

618 NORTH NEVADA AVENUE

Archive Refinement and Transcription Findings — October 15, 2026

A source-linked review record for the property-history archive

The review organizes and improves access to the surviving scans while retaining the distinctions that matter: land versus building history, the 616/618 parcel versus neighboring 614 and 622, contemporary documents versus later annotations, and visible source text versus uncertain reconstruction.

70	200	149
original files preserved	supplied pages reviewed	preferred reading pages
51	6	30
duplicate aliases retained	AI restoration variants	source-linked findings

These counts describe this refinement review. They do not measure how many pages in the complete reference library received a new, line-by-line transcription. Full-volume coverage distinguishes retained usable text, newly reviewed text, nontext pages and unresolved passages.

Publication status. Website validation and publication are recorded separately. This PDF does not certify that final browser checks, authentication tests or deployment have passed.

Reading the findings. “High” describes confidence in a field read from the reproduction. It does not certify the source’s accuracy, legal effect, genealogy or a complete title chain. Brackets preserve probable readings, alternatives and illegibility.

Preservation, consolidation and text review

Originals and rollback

All 70 supplied original files are retained. The recovery record points to Recovery/20261016T013723Z and its RECOVERY-MANIFEST.json. That snapshot captures the pre-refinement working archive and deployment information for rollback. Original-file integrity and live publication checks belong to their separate validation records; this report does not newly certify them.

Preferred copies and aliases

Two hundred supplied pages were visually reviewed. Fifty-one duplicate aliases resolve to 149 preferred reading pages. The choices consider actual legibility, continuous grayscale, completeness, cropping and annotations, rather than pixel dimensions alone. The alias and source maps preserve the discarded browsing position and original source location; the original files remain available locally.

Examples of the decisions

The mounted portrait L033 preserves grayscale lost in L002-p012. The four-clipping collage L002-p015 retains more of the right-hand obituary than L041. The 618 exterior, Camden couple and Daisy Todd scans each retain a selected front and identifying verso. Blue marginal annotations on other copies are carried into the canonical record rather than erased.

Article fragments and distinct instruments

Overlapping clippings are grouped as logical records. A repeated passage or overlapping crop does not require a second browsing entry, but distinct notices, reverse-side captions and useful alternate views remain. Similar deeds are not interchangeable: corrective instruments and the separate 614 and 616/618 trustee deeds remain separate.

Reviewed text and the full reference library

The supplied collection received visual page review. Full reference volumes additionally underwent page-level screening to identify absent, garbled or sparse text and to retain useful existing text. A retained existing-usable classification is not a claim of a new line-by-line visual verification. Flagged printed pages, portrait captions, handwritten signatures, church registers, tables, forms and marginal notes have separate review records. The coverage ledger is the controlling page-by-page account.

Handwriting, uncertainty and Markdown

Reviewed readings preserve wording and spelling where recoverable, with structured headings, paragraphs, dates and signatures. Probable words use forms such as [Lucinda?]; alternatives use [deed / debt?]; unreadable passages use [illegible]. Editorial explanation is kept separate from source transcription. Context and repeated letterforms may support a reading, but do not make a guess certain. Handwritten passages are identified as Handwritten transcription; the reader supports Caveat and standard-font display.

Text layers and display copies

Reviewed text is the preferred reader and search text where an explicit review exists. Initial OCR is a working aid rather than an additional published authority. Searchable derivative PDFs and source-library parts may receive corrected text layers while source masters remain unchanged. Coverage, final text-layer integration and browser behavior must be checked in the corresponding build and validation records.

Working records. Audit/REFINEMENT.json; Audit/DUPLICATE-DECISIONS.json; Audit/SOURCE-PAGE-MAP.json; PAGE-MAP.json; Audit/library-coverage.json; Audit/reviews/*.json.

Existing chronology and the current ownership record

The findings that follow refine an existing timeline rather than establish a new uninterrupted title chain. The house's approximate construction date, early land transfers, later use, family history and historical photographs remain distinct kinds of evidence. Photograph captions may estimate a decade without proving an exposure date. Recorded conveyance dates are not automatically signing dates.

The parcel distinction

The 616/618 parcel is the south half of Lot 7 and north 25 feet of Lot 6, Block 22, Addition No. 1, parcel 6407417005. The neighboring 614 deed description is the north 60 feet of the south 75 feet of Lot 6. Daisy Todd's earlier residence and fur-storage context at 622 remain neighboring family context, not proof of 618 title.

The unresolved 1991 acquisition

Reception 002023401, book 5833 page 649, demonstrably concerns 614. Companion reception 002023402, page 650, is only a candidate for the 618 acquisition. Historic Properties of Colorado Springs is securely tied to 618 as grantor in the January 12, 2000 recorded conveyance to Vintage Hospitality LLC. Vintage conveyed to Daniel K. and Cynthia M. Davies in the December 5, 2007 recorded event. The full 1991 acquisition image remains a gap.

2015 to June 1, 2016

The Davies owners are carried into 2015 by inference between the 2007 acquisition and 2016 recorded transfer. A separate 2015 assessor ownership snapshot was not obtained. Historical 2015 assessor sketches and a brochure disagree on building area and are not current surveyed measurements.

June 1, 2016 to March 23, 2022

Recorder index reception 216058481 is a quitclaim from Cynthia Davies / Wood-Davies Cynthia to Daniel Davies. Consecutive reception 216058482 names Daniel Davies as grantor and Christina West and Joshua West as grantees of the parcel-linked warranty deed. Continuity between the recorded events is inferred.

March 23, 2022 through October 15, 2026

Reception 222041276 is indexed from Joshua West and Christina West to West Family Trust. The October 13, 2026 assessor dataset and live record retrieved October 15, 2026 list WEST FAMILY TRUST. This is recorded ownership context; it does not identify residents, trustees, beneficiaries or beneficial interests.

A restoration-team lead with an address discrepancy

A November 1997 architect's account of Room at the Inn, illustrated with a facade matching 618, credits Mark Tremmel, Morey Bean and Mahler-Gambucci; a 1998 AIA firm profile corroborates the project connection. The article prints 720 North Nevada. That unresolved address discrepancy remains visible. These are later restoration credits, not attribution of the house's original architect. Full article/directory scans remain local only.

Baseline references. Research/TIMELINE.json, T039 and T049–T053; Research/MODERN-OWNERSHIP.json; Research/RESTORATION-OWNERSHIP.json; Research/RESTORATION-RESEARCH.json; D086 and D082. These are previously captured research records, not fresh independent verification by this report.

A. Land, buildings and early transfers

RF018 The survey is dated May 13, 1993, not July 13

The improvement location certificate reads May 13, 1993; its accompanying Zephyr Surveying invoice is dated May 14. The pre-refinement manifest gave July 13; the reviewed source supports May 13. The certificate labels the 618 three-story frame apartment, the 616 one-story duplex, and garage on the described lot portions.

Confidence. High for month/day/year and principal building labels

Limits / unresolved detail. This is a historical location certificate, not a current survey or a construction certificate. Small architectural measurements remain qualified in the transcription. The invoice and certificate have separate dates.

SOURCE REFERENCES

[L001-p003 - 1993 Survey.pdf, source p. 3; D001, reading p. 2](#)

[L001-p002 - 1993 Survey.pdf, source p. 2; D001, reading p. 2](#)

[L001-p001 - 1993 Survey.pdf, source p. 1; D001, reading p. 1](#)

RF020 Several early-deed amounts differ from the old catalog

The individual-page review reads Gutshall–Pochon consideration as one hundred seventy-two dollars, rather than \$175; Pochon–Martin as seventeen hundred dollars, rather than \$1,200; and Martin–DeCoursey as seventeen hundred [fifty?] dollars, rather than \$1,400. These should be represented as reviewed manuscript readings alongside the earlier title-search/catalog amounts. The Pochon deed's execution year remains [four / five?], while acknowledgment and filing are in 1875.

Confidence. Moderate for the new manuscript amounts; fifty is explicitly tentative

Limits / unresolved detail. Do not treat all amounts as verified actual purchase prices or silently rewrite the title-search transcript. The old and new readings are documented discrepancies, and the scans are streak-damaged. The Lombard–Maguire filing day is also tentatively [5th?] July in the new review against the prior July 8 entry; that day remains unresolved.

SOURCE REFERENCES

[L007-p009 - OT_20261015_0002.pdf, source p. 9; D046, reading p. 1](#)

[L007-p010 - OT_20261015_0002.pdf, source p. 10; D047, reading p. 1](#)

[L007-p011 - OT_20261015_0002.pdf, source p. 11; D048, reading p. 1](#)

[L002-p003 - docs 2.pdf, source p. 3; D002, reading p. 3](#)

[L002-p004 - docs 2.pdf, source p. 4; D002, reading p. 4](#)

RF021 The Kimball correction concerns the premises description

The January 15, 1876 Colorado Springs Company–Kimball corrective deed says it describes more correctly and fully the premises intended by the December 9, 1873 deed. It includes Lot 7, Block 22, Addition No. 1, a handwritten quitclaim insertion and a canceled warranty paragraph. The pre-refinement catalog described a grantee-name correction; the visible wording instead concerns the premises.

Confidence. High for the expressed correction purpose; some marginal wording and filing day tentative

Limits / unresolved detail. Do not infer the legal effect of the struck and inserted clauses. Separately, the badly damaged July 1874 Maguire–Gutshall instrument includes a North half phrase in an incomplete release/damages context; it cannot independently support a confident parcel-scope reconstruction.

SOURCE REFERENCES

[L013 - scan 1766.jpg, source p. 1; D062, reading p. 1](#)

[L002-p068 - docs 2.pdf, source p. 68; D062, reading p. 1](#)

RF019 The Lucinda–May supplied recorder copy supports the dated transfer directly

L007-p015 is a supplied recorder reproduction of Lucinda D. Peck to May S. Eaton. It writes September 24, 1910 execution and acknowledgment, and December 19, 1912 recording at 10:45 a.m. The property is northerly 25 feet of Lot 6 and southerly half of Lot 7, Block 22, Addition No. 1. The water clause refers to City of Colorado Springs canals.

Confidence. High for these fields in the supplied reproduction; reception number and recorder surname uncertain

Limits / unresolved detail. The earlier OB-F22 limitation that only the title chronology was available is superseded by this supplied-copy evidence; the 1911 tour/occupancy difference remains. The typed search's acknowledgment September 26 differs from the deed copy's September 24. This is not a newly obtained certified recorder original or proof of a market price.

SOURCE REFERENCES

[L007-p015 - OT 20261015_0002.pdf, source p. 15; D052, reading p. 1](#)

[L002-p004 - docs 2.pdf, source p. 4; D002, reading p. 4](#)

B. Family, church and community chronology

RF016 The Baptist material separates a preliminary meeting from formal organization

The minutes reproduce an August 21, 1872 preliminary meeting with Arthur Peck and Mrs. L. D. Peck among fourteen visible petition names. The September 18 organization minutes accept their letters alongside those of J. M. Colburn, F. A. Johnson and Austin H. Weir; seven additional people are accepted on statements in lieu of letters. The group then organizes the First Baptist Church of Colorado Springs.

Confidence. High for meeting dates and Peck entries; several other names/signatures remain uncertain

Limits / unresolved detail. Fourteen preliminary petition names and twelve people admitted at the later organization are different stages, not an automatic contradiction. The one-third-property donation remains a biographer's assertion; these minutes are not a financial account.

SOURCE REFERENCES

[L002-p058 - docs 2.pdf, source p. 58; D040, reading p. 1](#)

[L002-p060 - docs 2.pdf, source p. 60; D040, reading p. 2](#)

RF017 Two Baptist lists preserve different Peck addresses

The list annotated March 1896 gives Arthur Peck at 216 E. Cucharras and Mrs. Arthur Peck at the same address. The other list, annotated [Dec.?] 1897, gives Arthur and Mrs. Arthur Peck at 618 N. Nevada. These are distinct list versions and should remain separately searchable.

Confidence. High for the address entries; handwritten month on the later list tentative

Limits / unresolved detail. This adds an annual-source/address discrepancy alongside the 1896 city directory at 618; it does not prove a construction date or that the family had not moved. Publication, annotation and currency of membership addresses may differ. Do not silently harmonize 216 with the 1894 directory's 214 spelling/address.

SOURCE REFERENCES

[L002-p059 - docs 2.pdf, source p. 59; D039, reading p. 2](#)

[L002-p057 - docs 2.pdf, source p. 57; D039, reading p. 1](#)

RF010 The contemporary marriage notice says Thursday, April 13

L049 prints that E. J. Eaton and Miss May Whipple married in Colorado Springs on Thursday evening, April 13, at the bride's parents' residence, by Rev. T. Mitchell. Adjacent printed railway and trustee-sale material supplies 1876; handwritten 1876 also appears. This strengthens the earlier catalog-only lead for the Weekly Gazette of April 15, 1876. The 1928 obituary instead says they married in 1875.

Confidence. High for April 13 and the notice's wording; 1876 supplied by surrounding printed issue context

Limits / unresolved detail. The marriage sentence itself omits the year; publication and ceremony are different dates. Display the 1876/1875 source disagreement. It predates documented residence at 618 and does not identify the parents by name.

SOURCE REFERENCES

[L049 - scan 1802.jpg, source p. 1; D022, reading p. 1](#)

[L002-p038 - docs 2.pdf, source p. 38; D011, reading p. 1](#)

RF011 May's baptism row contains Whipple in the parents column

In baptism row 30, May Stuart Eaton's adult baptism has ruled blank given-name positions followed by Whipple in the Parents column. Mrs. Margaret P. Woods is the sponsor and Benjamin Brewster the minister. Rows 31 and 32 identify Violet May and Ella Harding as daughters of E. J. and May Stuart Eaton.

Confidence. High for visible Whipple and column placement; parent identities unestablished

Limits / unresolved detail. Whipple supports natal-family context but does not recover either parent's given name or establish a complete parentage. The existing March 16, 1896 baptism date and daughters' birth dates were already recorded. Do not describe inferred parents as confirmed genealogy.

SOURCE REFERENCES

[D085-p008 - PPLD-987954-original.pdf, source p. 1; D085, reading p. 8](#)

RF029 Eaton birth notices add a son lead and a daughter-date discrepancy

L048 announces a boy born to the wife of E. J. Eaton in Colorado Springs on January 2[3?], 1879, weighing 8½ pounds. L022/L002-p039 announces an unnamed daughter born March 18, [1883?]. The baptism register's Violet May Eaton birth is March 19, 1883; this creates a potential one-day discrepancy if the unnamed daughter is Violet.

Confidence. High for the birth-notice wording and weight; son's day and daughter's year tentative; identity linkage unconfirmed

Limits / unresolved detail. Neither notice names the child or expands E. J. The son must remain a research lead, not a newly identified named family member or evidence of survival to 1932. Do not silently change Violet's registered March 19 date to match an unnamed newspaper birth notice. Nearby Rev. Edward S. Peck marriage/death notices do not establish any relationship to Arthur.

SOURCE REFERENCES

[L048 - scan_1801.jpg, source p. 1; D012, reading p. 2](#)

[L022 - scan_1775.jpg, source p. 1; D012, reading p. 1](#)

[L002-p039 - docs 2.pdf, source p. 39; D012, reading p. 1](#)

[D085-p008 - PPLD-987954-original.pdf, source p. 1; D085, reading p. 8](#)

RF009 An overlooked Eaton funeral announcement is recoverable

The blue-bracketed fragment L039 contains a distinct notice: the funeral of Mrs. E. J. Eaton would be held Saturday afternoon from the residence, 618 North Nevada, with Rev. [Paul?] Roberts officiating and burial at Evergreen. The time is read [2:30?]. The pre-refinement D020 title mentioned only the electrical and milk ordinances, overlooking this property-relevant announcement.

Confidence. Moderate for the notice's core identity/address; qualified for time and minister's given name

Limits / unresolved detail. No issue date is visible. Its association with May/Mary Eaton's 1928 death is contextual, not a printed date recovered from this fragment. Keep this short announcement distinct from the obituary and the longer funeral report L050.

SOURCE REFERENCES

[L039 - scan_1792.jpg, source p. 1; D020, reading p. 1](#)

RF026 May's longer funeral notice connects named neighbors without proving kinship

L050 reports services at 2:30 that afternoon at 618 North Nevada, sermon by Rev. Paul Roberts of Grace Church and Evergreen burial. Earl Stark and Mr. Camden are among the named pallbearers. The notice says she died Thursday night; its handwritten date is 5-12-28, compatible with the obituary's 5-11-28 annotation and death the previous night.

Confidence. High for printed address, time, minister and the two named pallbearers; issue dating relies on annotation/context

Limits / unresolved detail. Names in the funeral party show a reported association, not family relationship or title ownership. Keep May/Mary/E. J. Eaton source forms, and do not treat annotations alone as independently established publication metadata.

SOURCE REFERENCES

[L050 - scan_1803.jpg, source p. 1; D011, reading p. 2](#)

[L002-p038 - docs 2.pdf, source p. 38; D011, reading p. 1](#)

RF015 Edwin's State School trusteeship now has a readable appointment article

L046 reports that Governor Peabody appointed Edwin J. Eaton a trustee of the State School for the Deaf and Blind to fill the vacancy caused by W. G. Rice's death. It says Eaton headed El Paso County Abstract Company until absorption by Colorado Title & Trust Company. The handwritten date is 10-3-03, with adjacent datelines October 2, supporting the indexed October 3, 1903 publication.

Confidence. High for printed appointment and business wording; publication date supported by annotation and catalog context

Limits / unresolved detail. The broad trusteeship was already named in LOCAL-REVIEW. The new information is the readable primary report, predecessor and business succession. It does not establish residence at 618 in 1903 independently.

SOURCE REFERENCES

[L046 - scan_1799.jpg, source p. 1; D018, reading p. 1](#)

RF030 A separate real-estate notice names Lucinda and Methodist trustees

L043's Real Estate Transfers continuation lists Lucinda D. Peck to trustees of the M. E. Church, Lot 16, Block 92, with no amount visible. This is a separate property and church-connection lead beyond the Baptist founding narrative.

Confidence. High that the visible notice names Lucinda and the lot/block; transaction date unverified

Limits / unresolved detail. The source fragment has no complete issue header. Do not assign the adjacent L042 annotation to every entry without verification, identify this as the one-third Baptist-building donation, or connect Lot 16, Block 92 to the 618 Block 22 parcel. No underlying instrument has been retrieved.

SOURCE REFERENCES

[L043 - scan_1796.jpg, source p. 1; D021, reading p. 2](#)

C. Death registers, probate and estate accounting

RF012 Arthur's register gives a precise age and a place-of-death field

Entry 4313 gives Arthur Peck's age as 72 years, 1 month, 0 days, with 618 No. Nevada Ave in the Place of death column and burial Lot 8, Block 54. The pre-refinement biography and timeline called the address last residence; the source field is Place of death. The May 5, 1907 date inherited through the preceding ditto rows remains consistent with the local obituary.

Confidence. High for age, column heading, address and burial coordinates; inherited date explicitly reasoned

Limits / unresolved detail. The row itself does not name the cemetery; Evergreen is supplied by the separate newspaper funeral material. Keep PPLD's conflicting May 4 catalog date visible. This is a research transcription, not a certified vital-record extract.

SOURCE REFERENCES

[D080-p001 - Colorado Springs Death and Interment Register - Arthur Peck 1907.pdf, source p. 1; D080, reading p. 1](#)

[D085-p011 - PPLD-976702-original.pdf, source p. 1; D085, reading p. 11](#)

[L002-p047 - docs 2.pdf, source p. 47; D015, reading p. 1](#)

RF014 The two Lucinda clipping copies differ in the address reading

The local clipping review reads 106 East Boulder, while the downloaded PPLD obituary copy clearly reads 208 East Boulder. Both are headed Pioneer Resident Dies, dated April 29, 1924, and describe age 84, death early yesterday, a private Law chapel funeral and Evergreen burial. The synthesis compared both image crops and retains the better-supported downloaded 208 reading with the local-copy discrepancy disclosed.

Confidence. High for the downloaded 208 reading and shared date/text; local number remains a source-copy discrepancy

Limits / unresolved detail. Do not turn 106 into a second confirmed residence or silently overwrite one transcript from the other. These are separately preserved source versions; do not assume they reproduce the identical exposure or newspaper state. The April 28, 1924 death interpretation remains intact, as does the conflict with the portrait catalog's 1921 year.

SOURCE REFERENCES

[L016 - scan_1769.jpg, source p. 1; D016, reading p. 1](#)

[L002-p063 - docs 2.pdf, source p. 63; D016, reading p. 1](#)

[D085-p007 - PPLD-162271-original.pdf, source p. 1; D085, reading p. 7](#)

RF013 Edwin's death and burial dates are a confirmation, not a new correction

The full-spread burial review confirms Edwin J. Eaton, age 84, last residence 618 North Nevada, death June 13 and burial June 15, 1932, at Evergreen. T028 and OB-F21 already state this accurately and preserve the catalog's June 14 date.

Confidence. High for the labeled register fields

Limits / unresolved detail. No replacement timeline text is needed. Do not mistake a catalog or obituary date for the labeled death or burial date, and do not fill the blank cause column by inference.

SOURCE REFERENCES

[D085-p010 - PPLD-990686-original.pdf, source p. 1; D085, reading p. 10](#)

RF004 The estate's cash balance is \$6,616.43

The Eaton final-settlement decree reports \$100,434.78 cash received and \$93,818.35 expended, paid out and distributed, leaving \$6,616.43 on May 14, 1934. The subtraction reconciles exactly. It separately says additional real, personal and mixed assets remained.

Confidence. High for visually checked figures and arithmetic

Limits / unresolved detail. These are estate-wide cash flows and a dated balance, not a sale price, a house valuation, or Edwin's total wealth at death.

SOURCE REFERENCES

[L007-p018 - OT_20261015_0002.pdf, source p. 18; D053, reading p. 3](#)

RF005 The final settlement distinguishes state inheritance and federal estate taxes

The settlement continuation states that \$12,720.31 in Colorado inheritance tax and \$11,832.96 in federal estate tax had been assessed and fully paid. The next page allows \$5,000 each for administrator and attorney services, with \$4,000 already paid to each and another \$1,000 authorized to each.

Confidence. High for the printed amounts as transcribed from the recorder copy

Limits / unresolved detail. The decree's figures should retain their own date and accounting context. Do not silently force them to match the separately dated 1933 inheritance-tax receipt or treat them as taxes on 618 alone.

SOURCE REFERENCES

[L007-p018 - OT_20261015_0002.pdf, source p. 18; D053, reading p. 3](#)

[L007-p019 - OT_20261015_0002.pdf, source p. 19; D053, reading p. 4](#)

RF006 The inheritance-tax receipt is \$68.80, with a separate calculation

D054's receipt no. 60159 is dated July 20, 1933, recorded December 19, 1945, and states \$68.80, not the old catalog's \$68.30. Gross property is \$261,090.76; deductions \$16,181.36; net \$244,909.40. The final schedule gives tax fixed \$13,118.21, interest [5.85?], fees \$10.00, total \$13,134.06, discount \$500.00, balance \$12,634.06, credits \$9,500.00 and \$3,065.26, residual \$68.80. Both the gross-minus-deductions and balance-minus-credits calculations reconcile.

Confidence. High for receipt, major figures and arithmetic; small interest reading probable

Limits / unresolved detail. The \$68.80 is a residual payment, not the entire inheritance-tax liability. The old catalog reads a margin date as July 20, 1938; the new transcription reads 1933 there as well. Keep the old marginal reading as a copy-reading discrepancy until specifically reconciled. Do not equate this 1933 calculation with the later settlement's \$12,720.31 state-tax statement.

SOURCE REFERENCES

[L007-p022 - OT_20261015_0002.pdf, source p. 22; D054, reading p. 1](#)

[L007-p028 - OT_20261015_0002.pdf, source p. 28; D054, reading p. 7](#)

RF007 The \$3,850 inventory entry values an undivided half interest

The highlighted inventory line reads an undivided one-half interest in north 25 feet of Lot 6 and south half of Lot 7, Block 22, Addition No. 1, valued \$3,850. It supplies a direct inventory reference for the 616/618 parcel.

Confidence. High for the line's parcel, fraction and value

Limits / unresolved detail. This qualification was already present in DEED-CATALOG and LOCAL-REVIEW and broadly retained in T029. Add the exact inventory reference rather than announcing a new ownership discovery. It does not value the entire house, establish who held the other half, or prove the complete subsequent chain.

SOURCE REFERENCES

[L007-p024 - OT_20261015_0002.pdf, source p. 24; D054, reading p. 3](#)

RF008 The June 1934 decree days need reconciliation within the review

The initial D053 transcription read June 13, 1934 for both heirship and final settlement, while the older catalog and supplied title search give June 18. Cross-review could not conclusively distinguish the day in the reproduced decree datelines. The final editorial overlay retains [13 / 18?] on both L007-p017 and L007-p020. The clear June 13, 1932 death date is a separate field.

Confidence. Unresolved for day; high that a transcription conflict exists

Limits / unresolved detail. Neither 1934 decree day is conclusive from the supplied copy. A clearer recorder image is needed. Keep the bracketed alternatives; do not replace a disputed day with an unqualified date. T029's broad year range does not require a day-level change.

SOURCE REFERENCES

[L007-p017 - OT_20261015_0002.pdf, source p. 17; D053, reading p. 2](#)

[L007-p020 - OT_20261015_0002.pdf, source p. 20; D053, reading p. 5](#)

[L002-p004 - docs 2.pdf, source p. 4; D002, reading p. 4](#)

Final editorial overlay: Audit/reviews/zz-final-editorial.json, L007-p017 and L007-p020.

RF025 Daisy's will names Elva and conditional substitute beneficiaries

Daisy C. Todd's March 21, 1940 will leaves the residue to daughter Elva L. Camden if she survives, with substitution provisions for Elva's children and descendants. It nominates Elva executrix, with Lewis E. Camden as substitute if Elva does not survive. The July 9, 1957 order admits the will and directs letters to Elva. This adds family and testamentary context beyond the earlier general probate description.

Confidence. High for printed testamentary and probate wording

Limits / unresolved detail. The will predates the 1947 deed to Daisy. A general residual clause is not a parcel-specific distribution deed and does not bridge the missing trust/estate chain to Bonnie as surviving trustee in 1982. Do not present the hypothetical substitute-beneficiary clause as proof of who actually inherited.

SOURCE REFERENCES

[L007-p032 - OT_20261015_0002.pdf, source p. 32; D059, reading p. 1](#)

[L007-p033 - OT_20261015_0002.pdf, source p. 33; D059, reading p. 2](#)

[L007-p031 - OT_20261015_0002.pdf, source p. 31; D059, reading p. 3](#)

D. The neighboring 614 parcel: distinct deeds and corrections

RF001 The Buchanan–Stark deed is dated September 23, 1939

D070 is Amelia Buchanan to Earl C. Stark, executed September 23, 1939, acknowledged September 25 and filed September 29, 1939. The tax exception independently writes taxes for 1939 due in 1940. The pre-refinement manifest and deed catalog gave 1931; that was an extraction error.

Confidence. High for year, parties and dates; recorder details partly uncertain

Limits / unresolved detail. This is the neighboring 614 parcel: north 60 feet of the south 75 feet of Lot 6, Block 22, Addition No. 1. It is not a conveyance of 618. Nominal consideration does not establish a market sale price.

SOURCE REFERENCES

[L002-p020 - docs 2.pdf, source p. 20; D070, reading p. 1](#)

RF002 The Stark–Young deed is dated December 18, 1944

D071 names Earl C. Stark as grantor and John C. Young as grantee, executed and acknowledged December 18, 1944 and filed December 20, 1944. This is now recoverable from the individual-page review, replacing the pre-refinement catalog's undated description.

Confidence. High for parties, execution date, filing date and legal parcel

Limits / unresolved detail. The recorder number, exact filing time, recorder surname and revenue-stamp amount remain uncertain. Keep this in 614 context.

SOURCE REFERENCES

[L002-p021 - docs 2.pdf, source p. 21; D071, reading p. 1](#)

RF022 The neighboring Young estate instruments name Ruth L. Young

D072's February 4, 1981 letters and D073's January 4, 1982 personal-representative deed name RUTH L. YOUNG. D073's signature and acknowledgment also use Ruth. The pre-refinement catalog's Rush L. Young grantor attribution confused this estate representative with the separate Rush Young correspondence.

Confidence. High for the repeated typed Ruth name; signature reading consistent

Limits / unresolved detail. These instruments concern 614. Do not infer Ruth's family relationship from the shared surname, and keep Rush's separately signed letter as a distinct person/source.

SOURCE REFERENCES

[L002-p022 - docs 2.pdf, source p. 22; D072, reading p. 1](#)

[L002-p023 - docs 2.pdf, source p. 23; D073, reading p. 1](#)

[L003-p002 - handwritten notes.pdf, source p. 2; D026, reading p. 2](#)

RF023 The 1982 neighboring special-warranty deed states \$134,500

D074 states one hundred thirty-four thousand five hundred dollars and a \$13.45 documentary fee, rather than the catalog's \$124,500. It conveys 614 from Kenneth J. Reyhons and Kenneth Hanson to Thomas A. and Myra A. Hudson as tenants in common, executed January 4 and recorded January 8, 1982, book 3520 page 31.

Confidence. High for the printed consideration, names, co-ownership wording and dates

Limits / unresolved detail. Keep this distinct from Thomas A. Hudson's November 1982 acquisition of 616/618 from the Camden trust. A stated consideration is a deed recital, not independent proof of all transaction economics.

SOURCE REFERENCES

[L002-p024 - docs 2.pdf, source p. 24; D074, reading p. 1](#)

RF024 The 614 trustee deed recites redemption, unlike the 618 deed

D076, dated and recorded January 22, 1991, describes the McCormicks redeeming 614 as lienors. It recites the prior sale to Capitol Federal Savings and Loan for \$148,750 and a last-redemption payment of \$154,014.21. D058 is a different public-trustee instrument for 616/618, dated February 4 and recorded February 5, with a different sale recital.

Confidence. High for the distinct parcels and stated mechanisms/amounts

Limits / unresolved detail. Do not combine the two foreclosure/redemption stories or transfer the 614 sums to 618. These are instrument recitals in historical reproductions, not a certified legal conclusion about a completed foreclosure chain.

SOURCE REFERENCES

[L002-p026 - docs 2.pdf, source p. 26; D076, reading p. 1](#)

[L007-p036 - OT_20261015_0002.pdf, source p. 36; D058, reading p. 1](#)

RF003 The supplied 1991 corporate deed expressly conveys 614

D078 identifies 614 North Nevada and the north 60 feet of the south 75 feet of Lot 6. It was executed April 15, acknowledged April 23 and recorded April 30, 1991, book 5833 page 649, reception 02023401. The grantee is Historic Properties of Colorado Springs, Inc.; the grantors are Charles D. and Janet L. McCormick.

Confidence. High for the supplied deed's address, parcel and dates

Limits / unresolved detail. T039 already correctly separates reception 002023401/page 649 from the unverified companion reception 002023402/page 650. This review adds direct textual support; it does not prove the companion conveyed 618. Preserve the unresolved 618 link.

SOURCE REFERENCES

L004-p002 - Misc 1.pdf, source p. 2; D078, reading p. 1

E. Research leads and contemporary official context

RF027 The guide's Lucinda occupation claim remains a research lead

G005's retrospective Peck Residence entry says the Rocky Mountain News in 1885 described Lucinda as a new commission merchant. This is a specific occupation lead that was not developed in the earlier biography research.

Confidence. High that the guide makes the assertion; underlying 1885 report not verified

Limits / unresolved detail. Do not promote the claim to a confirmed occupation or identify a precise 1885 article without retrieving it. The guide's circa 1896 construction, unknown architect, 1911 Eaton purchase and National Register eligibility wording remain source assertions; eligibility is not a designation or listing.

SOURCE REFERENCES

[G005 - 2016-03-06 1953 2.png, source p. 1; D038, reading p. 1](#)

RF028 The original biennial report supports Eaton's office and reporting period

The newly reviewed 1893 report title names E. J. Eaton as Secretary of State for fiscal years ending November 30, 1891 and November 30, 1892. Its printed transmittal is dated Denver, December 31, 1892, addressed to Governor John L. Routt and signed in print E. J. Eaton. This supplies contemporary documentary support alongside the already recorded official 1891–1893 term.

Confidence. High for printed title and transmittal

Limits / unresolved detail. A fiscal reporting period is not the exact officeholding term. The name is printed, not an autograph. The selected title/transmittal record is D090; the full master is AD-EATON-REPORT-1893, source PDF pages 5 and 7.

SOURCE REFERENCES

[D090-p001 - Colorado-Secretary-of-State-Biennial-Report-1891-1892.pdf, source p. 5; D090, reading p. 1](#)

[D090-p002 - Colorado-Secretary-of-State-Biennial-Report-1891-1892.pdf, source p. 7; D090, reading p. 2](#)

Photographic restoration and its limits

Six AI Enhanced variants were generated with ChatGPT's image enhancement capability and compared with their source photographs. Each preserves the associated untouched source and records the prompt, generation date, hashes, source references and restoration notes. The generation date is October 15, 2026 in America/Denver; it is separate from the historical photograph's date.

The review checked broad composition, pose, period clothing and architecture. It cannot certify facial identity or the exact fine details that a faded source never resolved. Newly distinct skin, textile, branches, shingles, muntins, glasses and other microdetails are reconstructed interpretation. Enhanced images do not establish historical facts, supply readings for transcription, or prove measured architectural features.

L008 Historic monochrome street view of 618 North Nevada, with 614 to the left.

Historical date. 1939–1940, approximate

Fine architectural textures, curtain detail and damaged-edge textures are AI reconstructions and are not measured architectural evidence. Fine details are reconstructed interpretation, not newly discovered historical evidence.

Source: Support/pages/L008.jpg | AI variant: Enhancements/L008-AI-Enhanced.png

L054 Mr & Mrs Lewis Camden, standing beside a vine-covered house wall and fence.

Historical date. Early 1940s

Fine facial, textile and background detail is reconstructed from a faded source, without an independent detailed likeness reference; it is not proof of precise appearance. Fine details are reconstructed interpretation, not newly discovered historical evidence.

Source: Support/pages/L054.jpg | AI variant: Enhancements/L054-AI-Enhanced.png

L056 Mrs Daisy Todd in a garden; caption relates her purchase to 622 N Nevada.

Historical date. Early 1940s

Fine facial, textile and background detail is reconstructed from a faded source, without an independent detailed likeness reference; it is not proof of precise appearance. Fine details are reconstructed interpretation, not newly discovered historical evidence. Exact eyeglass frames, hat trim and dress ornament cannot be authenticated from the faded source.

Source: Support/pages/L056.jpg | AI variant: Enhancements/L056-AI-Enhanced.png

L051 Detached stone-faced building with a person crossing the yard; connection to carriage-building history is provisional.

Historical date. Undated

Building/person relationship and date remain unconfirmed; restored window/stone/roof microdetail is not documentary evidence. Paper border removed in display derivative; scene field and walking pose retained. Fine details are reconstructed interpretation, not newly discovered historical evidence.

Source: Support/pages/L051.jpg | AI variant: Enhancements/L051-AI-Enhanced.png

L032 W. C. Stark portrait

Historical date. Undated; publication/context date separate

Extraneous book/scanner border and caption omitted in enhancement; original full page preserves caption and provenance. Oval portrait and period suit/bow tie retained. Fine details are reconstructed interpretation, not newly discovered historical evidence.

Source: Support/pages/L032.jpg | AI variant: Enhancements/L032-AI-Enhanced.png

L021 Frank G. Peck portrait

Historical date. Undated; publication/context date separate

First attempt restored grayscale but underdefined the white formal bow tie. Newly sourced same-exposure 1899 book plate used for a targeted second pass restoring the actual white bow tie. Supporting reference: Images/Research/Frank-G-Peck-portrait-1899-IA-PDF478.jpg Discarded first attempt remains in Audit/work/photos/L021-AI-Enhanced-attempt1.png for review. Fine details are reconstructed interpretation, not newly discovered historical evidence.

Source: Images/Research/Frank-G-Peck-portrait-1899-IA-PDF478.jpg | AI variant: Enhancements/L021-AI-Enhanced.png

Independent comparison. Audit/AI-RESTORATION-QA.json separately checks L008, L054 and L056 and records approved_with_limits. The other three have selection/review notes in the provenance file. No check establishes historically exact details absent from the source.

Display requirement. The enhanced state is labeled AI Enhanced with View Original. The source state is labeled Original Photo with View AI Enhanced. The original must remain available, including from downloads; approximate historic dates and the 2026 restoration date remain separate. Final website behavior is validated separately.

Example restoration comparison

618 exterior: estimated 1939–1940, from later handwriting

This comparison illustrates the change in tonal range. The fine trim, fence, tree and window detail in the AI version must not be treated as newly discovered architectural evidence.

AI Enhanced



Original Photo



Source references: L008, L009, L052, L053, L062 and L063. The original photograph's estimated date, later reproduction date and 2026 AI generation date are different metadata. Full source backs and all originals remain preserved.

Unconfirmed portrait attribution

The PPLD portrait cataloged as Mrs. A. C. Peck was downloaded at higher resolution and is retained with the institution's attribution and circa-1911 estimate expressly unconfirmed. The catalog's 1921 death year conflicts with the dated 1924 obituary. Neither apparent age nor facial resemblance resolves sitter identity or a new exposure date. This portrait was not AI enhanced.

Reference: D089; AD-LUCINDA-PORTRAIT; PPLD, Beth-El Hospital Photographs, image 478-10. InC-EDU; private educational/research archive.

Restrictions, unresolved questions and validation boundaries

- D060, the Lewis Camden death certificate associated with neighboring 622, remains local only. Raw certificate text, medical fields and sensitive identifiers are excluded from publication. This report discloses no such fields.
- The 1997 architecture article, 1998 AIA directory, associated scans and full OCR remain local only. The published archive may retain factual paraphrase, metadata and external source links subject to the recorded rights controls.
- PPLD material carrying InC-EDU is retained for the authenticated private educational/research archive with attribution. It is not assigned an unrestricted public reuse license.
- The complete reference volumes remain distinct from selected excerpts. Their unrelated people, properties, forms, advertisements and portrait captions enrich library search; they are not automatically evidence about 618 or its residents.
- The most important open readings include the 1934 decree day [13 / 18?], early deed amounts and filing days, the Pochon execution year [four / five?], the Eaton son's birth-notice day, the unnamed daughter's identity/date linkage, a funeral fragment's date/time and the Lucinda source-copy address discrepancy.
- Research still needs the 1991 book 5833 page 650 deed image, the missing trust/estate connection to the 1982 surviving-trustee conveyance, a verified original 618 survey form or designation instrument, and the underlying 1885 commission-merchant newspaper report. No original architect is established by this refinement.
- The refined findings are based on the available reproductions and preserved research captures. They are not certified title, court, survey or vital-record extracts. Source statements, annotations and later recollections can disagree; those differences remain part of the archive.

Separate publication validation

This report is a review record, not a deployment certificate. Final validation must separately record original hash checks, source accounting, links and aliases, PDF references and streaming, search, handwriting display, image toggles, timeline filters, desktop/mobile presentation, favicon appearance, publication allowlisting and authentication for every hosted asset type. Incorrect credentials and anonymous requests must also be tested. No final pass or live deployment success is asserted here.

Source and audit register

Finding references identify original-file pages and the organized reading-copy page. Reading-copy links point to the authenticated archive and may require sign-in; this report has not performed a live link test. Source keys remain the stable provenance reference if a reading copy is renamed.

Research/REFINEMENT-FINDINGS.json

SHA-256 prefix: 5b0927ffd93918867cd2 | 73,899 bytes

Audit/REFINEMENT.json

SHA-256 prefix: b89884c233ef181870d2 | 1,508,703 bytes

Audit/reviews/zz-final-editorial.json

SHA-256 prefix: 28a3a845b41b3ac49df8 | 14,225 bytes

Audit/DUPLICATE-DECISIONS.json

SHA-256 prefix: 42678617d0eb2930c24d | 11,892 bytes

Audit/SOURCE-PAGE-MAP.json

SHA-256 prefix: f16a879197c72d916931 | 66,283 bytes

PAGE-MAP.json

SHA-256 prefix: d82abae3621f11eb3a3e | 972,691 bytes

DOCUMENT-MANIFEST.json

SHA-256 prefix: 7cd0be83dbdbf6e3043d | 124,515 bytes

Enhancements/RESTORATION-PROVENANCE.json

SHA-256 prefix: 94c26b7b66645d6c6f28 | 23,353 bytes

Audit/AI-RESTORATION-QA.json

SHA-256 prefix: f11d675426579dd272fd | 5,179 bytes

Research/TIMELINE.json

SHA-256 prefix: bd85ae50d8370cb6a4bd | 47,750 bytes

Research/LOCAL-REVIEW.json

SHA-256 prefix: f5042c991a9ac6867cc6 | 56,661 bytes

Research/DEED-CATALOG.json

SHA-256 prefix: 7194c2609205c3460b9e | 62,413 bytes

Research/OWNER-BIOGRAPHIES.json

SHA-256 prefix: df14126121182de75a39 | 90,325 bytes

Research/MODERN-OWNERSHIP.json

SHA-256 prefix: 631f2dd43f66bfbf3e21 | 16,722 bytes

Research/RESTORATION-OWNERSHIP.json

SHA-256 prefix: 3852764bf5d736ccee6a | 14,728 bytes

Research/RESTORATION-RESEARCH.json

SHA-256 prefix: 43548ecebe4f7c0d1f3c | 14,759 bytes

Audit/RECOVERY.json

SHA-256 prefix: c4ebbba38fdf3f7bb4ea | 246 bytes

The findings synthesis recorded its own earlier baseline hashes. The report reads current integration records as well, so its hashes above may differ from those earlier snapshots. This is expected when reviewed findings have already been applied. Full input hashes are retained in `Audit/work/completion-report/report-inputs.json`.

Audit files informing the findings

`Audit/reviews/additional.json`
`Audit/reviews/bluebook-pages.json`
`Audit/reviews/book-portraits-early.json`
`Audit/reviews/book-portraits-late.json`
`Audit/reviews/book-portraits-middle.json`
`Audit/reviews/church-baptisms.json`
`Audit/reviews/church-burials.json`
`Audit/reviews/church-marriages.json`
`Audit/reviews/clippings.json`
`Audit/reviews/directory-gaps.json`
`Audit/reviews/early-deeds.json`
`Audit/reviews/eaton-county-roll.json`
`Audit/reviews/eaton-report-gaps.json`
`Audit/reviews/history-notes.json`
`Audit/reviews/later-deeds.json`
`Audit/reviews/library-pages.json`
`Audit/reviews/local-restricted-pages.json`
`Audit/reviews/photos.json`
`Audit/reviews/sanborn-material-labels.json`
`Audit/reviews/townsite-plats.json`
`Audit/reviews/uptown-forms.json`
`Audit/reviews/uptown-other-pages.json`
`Audit/reviews/uptown-permits.json`
`Audit/reviews/yearbook-figures.json`
`Audit/reviews/yearbook-rainfall.json`
`Audit/reviews/zz-final-editorial.json`