



**OFFICIAL MINUTES**  
**Historic Preservation Commission Meeting**  
**Tuesday, April 16, 2024**  
**Town Hall / Council Chambers - 302 Pine St Minturn, CO**

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The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.  
This agenda and meetings can be viewed at [www.minturn.org](http://www.minturn.org).

**MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:**

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/89259908722>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 892 5990 8722

**Please note:** All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

**Public Comments:** If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

**1. CALL TO ORDER - 5:30 PM**

Ken Halliday called the meeting to order at 5:33 p.m.

**2. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Members present: HPC Chair Ken Halliday, HPC Vice Chair Larry Stone, and HPC Members Tracy Andersen and Kenneth J. Howell.

Staff members present: Town Manager Michelle Metteer and Planner I Madison Harris

*Note: Kelly Toon is excused absent.*

**3. APPROVAL OF REGULAR AGENDA**

Opportunity for amendment or deletions to the agenda.

Motion by Larry S., second by Tracy A., to approve the agenda as presented. Motion passed 4-0.

*Note: Kelly T. is excused absent.*

**4. APPROVAL OF MINUTES**

**A.** March 19, 2024

Motion by Kenneth H., second by Tracy A., to approve the minutes of March 19, 2024 as presented. Motion passed 4-0.

*Note: Kelly T. is excused absent.*

## **5. DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest.

## **6. PUBLIC COMMENTS**

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.

To Minturn Town Council and Historic Preservation Commission:

As you may know I currently have three properties listed for sale in the 100 Block: 101 Main St., 155 Main St. and 192 Main St.. I also participated in the sale of 155 Main St in the past year. Over the past year? I have spent time explaining the ordinance to prospective buyers, the goal being to make them aware of its existence and refer them to Madison with specific questions. In the course of those discussions the following issues have come to light:

- The primary issue is uncertainty surrounding the historic designation, starting with telling the buyer that the property in question may be considered historic.
- In order to move forward the buyer must put the property under contract, depositing earnest money. Then spend money with an architect in order to have plans to present to DRB, potentially starting the Historical Preservation process. All without knowing the outcome.
- There is the prospect of a building being designated historic in spite of it being past its structural life.
- The size of the existing structure may not allow for a functional commercial use or allow for the addition of second floor residential space.

The concept of historical preservation is valuable and Minturn has a character that is the direct result of its history. There should be a way to make the process more certain for potential new owners and meet the goal of historic preservation. One thought I've heard is to promote design incorporating the style and/or actual components of the original building. I applaud the establishment of the Historic Preservation Commission and look forward to seeing the results we all want.

Thank you for your consideration,

Pete Seibert

Broker Associate

Slifer Smith & Frampton Real Estate

## **7. SPECIAL PRESENTATIONS**

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.

## **8. BUSINESS ITEMS**

Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.

### **A. 151 Main Street - Nomination for Landmark Designation**

This is a Town initiated nomination application. Staff found of the five different eligibility criteria this structure fit within three: Connection with persons significant in history, Distinctive characteristics of a type, period, method of construction or artisan, and Geographic Importance. 151 Main Street reflects the Late Victorian style of architecture, specifically Folk Victorian and Minimal Traditional that was constructed in North America in the early to mid-20th century. (Craven) Traditional Minimal became extremely popular just before and post

WWII. The preference of this architecture was to make relatively simple houses out of materials that were readily available and “[as] the railroads expanded, factory-made building parts could be sent to far corners of the continents”. This is an iconic structure with its twin sitting next door (fitting as these were houses for brothers). They are one of the first buildings one sees as they drive into the heart of Minturn. They represent a time when Minturn used to be ranches and farmland as the people who built these houses ran cattle, sheep, a dairy farm, (“Minturn, A Memoir”, Burnett) and lettuce fields that contributed to Minturn being called the lettuce capital of the United States for a brief time. They have since been co-opted into commercial stores rather than residences and continue to contribute to the character of the Town. There was public outcry at the potential of this building being torn down, with a packed council room filled with community members. This structure represents a transitional period of Minturn’s history where Minturn recently incorporated as one of the oldest towns in Eagle County. 151 Main Street is a lot that is in the middle of the Town’s commercial core. This building is a familiar sight to any locals and visitors who have lived in or frequented Minturn. The Nelson’s were an institution for Minturn with Mr. Ben Nelson running the Nelson Dairy and Mr. Peter Nelson running the Nelson ranch starting in 1888. According to Minturn, A Memoir Pete Nelson “homesteaded the ranch at the foot of Meadow Mountain where the Forest Service complex was built in the late 1980s.” “The Nelsons owned all the land that was later know as Maloit Park, which they later sold to the New Jersey Zinc Co., but in the ‘30s they used all this land and all of the Cross Creek area for pasture and winter feeding.” The Nelsons trucked lettuce to Denver weekly for several years, contributing to the unofficial title of lettuce capital of the country for Minturn. When we notified the property owner, the response did not indicate opposition to the application.

Tracy A. asked Madison H. to elaborate on the circumstances surrounding the packed room comment.

Kenneth H. asked if we should expect the Town to start nominating structures.

- Michelle M. said that in order to move historic preservation efforts within the Town forward. The concern about this iconic building in Town being demolished led to historic preservation. As this seemed like an obvious choice she gave direction to staff. We are hopeful that more private property owners and the HPC will bring forward more nominations, but in the meantime this seemed like the logical progression.

Larry S. said that his recollection is that the HPC decided to let things play out organically. Filling out an application is arduous. His concern is about economic viability. When looking at the Community Plan, sales tax revenue is essential. The Town is facing rapid growth and the new community members need to find value in the community, not just in the aesthetic. As he lives on the 100 Block, there are currently five empty buildings. If the historic preservation nomination impedes the economic viability of the individual, it impedes the economic viability of the community.

- Tracy A. would clarify if this is a fear, or is this what it is actually happening.
- Larry S. said that when it comes to viability, it is hard to make ends meet, and when there are more complex issues.
- Kenneth H. said that economic viability doesn’t have anything to do with historic preservation, it has to do with rising property prices.

Ken H. asked how the Secretary of Interior’s Design Guidelines would be interpreted for the property owner to ensure economic viability. Would like to creatively figure out how to work with the owner to find something inspirational and has historical value.

- Michelle M. pointed out that the spirit of the code that was adopted certainly reflects that. Things that Larry S. has brought up is pertinent to Minturn’s future. There is a value in a nomination in knowing if the structure is designated as historic or not for property owners, real estate agents, etc. There is a frustration in the unknown.

- Ken H. said that if you aren't historic, then they haven't gone through the process and the unknown is scary for property owners.
- Tracy A. firmly believes that historic preservation is economic viability in this Town. People come here for a reason and walk around as part of the economic viability.

Tracy A. asked if there was a downside to designating this property.

Public comment opened.

Marco Tonazzi, 151 Main Street, Owner.

Likes what the Town and HPC is doing. Was one of the ones concerned when 151 Main Street was potentially going to be demolished. It was one of the reasons why he bought the property, to preserve it. Has a little experience with historic designation. His first house in Italy was designated historic due to frescos on the outside from 1463. At the time the historic designation complicated things, and made things more expensive. When he sold the property, the historic designation was deemed problematic. It is a perception issue. The first goal should be clarity and transparency in communicating what the implications are. If everything is explained clearly, then it could be a neutral impact. The structure has been sitting empty for a reason, finding a business that will make sense from a financial standpoint. Owner operator is the only thing that makes sense. A strong suggestion for the HPC and Town is to communicate what is to be expected: restrictions, implications, and advantages. There is a perceived burden on a designation, and potentially added difficulties.

- Larry S. asked Mr. Tonazzi to share with the HPC the ideas he had and came up with obstacles.
- Mr. Tonazzi said that the biggest obstacle is finding something that fits in the community. Any person in a business is part of the community, and needs to contribute. It needs to improve the value of the community, the Town, the Main Street area. Because of what Minturn is, the choices are limited which isn't negative, just a challenge. Didn't see any particular difficulty in conjunction with the property.
- Ken H. asked if there was anything Mr. Tonazzi can envision anything that historic preservation might limit his ability to have economic viability.
- Mr. Tonazzi said he doesn't currently have the knowledge to answer that question. If he ever sells the property, the historic designation is likely to be perceived as a negative. Thinks this would add to the charm of the Town and the building. He asked if there is anything the Town would consider doing for the owners of designated properties.
- Ken H. said that due to being a CLG there are tax credits available and grant opportunities.
- Mr. Tonazzi said that it sounds like a lot of strings are attached and the difficulty will likely put people off.

Lynn Teach, 253 Pine Street.

Has been in 155 Main Street for 14 years and is now closing. Was at the meetings about 151 Main Street and listened to the people who spoke about why they came to Minturn. Has property elsewhere that could be nominated in a different jurisdiction, and has found someone to buy it due to what it is now. It took a little longer, but it was important to find someone who appreciates the current state. It is up to the Town to communicate with them, but it is up to potential buyers to decide what they spend their money on. Is positive about historical tourism. We could be a part of a historical tourism guide from Minturn to Red Cliff to Camp Hale to Leadville. Appreciates the fact that we heard the community members about this structure and 155 Main Street.

Close public comment.

Motion by Kenneth H., second by Tracy A., to recommend to the Town Council approval of the nomination application for 151 Main Street. Motion passed 4-0.

*Note: Kelly T. is excused absent.*

**B. 155 Main Street - Nomination for Landmark Designation**

Due to the structures and history of 151 Main Street and 155 Main Street being similar the HPC went straight into discussion.

Larry S. finds 151 Main Street more attractive due to the care taken, and hopes that other people will take advantage of any financial incentives to beautify their property.

Public comment opened.

Lynn Teach, 253 Pine Street.

Ditto to everything said previously.

Public comment closed.

Larry S. asked Mr. Tonazzi if he wanted his property to be designated.

- Mr. Tonazzi said that he conceptually likes what the plaque implies, and what it means to the community, and will take the potential complications in stride.
- Larry S. wonders how Mr. Tonazzi gets his information as the Town sends out a lot of information. So would like to know how to better communicate.
- Mr. Tonazzi takes the blame in reading the title of the email and moving on. Thinks the information is available, and doesn't have any negative feedback. It's more on the side of ignorance of not having tried to learn more about the process.

Motion by Kenneth H., second by Tracy A., to recommend to the Town Council approval of the nomination application for 155 Main Street. Motion passed 4-0.

*Note: Kelly T. is excused absent.*

**9. DISCUSSION / DIRECTION ITEMS**

**10. STAFF REPORTS**

**11. HISTORIC PRESERVATION COMMISSION COMMENTS**

Ken H. would like all of HPC and staff to be on the lookout for any pamphlets to disseminate to potential buyers that discuss the implications of being designated historic.

Larry S. was taken aback with the nomination of 151 and 155 Main Street. Would like to be made aware as an HPC member if staff is initiating nominations. Would like to come up with clear and defining direction of how to open dialogue.

Kenneth H. thinks we have reached a point where real estate should be on the Council's agenda to have public comment and a specific discussion about what's happening in the realm of historic preservation so that people can be aware of the discussion surrounding the topic.

Larry S. suggested that members of the HPC rotate attending Council meetings and get feedback. Also thinks there needs to be more a discussion about the connection between economic viability and the aesthetics/historic preservation affect.

Tracy A. is available to attend a Minturn Matters in her capacity as an HPC member to answer questions.

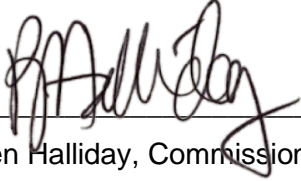
**12. FUTURE AGENDA ITEMS**

- a. Presentation on the Council stage, bridging the gap and setting up a schedule for which members attend.
- b. Discussion about what the first couple of items to talk to Council are

**13. ADJOURN**

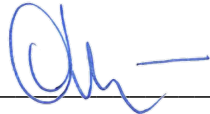
Motion by Kenneth H., second by Larry S., to adjourn the regular meeting of April 16, 2024 at 7:22 p.m. Motion passed 4-0.

*Note: Kelly T. is excused absent.*

A handwritten signature in black ink, appearing to read "Ken Halliday", written over a horizontal line.

Ken Halliday, Commission Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Michelle Metteer", written over a horizontal line.

Michelle Metteer, Town Manager