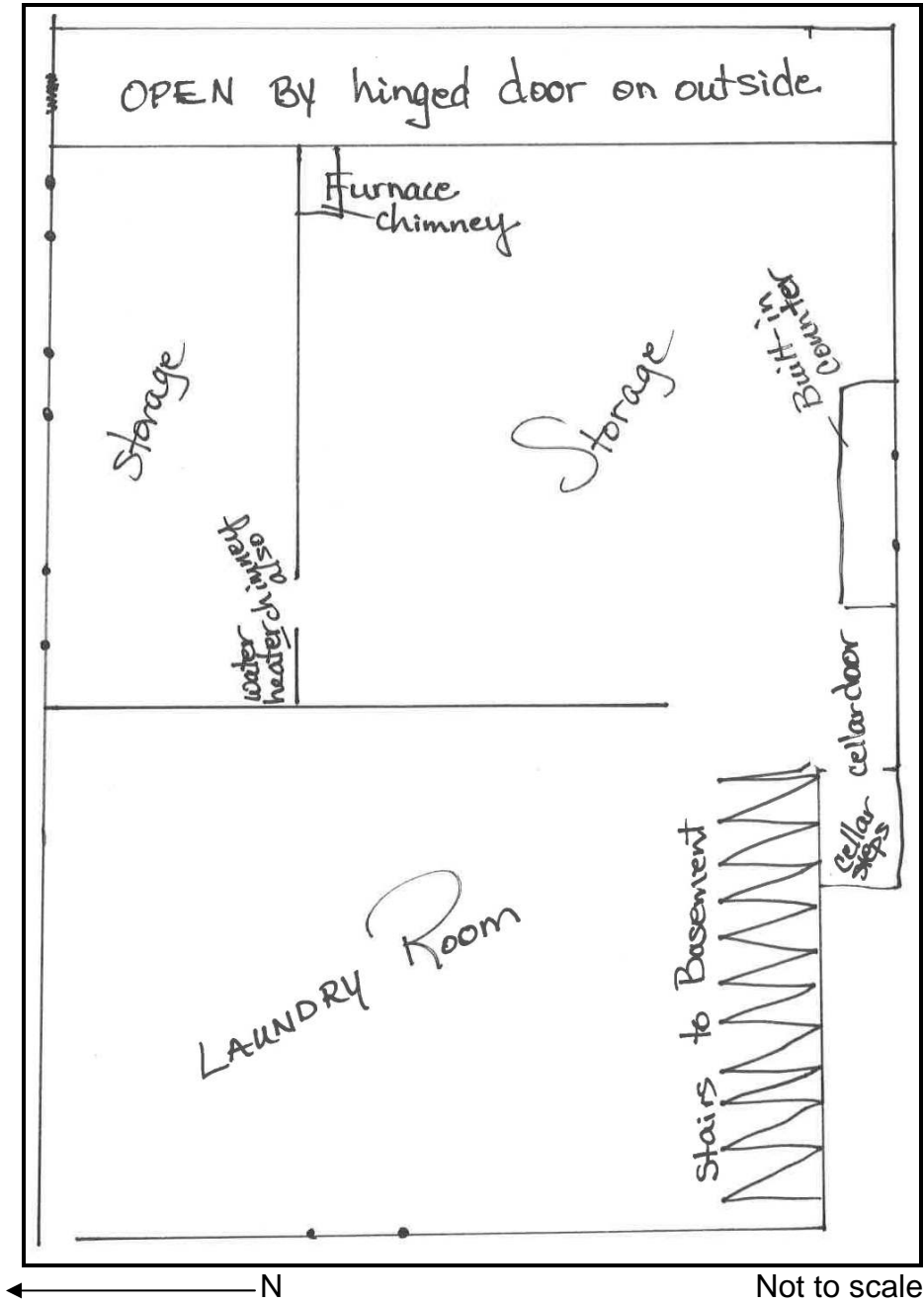
Not to scale

N →

Drawn by preparer

Property Name Lon and Tillie Filoon House

Floor Plan – Basement



Drawn by preparer