



AGENDA

Historic Preservation Commission Meeting

Tuesday, April 16, 2024

Town Hall / Council Chambers - 302 Pine St Minturn, CO

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.

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**
2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF REGULAR AGENDA**

Opportunity for amendment or deletions to the agenda.

4. **APPROVAL OF MINUTES**
[A.](#) March 19, 2024
5. **DECLARATION OF 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.

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

B. 155 Main Street - Nomination for Landmark Designation

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

12. FUTURE AGENDA ITEMS

13. ADJOURN



OFFICIAL MINUTES
Historic Preservation Commission Meeting
Tuesday, March 19, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

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This agenda and meetings can be viewed at 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/83586630878>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 835 8663 0878

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

HPC Chair Ken Halliday called the meeting to order at 5:36 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Members present: HPC Chair Ken Halliday and HPC Members Tracy Andersen, Kelly Toon, and Kenneth J. Howell.

Staff member present: Planner I Madison Harris

Note: Larry Stone is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Kenneth H., second by Kelly T., to approve the agenda as presented. Motion passed 4-0.

Note: Larry S. is excused absent.

4. APPROVAL OF MINUTES

A. February 27, 2024

Motion by Kelly T., second by Kenneth H., to approve the minutes of February 27, 2024 as presented. Motion passed 4-0.

Note: Larry S. was 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.

No public comment.

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. Ordinance 04 - Series 2024 An Ordinance Amending Chapter 19 of the Historic Preservation Code to allow for Noticing of Demolition Prior to Permitting.

Madison H. introduced the topic. At the February 27, 2024 Historic Preservation Commission Meeting, a member of the public commented that the current process for alteration, relocation, and demolition of non-designated properties over 75 years of age had some flaws that hadn't previously been exposed. In response to that, staff has drafted an amendment to Chapter 19, Article 9 which addresses that section. The way the Town Code is currently written, it doesn't contemplate partial permit applications, it just says "permit application" which means the whole complete application needs to be submitted to the Town before Section 19-9-10 is triggered and the two week stay notifying people that an application for alteration, relocation, or demolition has been submitted starts. The described flaw hasn't been exposed up until now as most times this section comes into play it's been for minor building permits (ex. A re-roof) that don't need a lot of information for submission of the application so it hasn't been an undue hardship for people to make a complete application. Where this flaw has been exposed is that the complete demolition application requires proof that water, sewer, gas, electric, etc. have all been disconnected, as well as an asbestos report and a permit from CDPHE to mitigate any asbestos. If an applicant submits a complete demolition permit application, triggers the two week stay, and gets nominated and then designated, then that house has been sitting there without power which could negatively impact this now Historically Designated property. As a response to this, staff has attached a draft ordinance that is being presented to HPC on March 19th and Council March 20th. Due to input from Dr. Lindsey Flewelling, staff has taken inspiration from Boulder, but fashioned a more streamlined process. This ordinance is intended to create a separate permit form that people can apply for describing what they are doing and kick-starting that two week stay without having to provide a complete application for demolition or other permit forms such as Design Review Board.

Kenneth H. doesn't think making demolition easier is the goal of historic preservation. Would like to encourage people to save their properties.

Kelly T. appreciates that we got public feedback on the process and setting something up that helps the public before potential applicants spend a lot of money and time.

Public comment opened.
Lynn Teach, 253 Pine Street.
Has concerns about the visibility of the signs in the winter.
Public comment closed.

Kelly T. believes that the location of the sign should be approved by the Town staff. Section (a)(4) should be updated to read that the posting placement of the sign be approved by staff.

Motion by Kelly T., second by Tracy A., to recommend approval of Ordinance 04 - Series 2024 An Ordinance Amending Chapter 19 of the Historic Preservation Code to allow for Noticing of Demolition Prior to Permitting to the Town Council with the change that the posting placement of the sign be approved by staff. Motion passed 4-0.
Note: Larry S. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

A. Historic Plaque Program
Tracy A. likes the lesser expensive ones and would prefer simple but readable. It is not necessary to have a ton of verbiage.

Kelly T. agrees with keeping less verbiage: Minturn Historic Site, date and name of the project. Used to the oval (gallop house) first or last one.

Kenneth H. would like to advertise that we are offering these plaques.

Ken H. would like to have press on the first couple of plaques.

Kenneth H. would like to have the option of people spending more in order to tell the story especially from a commercial standpoint.

Public comment opened.
Lynn Teach, 253 Pine Street
Likes the idea of putting up the water tank sign in the round area between Magustos and the Minturn Country Club.
Public comment closed.

10. STAFF REPORTS

Madison H. gave an update on the Historic Survey Grant. We have received approval for the grant, but have not received funding yet.

11. HISTORIC PRESERVATION COMMISSION COMMENTS

The appointment terms were clarified.

Madison H. stated for the record that Larry Stone had submitted comments earlier that are below.

“Hi Madison,

If I am unable to attend the HPC meeting via zoom tomorrow, I wanted my thoughts to be expressed in my absence.

This new property for sale on the 100 block presents both opportunities and questions that could help or hinder the goals of the seller, buyer, and our town to develop and maintain economic viability.

In line with some of the questions and comments from the previous HPC meeting regarding information needed by property owners and their contractors, how do we as a board, staff, and community advise or suggest to a property seller and a prospective buyer what “we want” with the sometimes conflicting goals of economic viability and preservation of historic properties?

I believe it is as much our responsibility to help usher in private investments while also supporting the desire for preservation.



Continuing, when I look at the property at 151 Main Street, it seems the cost of the property has forbid economic activity.

Furthermore, an empty building is more harmful than its quaint appearance and revealing hard truths to community stewardship.



I, for one member of this board, sees preservation as much of a hindrance to economic viability than encouragement.

Therefore, I challenge my fellow members to consider how we can be responsible stewards of historic preservation while supporting the town's goals of economic viability.

I look forward to finding solutions to this dilemma.

Thank you,

Larry”

12. FUTURE AGENDA ITEMS

- a. Future designations

13. ADJOURN

Motion by Kenneth H., second by Tracy A., to adjourn the regular meeting of March 19, 2024 at 6:37 p.m. Motion passed 4-0.

Note: Larry S. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission
From: Madison Harris
Date: April 12, 2024
Agenda Item: Landmark Designation for 151 Main Street

REQUEST:

Review the landmark designation nomination of 151 Main Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and forwarding a recommendation of approval, approval with conditions, or denial to the Minturn Town Council.

Application: #2024L – 001
Address: 151 Main Street
Zoning: Old Town Character Area – 100 Block A
Owner: A & M LLC (locally Marco Tonazzi)
Applicant(s): Town of Minturn

CASE SUMMARY:

Staff has submitted a nomination for Historic Landmark status of 151 Main Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on April 16, 2024. Adjacent properties and the owner of 151 Main Street were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:

To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

MMC Sec. 19-3-20. Eligibility Criteria.

- a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
 - 1) Association with events that have made a significant contribution to history
 - 2) Connection with persons significant in history
 - 3) Distinctive characteristics of a type, period, method of construction, or artisan
 - 4) Geographic importance
 - 5) Possibility to yield important information related to prehistory or history

CRITERIA EVALUATION

Town staff found that the application for designation demonstrates that the structure meets the following criteria.

A. Connection with persons significant in history

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.

B. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; represents a style that is particular to the Town; and, represents a built environment of a group of people in an era of history)

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” (Craven).



Photo Credit: Nomination Application

This familiar style can be seen in many places.

C. Geographic Importance (enhances the sense of identity of the Town or community; is an established and familiar natural setting or visual feature of the Town or community)

“This is an iconic structure with it's 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.” (Nomination Application)

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.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610.

PUBLIC COMMENTS:

As of April 12, 2024, no public comments have been received regarding this application.

RECOMMENDED ACTION OR PROPOSED MOTION:

Recommend approval to the Town Council of the Historic Landmark Nomination Application for 151 Main Street.

ATTACHMENTS:

- Historic Landmark Nomination Application for 151 Main Street

REFERENCES:

Burnett, Bill. *Minturn, A Memoir*. Old Gypsum Printer/Wings Publishing, 2007.

Craven, Jackie. "House Styles from America's Founding to Present." *ThoughtCo*, 25 Sept. 2019, www.thoughtco.com/house-style-guide-american-home-4065233.

Dobroth, Kirsten. "A Quick Guide to Meadow Mountain." *Vail*, Vail-Beaver Creek Magazine, 22 Feb. 2024, www.vailmag.com/best-of-vail/a-quick-guide-to-meadow-mountain.

Gagnon, Brooke. "Keller Williams Mountain Properties." *Minturn*, www.searchvailhomes.com/community/id/1910681/area/Minturn/. Accessed 12 Apr. 2024.

History Colorado. "Field Guide Colorado's Historic Architecture ..." *History Colorado*, Colorado Historical Society, July 2008, www.historycolorado.org/sites/default/files/media/document/2017/1625Field.pdf.

Minturn, Town of. "Minturn Trails." *Minturn CO*, www.minturn.org/explore-minturn/pages/minturn-trails. Accessed 12 Apr. 2024.

Minturn, Town of. "Timelines." *Minturn CO*, www.minturn.org/historic-preservation/pages/timelines. Accessed 12 Apr. 2024.



HISTORIC LANDMARK NOMINATION

Section 8, Item A.

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The current appearance is a small Victorian structure in a mix of the Folk Victorian and Minimal Traditional styles. It has blue siding, a green metal roof, and white trim. It has a small front porch and a large window on the street. It has a pitched roof in an L-shaped fashion. The color has changed over the years, but to my knowledge not much materially has changed.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes No

Signature:

Madi Bonfanti



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 3 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

151 Main Street - Nelson House

Address of Property

Street Address: 151 Main Street

Legal Description of Property:

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 6 AND:- Lot: 7 AND:- Lot: 9 N1/2 PART OF

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name: A&M LLC (Marco Tonazzi)

Mailing Address: PO Box 4115, Vail, CO 81658-4115

Email: marco@mtimportsinc.com

Phone: 970-827-9091

Applicant Information (if different):

Name: Town of Minturn

Mailing Address: PO Box 309, Minturn, CO 81645-0309

Email: planner1@minturn.org

Phone: 970-445-2429

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: 04/01/24 Planner: Madison Harris

Historic Preservation Commission - Approval Denial

Comments:



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 4 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*) or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

- Association with events that have made a significant contribution to history;
 - Is a site of a historic event that had an effect upon society; or
 - Exemplifies cultural, political, economic, or ethnic heritage of the Town.
- Connection with persons significant in history.
- Distinctive characteristics of a type, period, method of construction, or artisan:
 - Exemplifies specific elements of an architectural style or period;
 - Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - Demonstrates superior craftsmanship or high artistic value;
 - Represents a style that is particular to the Town;
 - Represents an innovation in construction, materials, or design; or
 - Represents a built environment of a group of people in an era of history.
- Geographic importance:
 - Enhances the sense of identity of the Town or community; or
 - Is an established and familiar natural setting or visual feature of the Town or community.
- Possibility to yield important information related to prehistory or history:
 - Addresses research questions or fills recognized data gaps;
 - Embodies construction, development, or design adaptations; or
 - Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria. - Sec. 19-3-20 MMC

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

According to the 1902 and 1904 assessment rolls, Peter and Ben Nelson are listed as owning sizable amounts of land in and around Minturn. Of these, a portion of the Mackedon addition was a part of the ownership tracts. (See attached pictures provided by the Eagle Valley Library District of the assessment rolls.)

According to multiple sources (minturn.org, "Minturn, A Memoir" by Bill Burnett, and vailmag.com) the Nelson's contributed heavily via land and produce to the reason why Minturn was briefly known as the lettuce capital of the United States.

The structure itself exemplifies a transitional period between late Folk Victorian and early Minimal Traditional which would eventually rise to prominence all over the country early and post WWII (thoughtco.com and History Colorado).



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 5 - Category and Resources:

Category of Nomination (check one):

- Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

This is an iconic structure with it's 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. Built in 1917, this structure represents a transitional period for all, but especially for Minturn. The building is a mix of Folk Victorian (1870-1910) and Minimal Traditional (1935-1950) with its simple form, low pitched roof, and front porch. ("House Style Guide to the American Home", Craven) This structure was build only 13 years after the Town officially incorporated in 1904 as one of the oldest towns in Eagle County (minturn.org).



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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Section 8, Item A.

Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

This is a Late Victorian structure built in a mix of Folk Victoria and Minimal Traditional.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Minturn, A Memoir by Bill Burnett

Field Guide to Colorado's Historic Architecture & Engineering by Office of Archaeology and Historic Preservation Colorado Historical Society (<https://www.historycolorado.org/sites/default/files/media/document/2017/1625Field.pdf>)

House Style Guide to the American Home by Jackie Craven (<https://www.thoughtco.com/house-style-guide-american-home-4065233>)

A Quick Guide to Meadow Mountain by Kirsten Dobroth (<https://www.vailmag.com/best-of-vail/a-quick-guide-to-meadow-mountain>)

Town of Minturn Timelines (<https://www.minturn.org/historic-preservation/pages/timelines>)

Keller Williams Mountain Properties (<https://www.searchvailhomes.com/community/id/1910681/area/Minturn/>)

Minturn Trails by Town of Minturn (<https://www.minturn.org/explore-minturn/pages/minturn-trails>)

Zachary Catt, Local History/Genealogy Librarian with the Eagle Valley Library District

1902 and 1904 Assessment Rolls





✓ [unclear]

✓ Moberg Chas. + Robt.

✓ Trinity Mike

✓ Nelson Ben

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Wintum

School District No. 11

ASSESSMENT ROLL

THE OUT WEST PRINTING AND STATIONERY CO., COLORADO SPRINGS, COLO. 67486.

| Number of Schedule. | NAME OF OWNER. | DESCRIPTION. | Sec. | Township. | Range | AGRICULTURAL LANDS. | | GRAZING LANDS. | | Value of Improv'ts. | Value of Improv'ts on Public Lands. |
|---------------------|----------------|---|------|-----------|-------|---------------------|--------|----------------|--------|---------------------|-------------------------------------|
| | | | | | | Acres. | Value. | Acres. | Value. | | |
| ✓ | Nelson Peter | S7/4 NE4, NE4 NW4, N2 NE4 Dump Pub. Land \$50 | 22 | 5 | 81 | 397 | 3970 | 1625 | 3067 | 1270 | 170 |
| | | | | | | 25 | 250 | 3503 | 105 | | |
| | | | | | | | | 10001 | 100 | 250 | 5 |
| ✓ | Newby | #14 Cabin R.R. Ground #25 | | | | | | | | | |
| ✓ | Othil Simon | | | | | | | | | | |
| ✓ | Puler Anna | | | | | | | | | | |
| | | | | | | | | | | | |
| ✓ | Phillips J. W. | Lot 1 - NW4 NW4, Lot 2, NW4 NW4 NE4 NE4 SE4 NE4 | 18 | 5 | 79 | | | | | | |
| | | | 13 | " | 80 | | | | | | |
| | | | | | | | | | 2503 | 75 | |



To: Historic Preservation Commission
From: Madison Harris
Date: April 12, 2024
Agenda Item: Landmark Designation for 155 Main Street

REQUEST:

Review the landmark designation nomination of 155 Main Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and forwarding a recommendation of approval, approval with conditions, or denial to the Minturn Town Council.

Application: #2024L – 002
Address: 155 Main Street
Zoning: Old Town Character Area – 100 Block A
Owner: MR Minturn LLC
Applicant(s): Town of Minturn

CASE SUMMARY:

Staff has submitted a nomination for Historic Landmark status of 155 Main Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on April 16, 2024. Adjacent properties and the owner of 155 Main Street were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:

To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

MMC Sec. 19-3-20. Eligibility Criteria.

- a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
 - 1) Association with events that have made a significant contribution to history
 - 2) Connection with persons significant in history
 - 3) Distinctive characteristics of a type, period, method of construction, or artisan
 - 4) Geographic importance
 - 5) Possibility to yield important information related to prehistory or history

CRITERIA EVALUATION

Town staff found that the application for designation demonstrates that the structure meets the following criteria.

A. Connection with persons significant in history

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.

B. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; represents a style that is particular to the Town; and, represents a built environment of a group of people in an era of history)

155 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” (Craven).



Photo Credit: Nomination Application

This familiar style can be seen in many places.

C. Geographic Importance (enhances the sense of identity of the Town or community; is an established and familiar natural setting or visual feature of the Town or community)

“This is an iconic structure with it's 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.” (Nomination Application)

This structure represents a transitional period of Minturn’s history where Minturn recently incorporated as one of the oldest towns in Eagle County. 155 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.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610.

PUBLIC COMMENTS:

As of April 12, 2024, no public comments have been received regarding this application.

RECOMMENDED ACTION OR PROPOSED MOTION:

Recommend approval to the Town Council of the Historic Landmark Nomination Application for 155 Main Street.

ATTACHMENTS:

- Historic Landmark Nomination Application for 155 Main Street

REFERENCES:

Burnett, Bill. *Minturn, A Memoir*. Old Gypsum Printer/Wings Publishing, 2007.

Craven, Jackie. "House Styles from America's Founding to Present." *ThoughtCo*, 25 Sept. 2019, www.thoughtco.com/house-style-guide-american-home-4065233.

Dobroth, Kirsten. "A Quick Guide to Meadow Mountain." *Vail*, Vail-Beaver Creek Magazine, 22 Feb. 2024, www.vailmag.com/best-of-vail/a-quick-guide-to-meadow-mountain.

Gagnon, Brooke. "Keller Williams Mountain Properties." *Minturn*, www.searchvailhomes.com/community/id/1910681/area/Minturn/. Accessed 12 Apr. 2024.

History Colorado. "Field Guide Colorado's Historic Architecture ..." *History Colorado*, Colorado Historical Society, July 2008, www.historycolorado.org/sites/default/files/media/document/2017/1625Field.pdf.

Minturn, Town of. "Minturn Trails." *Minturn CO*, www.minturn.org/explore-minturn/pages/minturn-trails. Accessed 12 Apr. 2024.

Minturn, Town of. "Timelines." *Minturn CO*, www.minturn.org/historic-preservation/pages/timelines. Accessed 12 Apr. 2024.



HISTORIC LANDMARK NOMINATION

Section 8, Item B.

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The current appearance is a small Victorian structure in a mix of the Folk Victorian and Minimal Traditional styles. It has yellow siding, a gray metal roof, and green trim. It has a small front porch that is uncovered and a bay window on the street. It has a pitched roof in an L-shaped fashion. The color has changed over the years, but to my knowledge not much materially has changed.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes No

Signature:



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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Section 3 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

155 Main Street - Nelson House

Address of Property

Street Address: 155 Main Street

Legal Description of Property:

SSubdivision: MACKEDON & RATHBURNS Block: B Lot: 7 AND:- Lot: 8 S1/2 OF

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name: MR Minturn LLC (Representative: Tom Warren)

Mailing Address: 5161 Collins Ave PH D, Miami Beach, FL 33140-2723

Email: trw@morganreed.com

Phone:

Applicant Information (if different):

Name: Town of Minturn

Mailing Address: PO Box 309, Minturn, CO 81645-0309

Email: planner1@minturn.org

Phone: 970-445-2429

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: 04/01/24 Planner: Madison Harris

Historic Preservation Commission - Approval Denial

Comments:



HISTORIC LANDMARK NOMINATION

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Section 4 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*) or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

- Association with events that have made a significant contribution to history;
 - Is a site of a historic event that had an effect upon society; or
 - Exemplifies cultural, political, economic, or ethnic heritage of the Town.
- Connection with persons significant in history.
- Distinctive characteristics of a type, period, method of construction, or artisan:
 - Exemplifies specific elements of an architectural style or period;
 - Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - Demonstrates superior craftsmanship or high artistic value;
 - Represents a style that is particular to the Town;
 - Represents an innovation in construction, materials, or design; or
 - Represents a built environment of a group of people in an era of history.
- Geographic importance:
 - Enhances the sense of identity of the Town or community; or
 - Is an established and familiar natural setting or visual feature of the Town or community.
- Possibility to yield important information related to prehistory or history:
 - Addresses research questions or fills recognized data gaps;
 - Embodies construction, development, or design adaptations; or
 - Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria. - Sec. 19-3-20 MMC

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

According to the 1902 and 1904 assessment rolls, Peter and Ben Nelson are listed as owning sizable amounts of land in and around Minturn. Of these, a portion of the Mackedon addition was a part of the ownership tracts. (See attached pictures provided by the Eagle Valley Library District of the assessment rolls.)

According to multiple sources (minturn.org, "Minturn, A Memoir" by Bill Burnett, and vailmag.com) the Nelson's contributed heavily via land and produce to the reason why Minturn was briefly known as the lettuce capital of the United States.

The structure itself exemplifies a transitional period between late Folk Victorian and early Minimal Traditional which would eventually rise to prominence all over the country early and post WWII (thoughtco.com and History Colorado).



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Section 5 - Category and Resources:

Category of Nomination (check one):

- Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

This is an iconic structure with it's 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.

Built in 1914, this structure represents a transitional period for all, but especially for Minturn. The building is a mix of Folk Victorian (1870-1910) and Minimal Traditional (1935-1950) with its simple form, low pitched roof, and front porch. ("House Style Guide to the American Home", Craven) This structure was build only 10 years after the Town officially incorporated in 1904 as one of the oldest towns in Eagle County (minturn.org).



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Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

This is a Late Victorian structure built in a mix of Folk Victoria and Minimal Traditional.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Minturn, A Memoir by Bill Burnett

Field Guide to Colorado's Historic Architecture & Engineering by Office of Archaeology and Historic Preservation Colorado Historical Society (<https://www.historycolorado.org/sites/default/files/media/document/2017/1625Field.pdf>)

House Style Guide to the American Home by Jackie Craven (<https://www.thoughtco.com/house-style-guide-american-home-4065233>)

A Quick Guide to Meadow Mountain by Kirsten Dobroth (<https://www.vailmag.com/best-of-vail/a-quick-guide-to-meadow-mountain>)

Town of Minturn Timelines (<https://www.minturn.org/historic-preservation/pages/timelines>)

Keller Williams Mountain Properties (<https://www.searchvailhomes.com/community/id/1910681/area/Minturn/>)

Minturn Trails by Town of Minturn (<https://www.minturn.org/explore-minturn/pages/minturn-trails>)

Zachary Catt, Local History/Genealogy Librarian with the Eagle Valley Library District

1902 and 1904 Assessment Rolls





✓ [unclear]

✓ Moberg Chas. + Robt.

✓ Trinity Mike

✓ Nelson Ben

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Wintum

School District No. 11

ASSESSMENT ROLL

THE OUT WEST PRINTING AND STATIONERY CO., COLORADO SPRINGS, COLO. 67486.

| Number of Schedule. | NAME OF OWNER. | DESCRIPTION. | Sec. | Township. | Range | AGRICULTURAL LANDS. | | GRAZING LANDS. | | Value of Improv'ts. | Value of Improv'ts on Public Lands. |
|---------------------|----------------|---|------|-----------|-------|---------------------|--------|----------------|--------|---------------------|-------------------------------------|
| | | | | | | Acres. | Value. | Acres. | Value. | | |
| ✓ | Nelson Peter | S7/4 NE4, NE4 NW4, N2 NE4 Dump Pub. Land \$50 | 22 | 5 | 81 | 397 | 3970 | 1625 | 3067 | 1270 | 170 |
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| ✓ | Newby | #14 Cabin R.R. Ground #25 | | | | | | | | | |
| ✓ | Othil Simon | | | | | | | | | | |
| ✓ | Puler Anna | | | | | | | | | | |
| | | | | | | | | | | | |
| ✓ | Phillips J. W. | Lot 1 - NW4 NW4, Lot 2, NW4 NW4 NE4 NE4 SE4 NE4 | 18 | 5 | 79 | | | | | | |
| | | | 13 | " | 80 | | | | | | |
| | | | | | | | | | 250 | 75 | |