

## Research Tips/Lessons Learned

- The date of construction reflected on the Assessor website is frequently not accurate as it was often based on comments made by ONEN residents during neighborhood tax assessor appraisals in the 1960s.
- Ensure that you are always working with the correct legal description on historical documents. Many large lots were subdivided which can result in confusion when looking at later deeds which contain e.g., the Easterly 45 feet of the Northerly 100 feet of .....
- An improvement showing on a large lot on a plat map or Assessor map may not be your home if the lot was subdivided; it may be your neighbor's home or the house around the corner.
- It is not unusual for a home's street number to change, occasionally multiple times. This may happen when a house is built on a corner lot and the orientation is changed or as large lots were later subdivided to smaller 50' – 60' frontages.
- Ownership of properties by single or married women was quite common. Also, women then, as now, often held title individually when their spouse was a business owner.
- Divorce was more common than might be expected. Also, spouses living apart was not unusual due to a husband with mining interests living in the general area of the mine.
- Real estate investors/speculators were common in the late 1800s as the Cripple Creek boom impacted the area. Many houses were constructed with the intent to use them as rentals.
- Researchers often expect that a well-to-do family would own their own home, but it was not uncommon for such families to be long-term renters of their primary residence.
- Conversely, some tenants and owners moved with great frequency within the Old North End. Some house occupancy searches reflect 5 or 6 occupants; some reflect 30 or more.
- In researching biographical information on owners or occupants of your home, you may find that name spelling or middle initials often don't match up to what you know to be correct. Pursue these potential leads until proven not helpful as typos in names were common in all types of publications.
- Seek out social columns, wedding announcements, and obituaries as they are often filled with information. Street address, business interests, extended family members, etc., may be referenced. The website findagrave.com often has an obituary or brief bio associated with the photo of the person's gravesite.
- Some newspapers were professional in their coverage and reported accurately. Others contain content that resembles that of the publications found on grocery store aisles. You may want to seek out additional sources if some content seems too "far out" to be believed.
- Use the City Directories not only to match an address with a name of an owner or occupant but to determine employment, perhaps business address, organizations joined or public positions held, etc. Watch the videoclip on Penrose Library's City Directory page as it provides tips for discovering this kind of information about local residents.
- The National Register of Historic Places nomination forms for the neighborhood contain brief descriptions of the architectural style of each conforming property. The 2015 submission is much more detailed with regard to houses in the recently expanded district, but there are also brief descriptions of houses that were included in the original 1982 submission. An example of a description of a newly added property: *120 W. Del Norte Street (1930) (contributing building) Two-story stucco Mixed Style residence with eight-over-one double-hung wood windows, hipped roof, stucco rear chimney, attached two-car garage with six-light casements, and partial width, hipped, arcaded porch.* It's worth your time to read through the National Register submissions. They can be found at <http://oldnorthend.org/historic-preservation-guidance/1-national-register-of-historic-places/>