



AGENDA

Historic Preservation Commission Meeting

Tuesday, January 21, 2025

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/82246177084>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 822 4617 7084

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.](#) December 17, 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.

A. Historic Resource Survey - Ron Sladek, Tatanka Historical Associates Inc.

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.

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, December 17, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

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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/89934646288>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 899 3464 6288

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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 5:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Members present: HPC Chair Ken Halliday and HPC Members Tracy Andersen and Lynn Teach.

Staff Members Present: Planner I Madison Harris.

Note: HPC Vice Chair Robert Creasy and HPC Member Kelly Toon are excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Lynn T., second by Tracy A., to approve the agenda as presented. Motion passed 3-0.

Note: Robert C. and Kelly T. are excused absent.

4. APPROVAL OF MINUTES

A. November 19, 2024

Motion by Lynn T., second by Tracy A., to approve the minutes of November 19, 2024 as presented. Motion passed 3-0.

Note: Robert C. and Kelly T. are excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

Lynn T. has a conflict of interest with agenda item 8A and will be recusing herself.

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.

- A. Historic Resource Survey - Introduction, Ron Sladek, Tatanka Historical Associates Inc. Ron Sladek introduced himself and went over the project.

Tracy A. asked if Mr. Sladek makes recommendations at the end of the project. Mr. Sladek said that the funds are in large part provided by a grant and so there is a deadline, however within the project report there will likely be recommendations in regards to survey and landmarking. Will also be looking to see if it's reasonable to create a historic district and any potential boundaries. Goal is provide tools to help further work in Town.

Lynn T. asked if there is a need to talk to people who have been here a long time. Mr. Sladek said that is definitely helpful.

Ken H. asked how the ten properties are chosen. Mr. Sladek said that it's a combination of what interviews dig up, what HPC sees are the priorities, and his own perspective to give a recommendation of the properties.

Ken H. asked what Town's typically do with the information at the end of the project. Mr. Sladek said that it's a range of reactions from the Town taking the information and nominating the properties or just having the information on hand. He recommends disseminating the completed site forms to the owners of the 10 properties and opening a discussion about potentially landmarking the properties.

Tracy A. asked if there is a need to get permission from the property owner's to tell any stories. Mr. Sladek said that for the most part, education helps people understand what's going on and the history of the properties doesn't belong to anyone. The site forms are filed with the state and as such will be public record.

Lynn T. said that she will get a copy of Bill Burnett's book "Minturn: A Memoir" to Madison H. to give to Mr. Sladek.

Note: Kelly T. joined the meeting at 6:21 p.m.

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.

Note: Lynn T. recused herself

A. Ordinance No. TBD - Series 2024 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC
Madison H. introduced the agenda item.

Kelly T. doesn't think this new proposed section will be used much, but might help a couple of people. Always in favor of incentives.

Ken H. agrees with Kelly T. said. Hopes it is helpful to someone.

Public comment opened.
No public comment.
Public comment closed.

Motion by Ken H., second by Kelly T., to forward a recommendation of approval to the Town Council of Ordinance No. TBD - Series 2024 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC. Motion passed 3-0.
Note: Robert C. is excused absent.

Note: Lynn T. unrecused herself.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Kelly T. is excited that the water tower will be lit up.

Tracy A. is excited for Mr. Sladek to start work.

Lynn T. and Tracy A. will be trying to take the head of the Eagle County Historical Society to lunch to pick her brain about educational opportunities and advertisement.

12. FUTURE AGENDA ITEMS

13. ADJOURN

Motion by Kelly T., second by Ken H., to adjourn the regular meeting of December 17, 2024 at 6:45 p.m. Motion passed 4-0.
Note: Robert C. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: January 17, 2025
RE: Historic Resource Survey - Ron Sladek, Tatanka Historical Associates Inc.

INTRODUCTION:

With the approved grant from History Colorado, Council authorized the hiring of Tatanka Historical Associates Inc. to conduct the Historic Resource Survey of the Old Town Character Area. Mr. Ron Sladek will be attending the meeting to give an update on the work completed as well as start the discussion about any potential properties that should be part of the ten (10) that the grant allows us to do a “deep-dive” on.

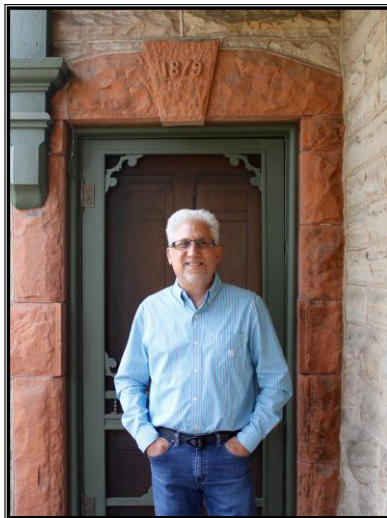
STRATEGIC PLAN ALIGNMENT:

The review of the Historic Preservation Resource Survey process and progress aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Professional Biography

Ron D. Sladek



After obtaining his M.A. in Modern American History from the University of Colorado followed by postgraduate studies in historic preservation at Colorado State University, Ron Sladek has been working professionally in the field of history and historic preservation since the late 1980s. He founded his own historic preservation consulting practice, Tatanka Historical Associates, in 1992.

Over the past few decades, Ron has documented hundreds of historic resources throughout the Rocky Mountain West, including everything from log cabins and ranch properties to downtown high-rise buildings, and from cemeteries to airports, highways and ski resorts. In addition to completing historic surveys and planning studies, Ron has written landmark nominations for more than 70 properties across the region. He also assists clients with strategic planning, the development of interpretive signage and brochures, and has participated in numerous historic structure assessments. Ron has been involved with the production of eight short documentary films focusing upon historic subjects and sites and provides regular lectures and tours on a broad variety of historic and preservation topics.

Ron is the recipient of History Colorado's Josephine H. Miles Colorado History Award, along with preservation honor awards from the cities of Aspen and Fort Collins. He has also received the National Preservation Honor Award from the American Society of Landscape Architects for his documentation and restoration planning for Aspen's Ute Cemetery. From 2011 to 2016, he served as chair of the Fort Collins Landmark Preservation Commission and has participated in Colorado Preservation Inc.'s Endangered Places Committee for over twenty years. From 2013 to 2019, he was appointed by Governor Hickenlooper to the Colorado State Historic Preservation Board, which reviews and votes on all state and federal landmark nominations. Since 2017, he has also been serving as president of Historic Larimer County. Although based in Colorado, Ron's consulting practice extends far beyond the state, including numerous projects completed in California, Idaho, Nevada, South Dakota, Utah and Wyoming.