



AGENDA
Historic Preservation Commission Meeting
Tuesday, June 18, 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/87141893778>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 871 4189 3778

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.](#) May 21, 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.** Ordinance 16 - Series 2024 An Ordinance Amending the Town's Historic Register to Add 478 Eagle River Street - Harris

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

12. FUTURE AGENDA ITEMS

- A.** Joint Meeting with Council - July 17, 2024

13. ADJOURN



OFFICIAL MINUTES

Historic Preservation Commission Meeting

Tuesday, May 21, 2024

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

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 818 3191 4682

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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

Kenneth Halliday called the meeting to order at 5:30 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 Kelly Toon.

Staff members present: Planner I Madison Harris

Note: Kenneth J. Howell is excused absent.

Note: Kenneth H. joined the meeting at 5:34 p.m.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Tracy A., second by Kelly T., to approve the agenda as presented. Motion passed 5-0.

4. APPROVAL OF MINUTES

A. April 16, 2024

Motion by Tracy A., second by Kenneth H., to approve the minutes of April 16, 2024 as presented. Motion passed 5-0.

5. DECLARATION OF CONFLICTS OF INTEREST

Tracy A. has a conflict of interest for item 8A.

6. PUBLIC COMMENTS

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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. 478 Eagle River Street - Nomination Application - Request for Continuance

Note: Tracy A. recused herself.

Madison H. submitted the request for continuance to June 18, 2024 on behalf of the property owner due to his and his fiancée's impending nuptials.

David Ford, 478 Eagle River Street, Property Owner

They would like to focus on the two of them and their wedding and so asks that this be continued to the June 18, 2024 hearing.

Kelly T. knows that the building is rustic and Mike, a previous owner was an artist.

Kenneth H. said that since there isn't any public opposition to this continuance, he is in support of this.

Motion by Larry S., second by Kelly T., to continue the hearing to June 18, 2024. Motion passed 4-0.

Note: Tracy A. unrecused herself.

B. Ordinance TBD - Series 2024 Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations

Madison H. introduced the topic. Based on comments from Council, as well as examining staff's own process, staff has drafted an ordinance that addresses primarily two items: 1) extending the reconsideration of a proposed designation once denied from 1 year to 5 years, and 2) adding additional posting places like the website and posting boxes as places to alert people so that the process can be more transparent to the public. The way the Town Code is currently written, once a nomination application is denied, then unless a substantially different application is submitted, no one can nominate that property for one year. Staff has no criteria with which to evaluate whether or not an application is "substantially" different, and also believes that once a nomination is denied, that denial should be valid for a longer time. As such, staff has added a section to encourage people to submit all materials they have once a nomination has been submitted, so that the HPC will be able to evaluate the nomination with all supplemental materials. If the nomination is denied then the property cannot be nominated for five years. Staff has also adjusted the posting places in Article 9 to allow for the posting boxes and Town website, as well as added the clause that if no one nominates the property during the initial fourteen day waiting period, then no one can nominate the property for the next five years.

Tracy A. asked if this was being reviewed by the Town Attorney.

- Madison H. said that it is currently under review.

Larry S. thinks this is an astute move and thanked staff.

Ken H. clarified how the two week period is applied.

Note: Kenneth H. left at 5:54 p.m.

Public Comment opened

David Ford, 478 Eagle River

Clarified that if something is denied how long do they have.

Lynn Teach, 253 Pine Street'

Questions the length of time and thinks it's too long. Thinks it should be a year or two less.

Public comment closed.

Larry S. has concern around the language of "getting this thing rolling". Has concerns around members of the HPC and Town staff making nominations.

Public comment reopened.

Lynn Teach, 253 Pine Street

75% of community survey respondents like what the Town is doing for historic preservation.

Public comment closed.

Tracy A. said that just because there wasn't a rush of nominations when Chapter 19 was implemented, that doesn't mean that the government can't nominate. We went to all this trouble to design this code, so we should be able to implement this.

Kelly T. in favor of streamlining the process and is in favor of the postings being more visible.

Ken H. said that the clarity to the property owner is great and the increase in public postings.

Motion by Ken H., second by Larry S., to forward a recommendation of approval of Ordinance TBD - Series 2024 Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations. Motion passed 4-0.

Note: Kenneth H. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

A. Historic Preservation Process

Madison H. introduced the topic.

Ken H. would like to streamline the process. Thinks we should reach out to Dr. Flewelling.

Larry S. pointed out that if something isn't nominated it's a pretty simple process. Likes the current process that allows the public to make a decision to nominate.

Kelly T. in favor of streamlining especially for things like minor alterations, but would need to define what that means. In favor of the theory, but not sure how to categorize it.

Larry S. believes that the DRB is perfectly capable of handling this. We know that we are looking for structures that fit in Minturn, even if they are new. Doesn't know that we need to have overkill for this.

Tracy A. said that in regards to this commission is that they took an oath to protect the properties that add to the historic character of the town. Is aware that there will be an incredible amount of change in the future.

Ken H. pointed out that he, Kelly T., and Woody Woodruff had nominated

Public comment opened.

David Ford, 478 Eagle River St
Clarified how long this process would take.

Lynn Teach, 253 Pine Street
Agrees with Tracy A. and that anyone in Town can submit applications.
Public comment closed.

Ken H. said that at the last meeting there was discussion about tightening relations between HPC and Council. Would like to get feedback.

- Madison H. said that she can work with Michelle on this.

Kelly T. said that it might be beneficial to have a "best case scenario" of timeline on the flowchart.

Ken H. would like to still look at creating a pamphlet for the public with a "typical process".

Tracy A. agrees with Ken H. She is not a proponent of red tape, but if things are too easy then they can be lost more easily. Some of these decisions are important.

Larry S. would like to instead have a range on flowchart instead of best case scenario. Considering we are two years into this, and there's a new Council, would like to check in with the direction of the new Council. Since he is not reapplying for a new term, would like to express that he appreciates his fellow members, however he has made no bones about being opposed to Historic Preservation and needs to be true to himself.

Direction given was to reach out to Dr. Flewelling and to help Ken H. facilitate discussion with Council.

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Larry S. said that it is important to have that feedback from Council.

12. FUTURE AGENDA ITEMS

13. ADJOURN

Motion by Kelly T., second by Tracy A., to adjourn the regular meeting of May 21, 2024 at 6:46 p.m. Motion passed 4-0.

Note: Kenneth H. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission
From: Madison Harris
Date: June 14, 2024
Agenda Item: Landmark Designation for 478 Eagle River Street

REQUEST:

Review the landmark designation nomination of 478 Eagle River 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 – 003
Address: 478 Eagle River Street
Zoning: Old Town Character Area – Mixed Use Zone District
Owner: David Ford
Applicant(s): Tracy C. Andersen

CASE SUMMARY:

Ms. Tracy Andersen has submitted a nomination for Historic Landmark status of 478 Eagle River 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 June 18, 2024. Adjacent properties and the owner of 478 Eagle River Street were notified via certified mail, and a notice placed in the Vail Daily minimum 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. Distinctive characteristics of a type, period, method of construction or artisan** (exemplifies specific elements of an architectural style or period; and, represents a style that is particular

to the Town)

“The property is a rustic wood home near the Eagle River in Minturn. This single family two bedroom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn... It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay at the time of construction.” (Nomination application)



Photo Credit: Nomination Application

"Log house" historically denotes a more permanent, hewn-log dwelling, either one or two stories, of more complex design, often built as a second generation replacement. Many of the earliest 18th and early 19th century log houses were traditionally clad, sooner or later, with wood siding or stucco. (Bomberger) This log house is untraditional in regards to the established Rocky Mountain cabin. "While the entrance doorway to most earlier log houses was generally placed beneath the eaves, as a means of adapting to the greater snowfall in the Rockies, here the entrance was placed in the gable end, and sometimes protected from roof slides by a porch supported by two corner posts created by an extension of the roof beyond the gable wall." The entrance to this log house is not on the gable end, nor is it protected by a porch.

B. Geographic Importance (enhances the sense of identity of the Town or community)

"This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24." (Nomination Application)

Log structures, both historic and not, can be seen all over the state of Colorado, and indeed, in many states. 478 Eagle River Street is a lot that is adjacent to the river, but can also be viewed from Main Street as you walk by. This structure is a familiar sight to any locals 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 June 14, 2024, one member of the public has submitted comment, along with comment by the property owner, and the property owner's architect. Those comments are included in this packet.

RECOMMENDED ACTION OR PROPOSED MOTION:

Recommend approval, approval with conditions, or denial to the Town Council of the Historic Landmark Nomination Application for 478 Eagle River Street.

ATTACHMENTS:

- Historic Landmark Nomination Application for 478 Eagle River Street
- Owner Response
- Owner's Architect Response
- Public Comment
- Ordinance 16 – Series 2024 Amending the Town's Historic Register to Add 478 Eagle River Street

REFERENCES:

Burnett, William W. *Minturn, a Memoir*. Old Gypsum Printer/Wings Publishing, 2007.

Eagle Holy Cross Ranger District. "Camp Hale-Continental Divide National Monument." *U.S. Department of Agriculture, Forest Service*, summer 2023, www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf.

"Eagle Valley Library District." *Local History | Eagle Valley Library District*, Jan. 2024, evld.org/local-history.

History Colorado. "Colorado's Historic Architecture & Engineering Guide." *History Colorado*, www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials. Accessed 14 June 2024.

Trulia. "478 Eagle River Street." *Trulia A Zillow Brand*, Zillow, 9 Feb. 2024, www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab.

United States, Congress, Cultural Resources, and Bruce D. Bomberger. *The Preservation and Repair of Historic Log Buildings*, vol. 26, U.S. Dept. of the Interior, National Park Service, Cultural Resources, Preservation Assistance, 1998.



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 property is a rustic wood home near the Eagle River in Minturn. This single family two bedroom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn and I am thereby nominating it for preservation. It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay at the time of construction.

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:

Tracy C. Andersen



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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Section 8, Item A.

Section 3 - Basic Property Information:

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

N/A

Address of Property

Street Address: 478 Eagle River Street, Minturn, Co 81645

Legal Description of Property:

Subdivision: BOOCO 2ND Block: 2 Lot: 15

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: David Ford

Mailing Address: PO BOX 161777
AUSTIN, TX 78716-1777

Email: david@eastendink.com

Phone: 512-431-8351

Applicant Information (if different):

Name: Tracy Andersen

Mailing Address: PO Box 871
Minturn, Colorado 81645

Email: tracyandersen@comcast.net

Phone: 303-543-8738

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: _____ Planner: _____

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.

This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.



HISTORIC LANDMARK NOMINATION

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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.

Minturn is an iconic historical town located in the Central Rockies. It is often noted for its eclectic and unique architectural styles, given it has a strong mining and railroad history. This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.



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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.

One would consider this style as "rustic," at least according to the History Colorado website as it embodies a natural style and uses logs as the primary building material. It is a 2 11/2 story home with living areas located on the ground floor. Located near the 400 block of Main Street, this 1,303 square foot home has 2 bedrooms and 2 bathrooms. It is located just off the Top of the Rockies Scenic Byway. It is a classic old log home with a very "authentic Minturn" look that embodies old town Minturn. Few structures from this time period exist as many have been demolished in recent years.

List of References:

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

History Colorado website

<https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials>.

Minturn: A Memoir by Bill Burnett

<https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials>.

National Park Service

https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf

Eagle Valley Library District Archive

<https://evld.org/local-history>

<https://www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab>

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 15, BLOCK 2
BOOCO'S 2nd ADDITION TO MINTURN
& a Parcel of Land Situated in Section 26,
Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

DESCRIPTION:

LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

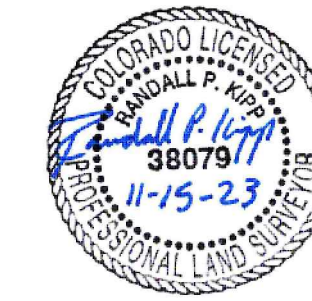
A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, BEING AN EXTENSION OF LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO, AND LYING SOUTH AND WEST OF THE MEDIAL LINE OF THE EAGLE RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT NORTHERLY CORNER OF SAID LOT 15; THENCE N44°40'00"E, 61.66 FEET TO THE MEDIAL LINE OF SAID EAGLE RIVER; THENCE UPON SAID MEDIAL LINE S49°39'57"E, 51.04 FEET; THENCE DEPARTING SAID MEDIAL LINE S 44°40'00"W, 64.73 FEET TO THE EASTERLY CORNER OF SAID LOT 15; THENCE UPON THE NORTHEASTERLY LINE OF SAID LOT 15 N46°13'23"W, 50.90 FEET TO THE POINT OF BEGINNING, ACCORDING TO QUITCLAIM DEED, RECORDED 7-09-2013 AT RECEPTION NO. 201313990 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

- DATE OF SURVEY: November 10, 2023
- STREET ADDRESS: 478 Eagle River Street (Posted)
- Location of improvements and lot lines are based upon the description above provided by Land Title Guarantee Company and Survey Monuments found at the time of this survey as shown herein.
- Benchmark: S-280 3.25" Brass Cap in Rock, Elevation = 7894.52'
- U.S. Survey feet used for this survey.
- Basis of Bearings: An assumed bearing of N 45° 50' 00" W between the Southwesterly Block Corner 2 (Southwesterly Corner Lot 12), Booco's 2nd Addition to Minturn, Rec.No. 20577 and the Northwesterly Block Corner 2 (Northwesterly Corner Lot 22), Booco's 2nd Addition to Minturn, Rec.No. 20577.
- Title Commitment provided by Land Title Guarantee Company, Order No. V50070347, with an effective date of 10-06-2023.
- The hatched area represents an overlap within the platted right of way. Therefor Lot 15 does not own this area based on the basis of bearings monuments found and the 1.25" Red Plastic Cap found within the right of way. This monument is only being accepted as an extension of the common property line for Lot 15 and Lot 16. The true corner bears N 44° 50' 53" E, 0.77 feet to a point of intersection on the right of way line.
- Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR JOHN P. MCBURNIE, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING; I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP P.L.S. #38079
 COLORADO PROFESSIONAL LAND SURVEYOR

LEGEND:

- ⊕ DENOTES GAS METER
- ⊖ DENOTES ELECTRIC METER
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.25" RED PLASTIC CAP ON #5 REBAR, LS #26626
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS #22589
- ⊞ DENOTES FOUND SURVEY MONUMENT - 1.5" SHINER WASHER IN ASPHALT, LS #33655
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #33655
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" BRASS CAP, DOWN 1'
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #37902
- ⊙ DENOTES FOUND SURVEY MONUMENT - #5 REBAR
- ⊙ DENOTES SET SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS 38079
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES WIRE FENCE
- DENOTES OVERHEAD WIRE
- DENOTES OVERHANG
- DENOTES RIGHT OF WAY LINE

N.W. BLOCK 2, BOOCO'S 2ND
 ADDITION, N.W. PROPERTY
 CORNER LOT 22/ FOUND
 1.5" WASHER IN ASPHALT,
 LS#33655, ACCEPTED
 (BASIS OF BEARINGS)

LOT 17

ALLEY

LOT 14, BLOCK 16
 BOOCO'S 2ND ADDITION
 TO MINTURN
 REC.NO. 20577

APPARENT CLAIM OF EASEMENT
 APPROXIMATE CENTERLINE
 SANITARY LINE. REC.NO. 899588

LOT 16 EXTENSION
 PROPERTY
 QUIET TITLE
 REC.NO. 764826

EAGLE RIVER

QUIT CLAIM DEED
 REC.NO. 201313990
 3216.0 SQ.FT.

LOT 15
 3541.0 Sq.Ft.
 0478

2ND STORY DECK
 ELEV. = 7851.0"
 LIVING BELOW

2 STORY LOG/
 WOOD SIDED HOME
 WITH WALK OUT
 FIRST FLOOR. SILL
 ELEV. = 7850.54'

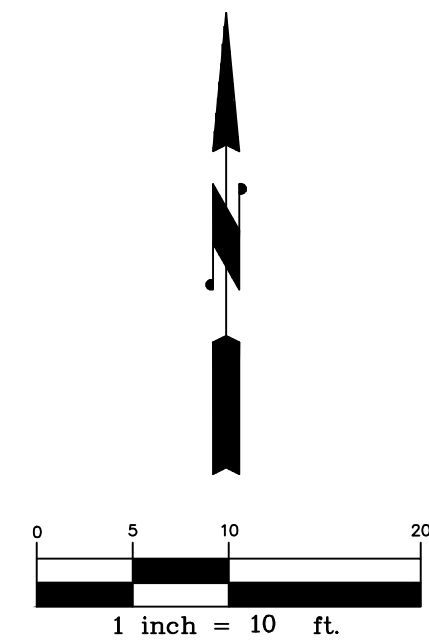
HATCHED AREA
 OVERLAPS
 RIGHT OF WAY
 PER MONUMENTS
 FOUND. SEE NOTE 8

LOT 14, BLOCK 2 BOOCO'S
 2ND ADDITION TO
 MINTURN
 REC.NO. 20577

LOT 14 EXTENSION
 PROPERTY
 QUIET TITLE
 REC.NO. 20201308

LOT 13

LOT 12



Line #	Length	Direction
L1	70.00	N44° 50' 00"E
L2	50.00	S45° 20' 00"E
L3	70.00	S44° 50' 00"W
L4	50.00	N45° 20' 00"W

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK 1 OF THE EAGLE COUNTY
 SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT
 COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

N45° 20' 00"W
 50.17'

S.W. BLOCK 2, BOOCO'S 2ND ADDITION, S.W.
 PROPERTY CORNER LOT 12/ FOUND 2" BRASS
 CAP DOWN 1" IN CONCRETE, STAMPED BLK 2
 LOT 12, ACCEPTED

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 15, BLOCK 2, BOOCO'S 2ND
ADDITION TO MINTURN
 Town of Minturn, County of Eagle, Colorado

JOB NO.: 231035

DATE: 11-15-23

SHEET 1 OF 1

DWG. NAME
231035-L15BOOCOS ISP

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
 P.O. Box 3154
 Eagle, CO 81631
 (970) 390-9540

email: randy@kipplandsurveying.com
 web: kipplandsurveying.com



June 11, 2024

VIA E-MAIL PLANNER1@MINTURN.ORG

Historic Preservation Commission, Town of Minturn
302 Pine Street
Minturn, Colorado 81645

Re: 478 Eagle River Street - Nomination for Landmark Designation (the “**Designation Request**”)

Dear Historic Preservation Commission:

My wife and I own the house (“**Structure**”) and lot located at 478 Eagle River Street (collectively, the “**Property**”) in Minturn, Colorado (the “**Town**”). We are long-established visitors to the beautiful Minturn area, and it has been a dream of mine to own property along the Eagle River, establish a home for our family and future generations to enjoy, and become active members of the Minturn community. We were surprised to find the Property nominated for historic designation. So were our neighbors, who were excited to hear that we would be replacing a deteriorating home that has been neglected for years and investing in a new home considerate of the Minturn community.

Since learning of the Designation Request, we have engaged legal counsel from Otten Johnson Robinson Neff + Ragonetti, P.C. (“**Otten Johnson**”) to assist in evaluating whether the Property is that which the Town intends to preserve based on the applicable eligibility criteria. Based on the information we’ve gathered on the Property, as well as the extensive inspection conducted by True Perspective Home Consultants on June 24, 2024 (the “**Inspection Report**”), we and Otten Johnson maintain that the Property does not meet the applicable eligibility criteria required for the Historic Preservation Commission to recommend approval of the Designation Request to the Town Council.

We request that the Historic Preservation Commission consider the following analysis of applicable eligibility criteria in making its determination. Pursuant to Minturn Municipal Code (“**Code**”) Section 19-3-20(a), properties shall be at least 75 years old and meet one or more of the applicable eligibility criteria in order to be considered for designation.

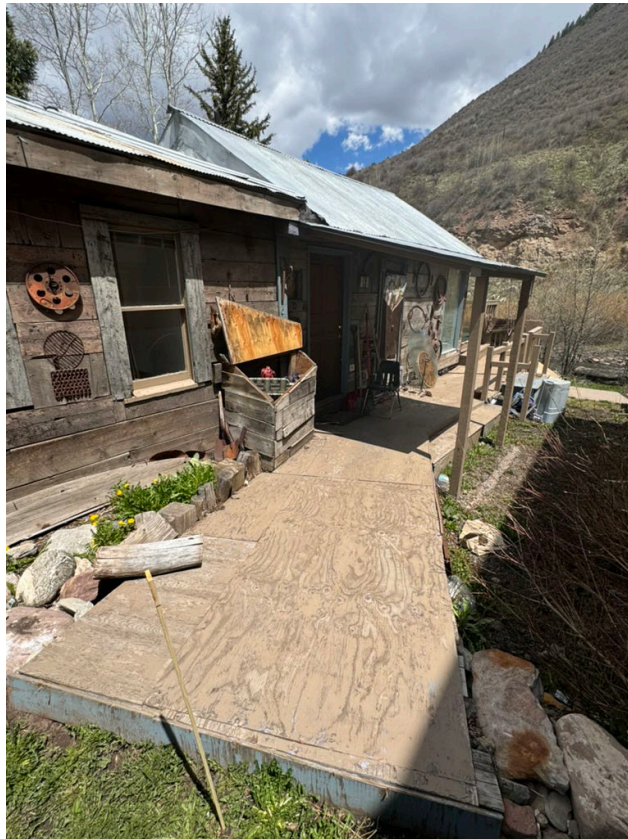
First, although the assessor’s records indicate a portion of the Structure was built in 1942 (i.e., 82 years old), a representative spoke to the assessor’s staff on our behalf and staff conceded that they don’t actually know when the Structure was built. Indeed, they did not even open a file on the Property until 1983 some forty years after the supposed construction. Though these dates remain unconfirmed, the previous owners have made substantial modifications and additions over the years, making most of the Structure much newer. We have attempted to identify the exact dates of these additions by searching building permit records, but it appears the previous owners never pulled building permits—which is a problem in and of itself—so it is difficult to provide certain dates. Despite that limitation, we also spoke with the Property’s former tenant, who lived there for decades. He recalls that (1) the major additions on the back of the Structure (pictured on the following pages) were made in the 1970s or 80s and that the previous owner continued to make changes over the years as well. Of particular note is the foam board used to “side” the Structure and mirror design elements such as window framing and roof overhang, circled in the following photo, as well as the personalized tree-like adornments encasing the rear addition. The additional photos demonstrate that virtually all of the Structure consists of more recent additions.



(Detail 1) Foam forms and “siding” on rear addition.

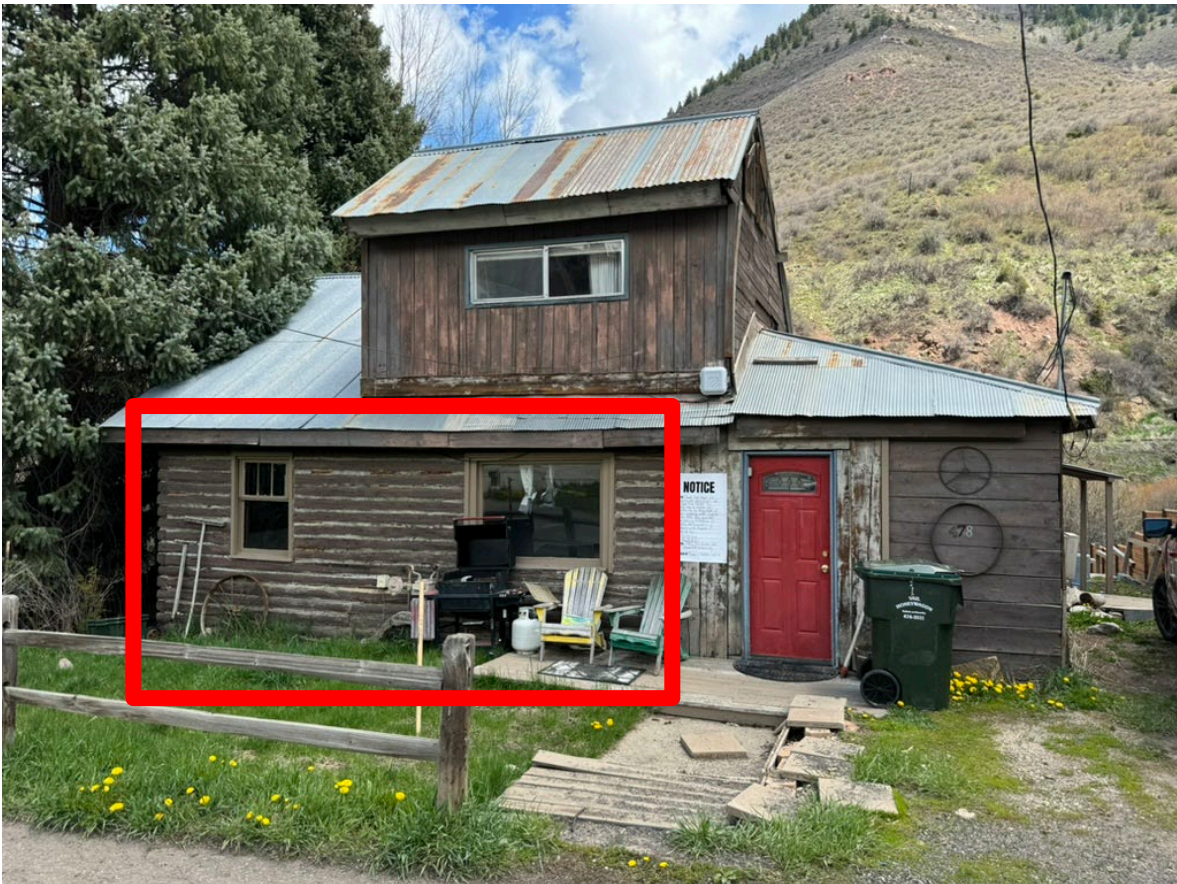


(Detail 2) Deck and stair addition.



(Details 3 and 4) South addition and plywood decking.

As a result, while some minimal portion of the Structure may have been built before Section 19-3-20(a)'s 75-year threshold, most of it falls well short of that mark, and even the older portion has been modified over the years. As illustrated in the following photo, the portion outlined represents the area of the structure satisfying the 75-year threshold, and the only portion that could conceivably demonstrate "rustic" architecture.



(Detail 5) Original cabin call out (red box). All other Structure components are later additions.

This curved log design is not clearly detectable along additional facades, signifying no clear delineation between what may have been an original section of the Structure and additions/renovations over the course of history. Therefore, there is no way to separate the qualifying and non-qualifying components of the Property and the Property as a whole is not eligible for historic designation.

Additionally, none of the applicable eligibility criteria are met, as detailed below.

1. Association with events that have made a significant contribution to history.
 - a. Is a site of a historic event that had an effect upon society; or

There is no indication that the Property is associated with events that have made a significant contribution to history, nor did the individual nominating the Property suggest that it is. The Town's Historic Preservation Plan, adopted December 7, 2022 (the "**Preservation Plan**") provides insight into notable Town history around the time of the Property's original construction, including

the Highway 24 completion and Red Cliff Bridge construction in 1940, construction of the cinder block school in 1941, and establishment of Camp Hale as a temporary training camp for the 10th Mountain Division in 1942. Although Camp Hale and the 10th Mountain Division maintain great historic distinction throughout the state of Colorado and Eagle River Valley, there is no evidence to suggest the Property itself is connected to Camp Hale nor an individual involved in the establishment of Camp Hale.

b. Exemplifies cultural, political, economic, or ethnic heritage of the Town.

The Property does not exemplify the cultural, political, or ethnic heritage of the Town, nor did the individual nominating the Property suggest that is the case. Although the Rustic architectural style, detailed below, was common for the early 1900s, there are no notable features related to the Town's railroad or mining culture of the time, and as noted above, very little of the original 1940s structure exists apart from the major, later additions.

2. Connection with persons significant in history.

There is no indication that the Property is connected with persons significant in history, nor did the individual nominating the Property suggest that there was. We've reviewed the Eagle County Assessor Property Record Search, which summarizes transfer of the Property over the course of history. We've reviewed the cited owners since 1941, sought historical information on these individuals, and uncovered no significant history in connection with these individuals. These individuals include Robert Holbrook and Nora Holbrook, Robert A. Ellis and Nellie Hazel, Roberta L. Luchetta, Gerhard K. Long, Lawrence W. Gaul, and Michael C. McBurnie.

3. Distinctive characteristics of a type, period, method of construction, or artisan:

a. Exemplifies specific elements of an architectural style or period;

Based on the History Colorado Field Guide to Colorado's Historic Architecture & Engineering, we understand that at least some elements of the Property can be characterized as a Rustic style architecture.¹ Rustic style architecture is characterized by its natural setting and its use of log and stone for building materials. The majority of these structures in Colorado were built after 1905 and primarily of log construction with stone foundations, battered walls, overhanging roofs, and small paned windows. Additionally, Rustic structures generally have stone chimneys.² The Tigiwon Community House in Eagle County exemplifies the Rustic style architectural elements, as provided below.

¹ Notably, the History Colorado Field Guide to Colorado's Historic Architecture & Engineering identifies a similar architectural style, the Pioneer Log. The Pioneer Log was more commonly constructed from 1858 through the 1930s. Some elements of a Pioneer Log style are present, such as the metal flue and log construction, but the totality of characteristics more closely aligns with the Rustic style.

² History Colorado Field Guide to Colorado's Historic Architecture & Engineering, page 81.



(Detail 6) Tigiwon Community House.

Note the specific elements of the Rustic architectural style – the stone chimney and foundation, primarily log construction, and small paned windows. Additionally, the Tigiwon Community House historic designation application cited the fact that “very few alterations have been made at the Tigiwon Community House since it was constructed in 1933-4.”³ Further, the “cabin remains in excellent condition” and “retains a high level of integrity with regard to location, setting, feeling, association, design, materials and workmanship.”⁴ All of that stands in stark contrast to the Structure, which retains virtually no integrity with respect to the Rustic architectural style.

The Structure’s exterior along the street frontage is primarily made of wood, a portion of which is log construction but primarily wood board siding, that is described in the Inspection Report as decaying and requiring attention to restore structural integrity. The Structure’s lack of primarily log construction alone is a major deficiency in identifying the structure as exemplifying the Rustic style architecture, as is the lack of a stone chimney, paned windows and overhanging roof on some of the additions. The Rustic style typically employs a cohesive siding material throughout, and as evidenced by the photos provided herein, the Structure instead has a hodgepodge of different siding material (including extensive use of styrofoam, mis-matched boards, and tree-like adornments).

³ <https://www.historycolorado.org/location/tigiwon-community-house>

⁴ *Id.*



(Detail 7) Structure west façade.

Elsewhere, the wood siding is missing from the Structure on multiple exterior facades, and still others are made of a decaying foam-like material reflected in the image below.⁵



(Detail 8) East and north facades, rear additions, and faux-Italianate components.

⁵ Inspection Report, pages 22, 25, and 27.

The foundation is made of wood and concrete, rather than stone, and shows signs of major structural damage (e.g., cracked concrete and wood deterioration). In some portions of the Structure, there is no foundation at all.⁶



(Detail 9) Cracking Foundation.

The chimney is constructed of a wood frame cased in styrofoam, not stone, topped with a flue pipe and described as deteriorated and badly damaged, as depicted below. This element of the Structure is flagged as a safety concern requiring repair or replacement to function and prevent fire danger.⁷ It too lacks any connection to the Rustic style.



(Detail 10) Deteriorating foam chimney.

In summary, multiple specific elements of a Rustic style architecture are not present, have been destroyed or obscured by later additions,⁸ and where present are in downright unsafe conditions.

⁶ Inspection Report, pages 149-151.

⁷ Inspection Report, page 48.

⁸ Inspection Report, page 4 and 22.

Therefore, the Structure further lacks conformity with the Rustic style and certainly does not exemplify elements of this style.

- b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;

We are not aware of the Structure being associated with a recognized architect or builder, nor did the individual nominating the Property suggest it is.

- c. Demonstrates superior craftsmanship or high artistic value;

The Structure cannot be said to demonstrate superior craftsmanship or high artistic value, nor did the individual nominating the Property suggest it is. Outdated, unsafe, and non-permitted building methods and techniques were used to construct the Structure and, although that fact alone does not speak to the level of craftsmanship, the Inspection Report cites multiple reportable conditions requiring attention, including but not limited to foundation, framing, plumbing, electrical, and material defects. In summary, the Inspection Report flags 101 repair notes, 39 safety concerns, and 44 inquiries requiring further review.⁹ The executive summary provided in the Inspection Report is provided below showing a full accounting of the most concerning issues with the Structure. While some of these concerns are no doubt the product of neglect, others resulted directly from earlier owners' disregard for permitting requirements.

Executive Summary

"True Perspective Home Consultants was hired to evaluate the home and its condition to better determine whether it is salvageable from its current state of disrepair.

To summarize our findings, we believe the home's structure and infrastructure are dangerous and beyond reasonable repair to current modern standards. We believe the best and safest outcome for both the occupants of the property and the neighborhood would be the demolition of the building.

A few highlights from our findings are as follows.

- Areas of the foundation are missing, made of wood, and structural concrete cracking was noted. This would require the addition of a foundation, foundation repair, and likely evaluation of the soils and the ability to support the structure.
- The home's structure is built using old building practices that would not pass modern building codes, and structural safety concerns are present in the attic and crawlspace areas. Based on an engineering review, this would require reframing many areas of the home.
- Over the years, multiple additions have been built onto the home. These do not meet modern standards, nor do they appear to have been built by contractors knowledgeable about building codes or quality control. We believe one would be better suited to remove these additions.
- The heating and hot water systems are defunct, and safety hazards from the fire and carbon monoxide risk would need complete replacement. Entire rooms in the home are unheated.

⁹ Inspection Report, page 5.

- The electrical system is a fire and safety hazard and would need complete replacement to meet modern standards.
- Mold growth and elevated mold levels were noted, requiring mitigation for the safe use of the home.
- Asbestos-containing materials were noted. This would require mitigation before the completion of other work.
- Multiple reportable conditions were noted in the plumbing systems. Based on their age and condition, we suggest replacing all plumbing.
- The house's sewage system was not inspected. Given its age, the sewage line would likely need replacement to prevent sewage leakage.
- While the home appears to have a historical appearance, further investigation revealed that it has been cosmetically applied over many years of old, dilapidated exterior finishes. Some of the antique-like beam work was noted to be faux and made of styrofoam. Very little thought or attention was paid to proper waterproofing or weatherization. To achieve modern energy efficiency and waterproofing levels, all exterior finishes would need to be removed.

The above is just a summary and many more concerns and items are noted in the full report.”

d. Represents a style that is particular to the Town;

The Rustic style is represented throughout the state of Colorado. History Colorado maintains a database of properties in the state listed in the National Register of Historic Places and the Colorado State Register of Historic Properties. Listed properties maintaining Rustic style architecture exist in Boulder County (The Lodge at Los Lagos)¹⁰, Clear Creek County (Anne Evans Mountain Home)¹¹, Eagle County (Tigiwon Community House)¹², Garfield County (Sumers Lodge)¹³, Grand County (Grand Lake Community House)¹⁴, and Larimer County (Bear Lake Comfort Station)¹⁵, amongst countless other examples. To the extent the Structure, as modified over the years, can be considered Rustic, that style is not in any way particular to the Town.

e. Represents an innovation in construction, materials, or design; or

The Structure does not represent innovation in construction, materials, or design, nor did the individual nominating the Property suggest it does. At the time of its construction, the Rustic style had been used for many decades. Also, and as we noted above, we have not seen anything to suggest that earlier owners pulled permits for the many modifications and additions made over the years. The deficiencies in construction and the materials used are now obvious.

¹⁰ <https://www.historycolorado.org/location/lodge-los-lagos>

¹¹ <https://www.historycolorado.org/location/anne-evans-mountain-home>

¹² <https://www.historycolorado.org/location/tigiwon-community-house>

¹³ <https://www.historycolorado.org/location/sumers-lodge>

¹⁴ <https://www.historycolorado.org/location/grand-lake-community-house>

¹⁵ <https://www.historycolorado.org/location/bear-lake-comfort-station>

- f. Represents a built environment of a group of people in an era of history.

Although the Rustic style architecture is common in mountain communities, it is not representative of a particular group of people in an era of history, but more broadly representative of a popular style of the time due to accessible building materials and tools. Additionally, the individual nominating the Property did not suggest this was the case.

4. Geographic importance.

- a. Enhances the sense of identity of the Town or community; or

Although the Property provides some insight into the early architecture of the Town, the Structure is not unique in this sense and provides no sense of identity. The Structure is badly deteriorated and, unfortunately, not a clear identifier of the Town's commitment to civic pride in the art, architecture, and accomplishments of the past – a commendable purpose of the Town's Historic Preservation Ordinance. After living with years of neglect, our neighbors are excited to see the Structure replaced with a new home that will respect the community.

- b. Is an established and familiar natural setting or visual feature of the Town or community.

The Property is not an established and familiar natural setting or visual feature of the Town or community, nor did the individual nominating the Property suggest it is. Based on the Town of Minturn Downtown Map and Directory, the Historic Minturn region generally consists of the area north of Toledo Avenue where commercial offerings like The Saloon and historic landmarks like the designated Minturn Water tank are located. The Property is located south of this area on a narrow, one-way street lacking pedestrian walkways and appearing more private in nature. Therefore, it is not particularly visible to the community nor accessible to tourists.

5. Possibility to yield important information related to prehistory or history.

- a. Addresses research questions or fills recognized data gaps;

We are not aware of any information the Property provides with respect to open questions of Town history or gaps in data, nor did the individual nominating the Property suggest this is the case.

- b. Embodies construction, development, or design adaptations; or

As demonstrated in the Inspection Report, the Structure's construction and current condition does not provide an example of effective nor notable adaptations, nor did the individual nominating the Property suggest this is the case.

- c. Informs on the development of engineering systems;

As demonstrated in the Inspection Report, the Structure does not maintain sound engineering systems nor a system of significance at the time of construction, nor did the individual nominating the Property suggest this is the case.

Beyond the eligibility criteria, we hope the commission will reflect on the economic reality facing the Property. The Structure suffers from black mold, asbestos, and severe structural problems, among other things. Making up for earlier owners' decades of neglect and returning the Property to a safe and habitable condition while

adhering to historical requirements will cost more than the value that remediation and repair could ever add. We bought the Property to create a home for our family and to build something the community could be proud of.

Additionally, the nominator who submitted the Designation Request cited criteria (c) and (d) in justifying the request, but as detailed above, the Structure does not meet these, or any other, justifying eligibility criteria. Rather, we understand that some community members are concerned with new construction failing to respect the Town's character. But a distaste for new construction is not a reason to preserve an unsafe, deteriorating building that does not satisfy any of the historic designation criteria. And in any event, we can assure the Commission that we intend to construct a respectable future home that is consistent with the community's values and aesthetic surroundings, as well as adhering to all applicable code requirements – a baseline the Structure currently lacks.

Finally, we'd like to acknowledge the importance of preservation throughout the Town as described in the Town's Historic Preservation Ordinance. As described above, the Property is not fit to protect the Town's architecture, culture, and heritage nor provide educational opportunities. We appreciate the Town's effort to fulfill the purposes of the Historic Preservation Ordinance but maintain that the Property would not serve such purposes.

Thank you for your time and consideration. Please do not hesitate to reach out if we may provide additional information that could be useful in your consideration of the Designation Request.

Sincerely,

Lilly and David Ford

cc: Andrew L.W. Peters, Esq.
Diana Caruso Jenkins, Esq.

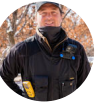


SUMMARY

478 Eagle St , Minturn, CO 81645

David Ford
05/24/2024

Chris Jobson
True Perspective Home Consultants
970-209-2041
chris@trueperspectivehc.com



Below is a summary of the items noted.

This is not a bidding document for contractors.

All items noted should be further evaluated before the expiration of your inspection objection deadline.

Each item/system should be assessed in full by a specially trained, licensed, or certified contractor working on the specified system. Handyman-type repairs and evaluation should be avoided in all but the simplest repairs.

We suggest obtaining receipts and warranties for all work performed.

We will not reinspect any items without detailed receipts and warranty documents provided three days before reinspection.



ITEMS INSPECTED



REPAIR



FURTHER REVEIW



SAFETY CONCERN

3.3.1 Driveway Condition

POOR DRAINAGE

Repair

The driveway drainage shows signs of poor drainage toward the house. The condition can lead to adverse effects on the foundation walls and surrounding soils. We recommend that the driveway area be evaluated to understand better the present situation and cost associated with correction as deemed necessary.

Recommendation

Contact a qualified driveway contractor.



3.5.1 Walkways Condition

DAMAGES STAIR BOARD

Repair

ENTRY

While still functional damage was noted to the exterior stairs. We suggest review with repairs made as deemed necessary.

Recommendation

Contact a qualified professional.



3.9.1 Entrance Cover

POST BASES NOT VISIBLE

Repair

The concrete post bases (if present) were below grade and not visible and the wood posts are buried below grade. This condition will accelerate the decay and deterioration of building materials.



3.10.1 Landscaping

TREES CLOSE TO BUILDING

SEVERAL

Tree(s) were located close to or touching the building. This can lead to damage to the structure. We recommend further review to understand the present condition and remedies.

Recommendation

Contact a qualified landscaping contractor



Repair

3.10.2 Landscaping

TREES TOUCHING ROOF

SEVERAL

Trees near the building had overhanging branches or branches in contact with the roof surface, which may cause damage to the roof surface. We recommend that all overhanging/contact branches should be cleared to reduce the potential damage to the roof surface.

Recommendation

Contact a qualified landscaping contractor



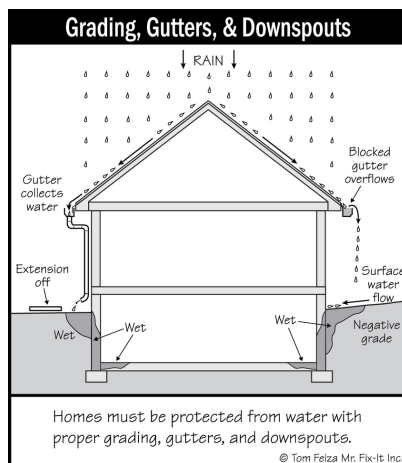
Repair



3.14.1 Site Grading

NEGATIVE GRADE

ENTRY



X035

 Repair

The grading was sloped toward the building condition promotes water accumulation near the building, which could result in deterioration of the foundation and water penetration under the structure. We recommend re-grading areas near the building as needed to ensure the unobstructed flow of the surface water away from the foundation.

Recommendation
Contact a qualified grading contractor.



3.16.1 Retaining Walls

DISPLACED

ENTRY

The retaining walls were observed to be displaced. The movement of the wall should be monitored with correction as necessary.

Recommendation
Contact your builder.

 Repair


3.17.1 Fencing

DAMAGED

ENTRY

The site fencing was damaged. We recommend that the affected sections be repaired or replaced.

Recommendation

Contact a qualified fencing contractor



4.1.1 Structural

LOG HOME

Portions or all of the homes are constructed with log framing. Complete evaluation of log homes is beyond a general home inspection scope. Many hidden conditions may exist. We recommend further review by a log framing contractor or engineer to better understand replacement/repair costs and present conditions.

Any comments made are out of courtesy and should not be construed as a full inspection of the log framing.

Recommendation

Contact a qualified professional.



4.1.2 Structural

OLD BUILDING METHODS

Old building methods and construction techniques are present in the home. Multiple reportable conditions exist, such as, but not limited to the following: Foundation, wall and roof framing, plumbing systems, electrical systems, deck framing, interior and exterior material defects. Several health and safety hazards exist and many hidden hazards may be present. We suggest a full review of all areas and systems of the home by qualified contractors and a structural engineer for evaluation.

All areas should be inspected, and no attempt was made to photograph all areas, and photographs are examples only.

Recommendation

Contact your builder.



Further Review

4.1.3 Structural
EVIDENCE OF STRUCTURAL ADDITION WAS NOTED

An area of the home appears to have been altered since the original construction. We suggest a review of engineering, permits, and other associated documents to better understand the scope of work performed.

Recommendation
Contact your builder.



4.1.4 Structural
DECAYED LOGS

Repair

ENTRY

Decayed log(s) were noted. We suggest a further review with repairs made to restore the structural integrity.

Recommendation
Contact a qualified professional.

4.1.5 Structural

FAUX BEAMS

The visible beams in the house appeared to be made of styrofoam and were not structural.



4.3.1 Wood siding

SIDING FINISH WEATHERED OR DETERIORATED**SEVERAL**

The exterior wall paint/stain is in a weathered condition. Attention is required to prolong the life of the exterior wood cladding and aesthetics. We recommend further review to understand better the present condition and cost associated. Photographs are examples only. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified painting contractor.



4.3.2 Wood siding

GROUND CLEARANCE

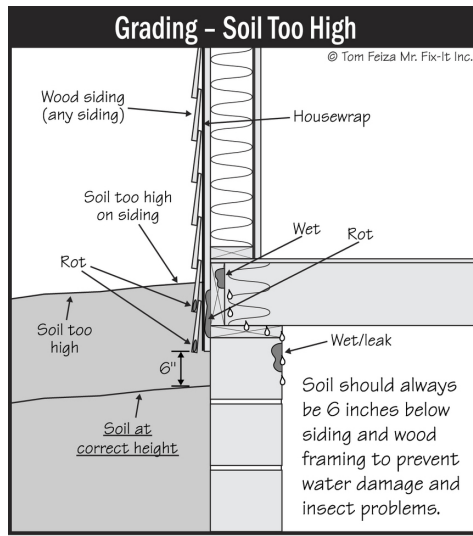
WEST

The inspector observed inadequate clearance between the siding and the ground. Best practices recommend a minimum ground clearance of 4" between the bottom of the siding and the ground. Siding in contact with the ground or soil is a concern because that condition can provide direct access for wood-destroying insects and moisture. We recommend monitoring this area with repairs as necessary.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified grading contractor.



5060



4.3.3 Wood siding

DETERIORATED SIDING

SEVERAL

The wood siding was observed to have deteriorated. We recommend repair or replacement to prevent moisture intrusion, restore aesthetics and extend the service life of the siding.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.



4.3.4 Wood siding

EXPOSED FRAMING

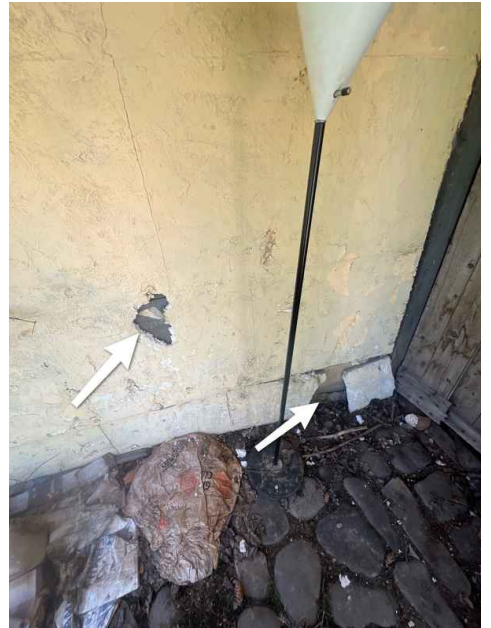
SEVERAL

Exposed and unfinished wood framing was noted. We suggest further review with flashing or finishing to prevent water intrusion and premature deterioration of the wood.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.



4.3.5 Wood siding

MISSING SIDING

SEVERAL AREAS

Missing siding was noted. We suggest installing to prevent moisture and pest intrusion.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.



4.3.6 Wood siding

CHINKING REPAIRS NEEDED

SEVERAL

Chinking was noted to be weathered and failing. We suggest maintenance to prevent water and pest intrusion.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified professional.



4.7.1 Trim

DETERIORATED FINISH

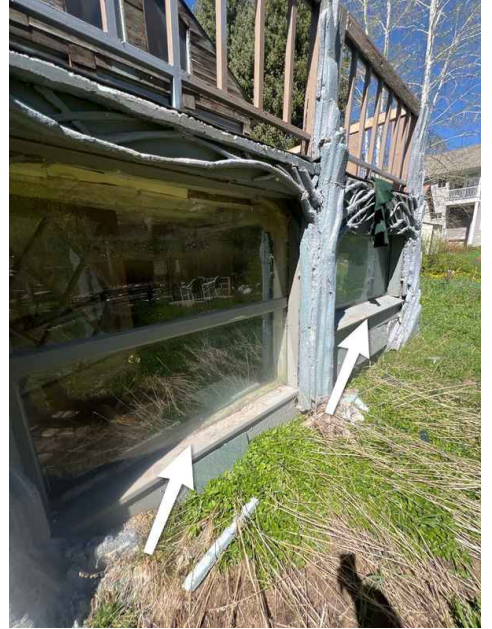
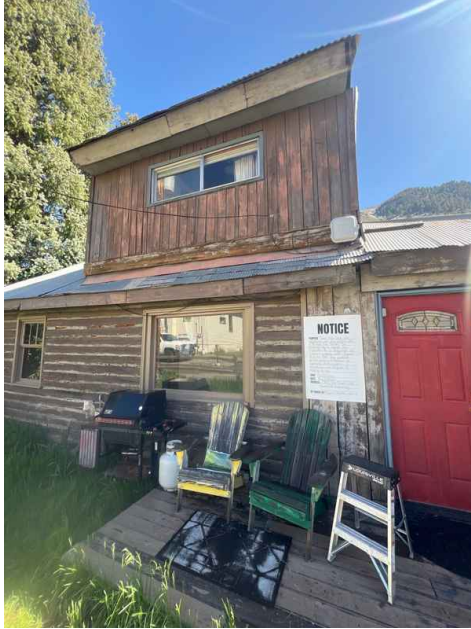
SEVERAL

The paint/finish at the exterior trim has deteriorated. Attention to the paint/finish is recommended to maintain the appearance and design function of the trim.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation

Contact a qualified painting contractor.



4.7.2 Trim

DETERIORATED TRIM

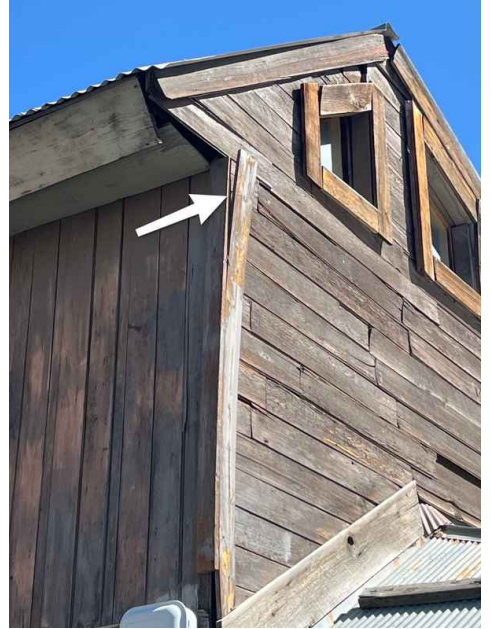
SEVERAL

Deterioration of the exterior trim was observed. We recommend that any deteriorated trim be repaired or replaced as required.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.



4.7.3 Trim

MISSING TRIM

NORTH

Missing trim was noted, this will eventually allow moisture and pest intrusion. We recommend that the trim be repaired or replaced as required.

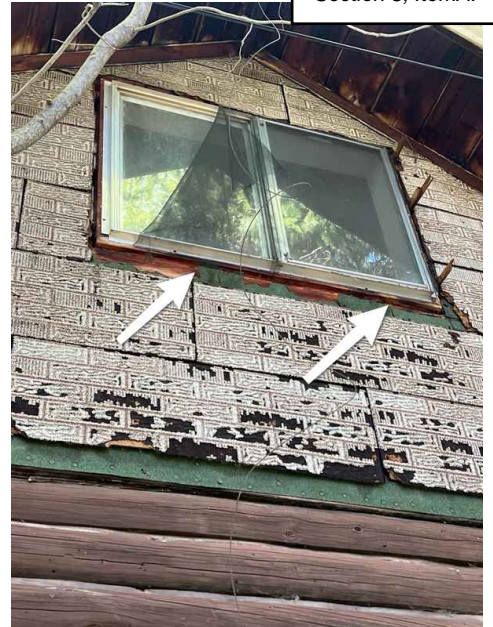
Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation

Contact a qualified carpenter.



Repair



4.8.1 Flashing

FLASHING MISSING

SEVERAL

Wall flashings are missing. Wall flashing is suggested to guard against water intrusion. We recommend monitoring and installing as deemed necessary.

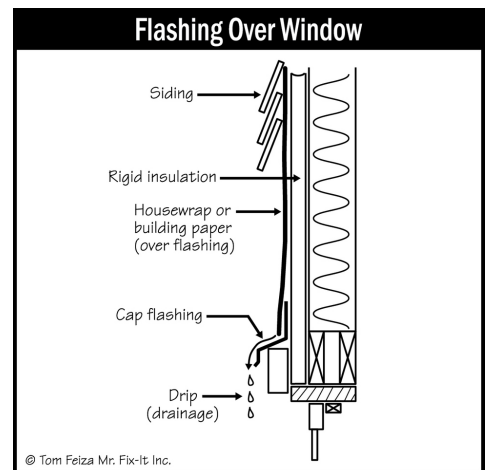
Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.



Repair



© Tom Feiza Mr. Fix-It, Inc.

X010

4.9.1 Eaves, Soffits & Fascia

WATER STAINED SOFFIT

NORTH

Water stains were evident at the eve/soffit area(s). We recommend that the area(s) be evaluated and repaired as required to prevent water intrusion.

Recommendation

Contact a qualified roofing professional.



Further Review

4.9.2 Eaves, Soffits & Fascia

FASCIA -DETERIORATED OR DECAY

SEVERAL

One or more sections of the fascia are deteriorated or decaying. We suggest further review with repairs made as deemed necessary to restore proper function and aesthetics.

Recommendation

Contact a qualified carpenter.



4.9.3 Eaves, Soffits & Fascia

GAP OR OPENING IN SOFFIT OR FASCIA

SEVERAL

There is an opening, gap, or hole in the fascia/soffit which should be repaired. This can allow water intrusion and pest infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified handyman.



5.6.1 Deck surface

WEATHERED

ENTRY

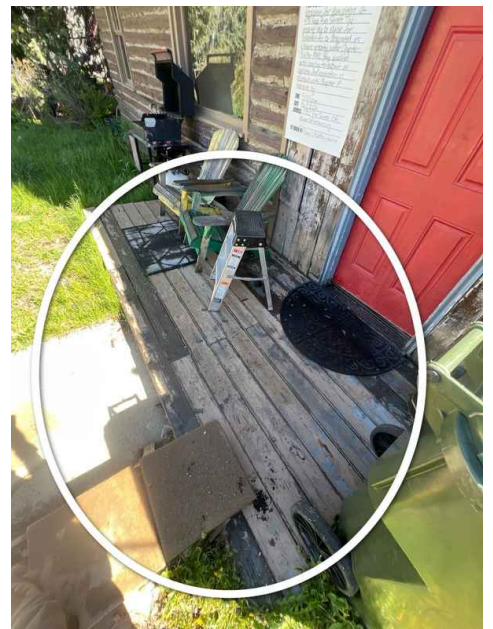
The deck(s) surfaces were weathered and in need of general maintenance. We suggest refinishing to restore UV and moisture protection as well as to restore aesthetics

Recommendation

Contact a qualified painting contractor.



Repair



5.6.2 Deck surface

RAISED FASTENERS

ENTRY

The deck surface exhibited raised/unsecured fasteners. This is a safety aspect and requires attention. We recommend all raised fasteners be secured and/or deck framing and surface be repaired as deemed necessary.

Recommendation

Contact a qualified deck contractor.

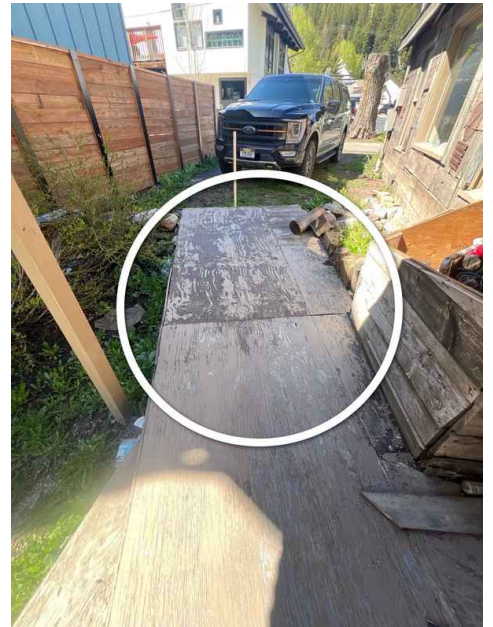


6.6.1 Deck surface

WEATHERED

SEVERAL

The deck(s) surfaces were weathered and in need of general maintenance. We suggest refinishing to restore UV and moisture protection as well as to restore aesthetics



6.6.2 Deck surface

OUT OF LEVEL

The deck surface was not level from apparent structural settlement. We suggest a further review with repair or replacement as needed.



6.7.1 Guard rails

DETERIORATED FINISH

SEVERAL

The guard rail exhibited deteriorated finish and needs maintenance and refinishing.



Repair



6.7.2 Guard rails

BALUSTER SPACING GREATER THAN 4"

SEVERAL

The baluster spacing on the deck railing is too wide based on modern safety standards. Railings should not have openings larger than 4" to prevent small children's heads from fitting through them. Although this installation may have been acceptable at the construction time, upgrading for safety should be considered.

**Safety Concern**

6.7.3 Guard rails

LOOSE GUARD RAIL

SEVERAL

The deck guardrail assemblies were loose and should be secured to prevent possible safety concerns.

**Safety Concern**

6.7.4 Guard rails
DETERIORATED

 Safety Concern

SEVERAL

The deck guardrail assemblies exhibited deterioration. Photographs are examples only. We suggest a review of the complete rail system by a qualified contractor and repairs made as needed.



6.7.5 Guard rails
DAMAGED RAILINGS

 Safety Concern

Damaged railings were noted. We suggest repair for safe deck usage.



6.8.1 Deck steps

UNEQUAL RISERS**Safety Concern**

At this staircase, the tallest riser height measurement exceeded the shortest height by more than the 3/8-inch maximum dictated by generally-accepted current standards. This condition is a potential trip/fall hazard. We recommend considering upgrading the stairs to prevent a trip or fall.



6.8.2 Deck steps

DAMAGED OR DETERIORATED**SEVERAL****Safety Concern**

The steps were generally deteriorated and/or structurally damaged, making them potentially hazardous to a person who might use them. We recommend further review for a better understanding of replacement costs/repairs and present condition.



6.8.3 Deck steps

OUT OF LEVEL**Safety Concern**

The stairs are out of level from an apparent structural settlement. We suggest repair or replacement as needed for safe usage.

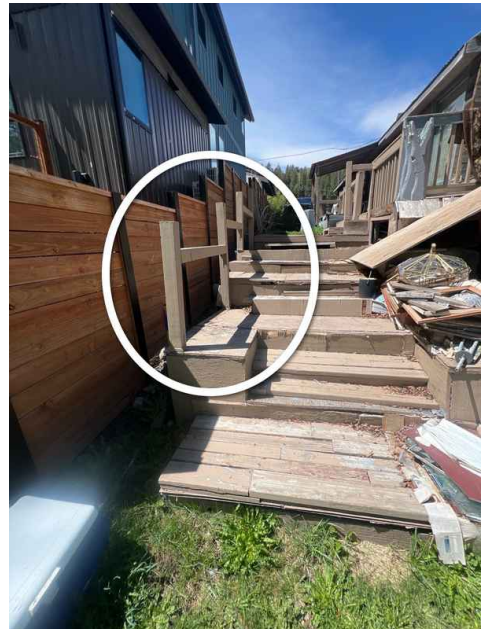


6.9.1 Handrails

NO HANDRAIL**Safety Concern**

The handrail is missing. While the home may have complied with the building code when it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale, and this would be considered an upgrade.



7.7.1 Flashings

POOR DETAIL

A poor flashing detail was noted with heavy use of sealant. We suggest further review with repairs made as deemed necessary to prevent moisture damage.

Recommendation

Contact a qualified professional.



7.10.1 Roof Ventilation

NO VENTING PRESENT

No ventilation was noted on the exterior of the roof and no attic space was accessible. Poor ventilation can raise temperatures beyond acceptable levels which can cause excessive thermal expansion and affect the building's roof material life cycle as well as cause moisture-related damage. We recommend further review with correction as required.

Recommendation

Contact your builder.



7.12.1 Roof Drainage Systems

IMPROVE- ADD GUTTERS

There are no gutters present on the structure or on certain areas of the structure. Gutters are recommended because they collect rainwater from the roof and direct it away from the building.



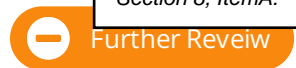
7.13.1 Heat tape

ADD HEAT TAPE

Adding heat tape could be beneficial to stopping ice damming and frozen gutters. We suggest monitoring and adding as needed.

Recommendation

Contact a qualified roofing professional.



8.3.1 Finish conditions

DETERIORATED/DAMAGED

The exterior chimney has deteriorated and is badly damaged. Repair or replacement is required to keep functioning as designed as well as to prevent fire danger

Recommendation

Contact a qualified painting contractor.



8.4.1 Flue/ vent pipe condition

DAMAGED

The flue pipe has visible damage, we suggest repairs as needed.



9.4.1 Metal roofing material condition

DAMAGED ROOF PANELS

SEVERAL



The metal panels are damaged. This damage should be repaired to avoid the possibility of damage to the home structure or materials from roof leakage. All corrections should be made by a qualified contractor.



9.5.1 Fasteners

LOOSE OR MISSING FASTENERS

The metal roof had loose, protruding, or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.

9.6.1 Snow Fence or retainage devices

SNOW GUARDS

The roof had no snow guards installed to protect exposed areas below from snowpack sliding off the roof.

10.1.1 Cosmetic conditions

COSMETIC'S AND NORMAL HOME CONDITIONS

Regardless of a Home's age, cosmetic concerns range from drywall damage, stress cracks, stains, floor scratches, etc.

The purpose of a home inspection is not to document the home's cosmetic condition or to ask the seller to repair these items. Documenting these conditions completely can greatly exceed the scope of a home inspection and would take substantially more time and increase the cost of the inspection. As well as be very inflammatory to a seller/homeowner.

We assume that you have viewed the home and are aware of the cosmetic conditions present.

While the inspector may list or photograph these items, this is done out of courtesy only, and no expectation should be assumed that the inspector photographed or listed all conditions. Any cosmetic concerns will be listed in the general body of the report and not the summary page. **We highly suggest you read the entire inspection report as many important items will be located in the body of the report.**

Recommendation

Contact a qualified professional.

10.2.1 Interior Door

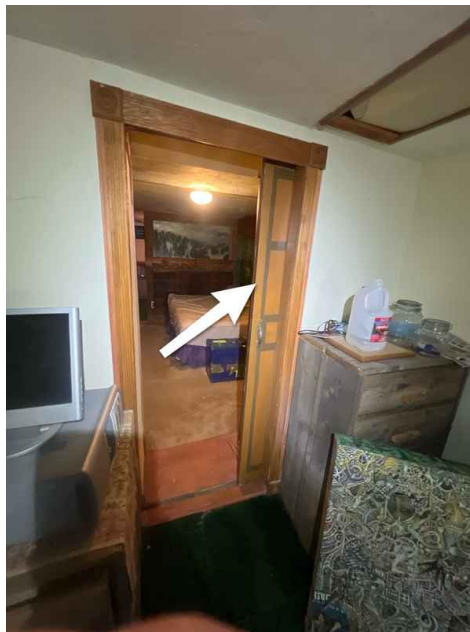
DOOR OFF TRACK OR RESTRICTED MOVEMENT

SEVERAL

The door was off its track or had a restrictive movement. Hardware may be missing, damaged, or in need of adjustment at the track or door rollers. We recommend repair as required for the full operation of the door.

Recommendation

Contact a qualified handyman.

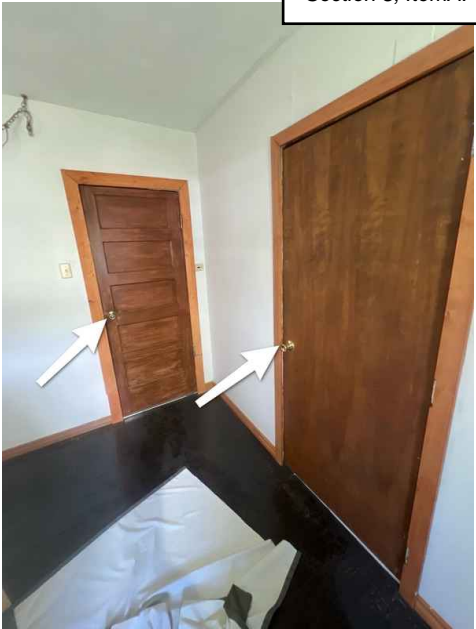


10.3.1 Door hardware
HARDWARE MISSING

MAIN LEVEL BEDROOM

The door(s) were observed to be missing hardware for the proper operation of the door(s). We recommend correction as necessary to return the door(s) to its original functional design.

Recommendation
Contact a handyman or DIY project

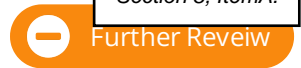


10.4.1 Walls

EVIDENCE OF MOISTURE - DRY

SEVERAL

Stains or drip marks on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. We suggest asking the owners for more information about this condition. If no information is available, we recommend a further examination by a qualified contractor to better understand the situation.



10.4.2 Walls

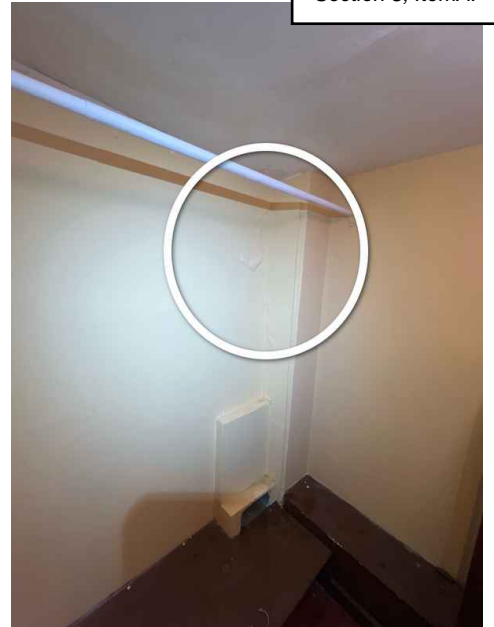
ACTIVE LEAK PRESENT

1ST FLOOR CLOSET

Active leaking was noted, and the wall was wet at the time of inspection. We suggest further investigation of the moisture source, correction with proper drying techniques to prevent microbial growth.

Recommendation

Contact a qualified professional.



10.7.1 Floors

WATER DAMAGED WOOD FLOOR

BATHROOMS

Bowing and cupping was noted on the wood floor. This is possible evidence of a water intrusion event and we suggest asking the seller for more information. We recommend that all floor damage be repaired.

Recommendation

Contact a qualified flooring contractor



10.7.2 Floors

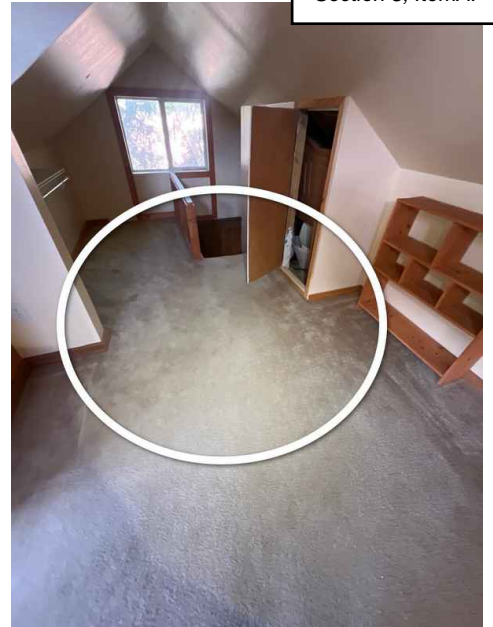
SQUEAKY OR LOOSE FLOOR

SEVERAL

The floor was observed to be squeaky or loose. Squeaky or loose flooring may indicate non-visible structural or attachment issues. We recommend further review for a better understanding of replacement costs/repairs and present condition.

Recommendation

Contact your builder.



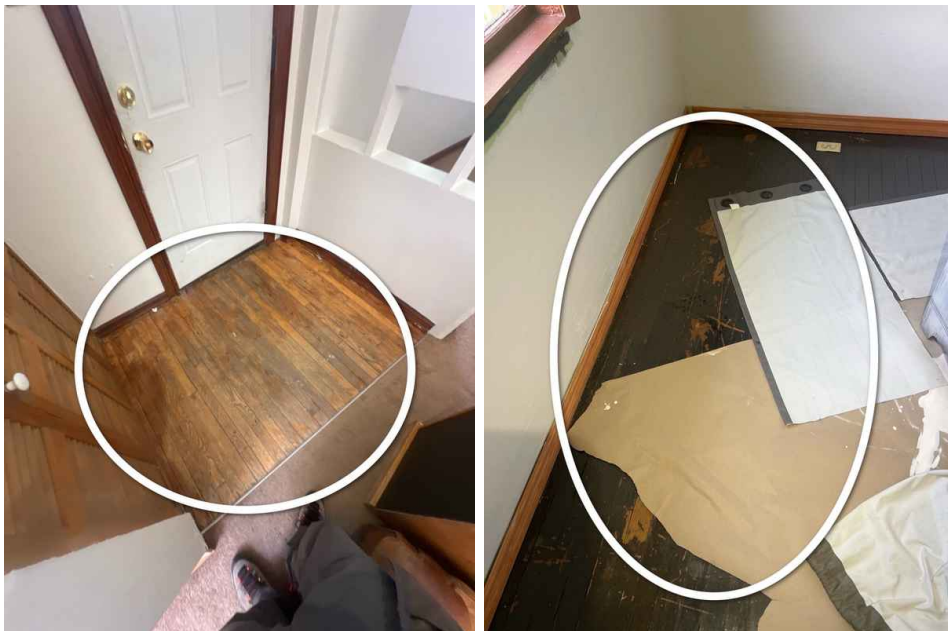
10.7.3 Floors

HEAVY USE

MAIN APARTMENT



Wear and tear in the flooring was evident throughout the building. We have made no attempt to list all the cosmetic flaws and recommend that these deficiencies be addressed by routine maintenance.



10.7.4 Floors

TRIP HAZARD

MAIN KITCHEN

 Safety Concern

An elevation change of fewer than 4 inches was observed. This creates a trip hazard and should be corrected before personal injury results. We recommend that the lip be corrected as necessary.



10.7.5 Floors

AREA(S) NOT LEVEL

SEVERAL

Several areas of the floors in the home were not level with either low or high spots noted. This is most likely caused by settlement or old building practices and materials.

If you have further concerns, we suggest a review by a structural engineer.

Recommendation

Contact a qualified professional.

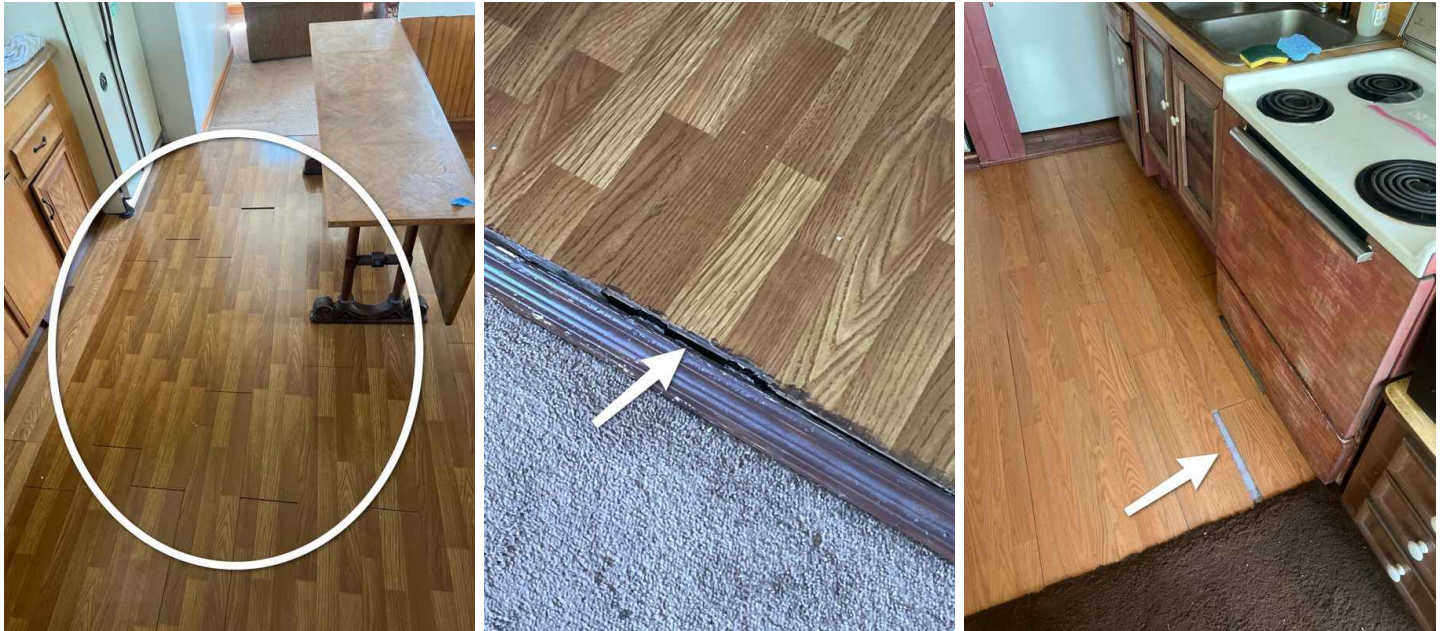


10.7.6 Floors

GAPS IN THE FLOOR

SEVERAL

Several areas of flooring have wide gaps from poor installation. We suggest repairs.



10.8.1 Ceilings

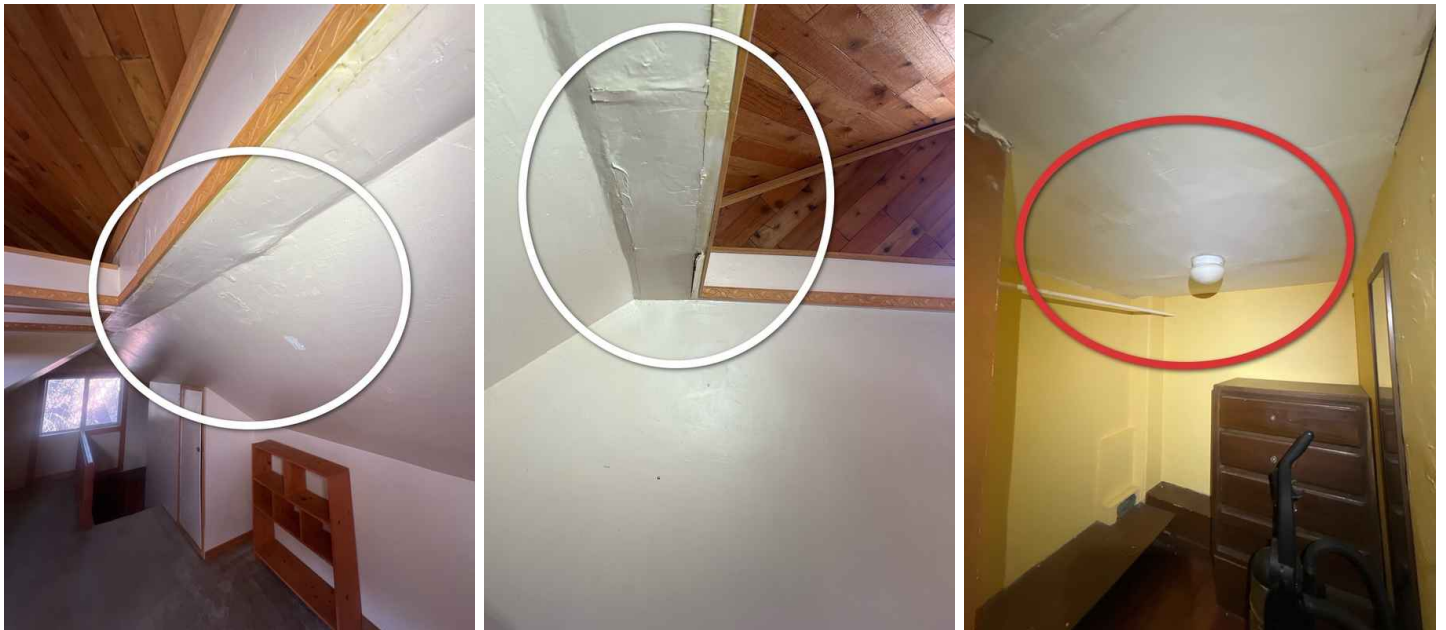
STAIN(S) ON CEILINGS/WALLS- DRY

SEVERAL

Water stains were observed indicating a past or present leak. The area was dry at the time of inspection. Monitoring the stained area(s) is recommended if repairs have been made. We recommend further review to understand repair costs and present conditions better.



Further Reveiw



10.13.1 Egress

ROOMS SHOULD NOT BE USED AS SLEEPING AREA-NO EGRESS

1ST FL BEDROOM

A room in the home does not have proper egress per modern standards. Although means of egress may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Proper egress is a life-safety issue, as such these rooms should not be used as sleeping rooms.

Recommendation

Contact a qualified professional.



Safety Concern



10.13.2 Egress

OPERABLE WINDOW OVER STAIRS

UPPER BEDROOM

The bedroom egress window is located above the stairwell and is not readily accessible.



Safety Concern



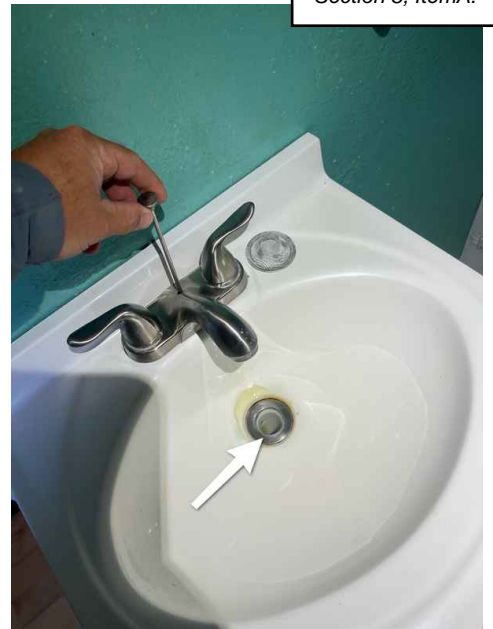
12.2.1 Sink drains

DRAIN STOPS MISSING OR INOPERABLE

The drain stops were inoperable or missing. We recommend that all inoperable drain stops should be repaired or replaced to restore function.

Recommendation

Contact a qualified plumbing contractor.



12.2.2 Sink drains

FLEXIBLE DRAIN PIPE

Corrugated or flexible drain lines are present. Drain pipes should have smooth walls to promote proper drainage and prevent clogs. These types of drains are prone to clog, and should only be installed vertically if used at all. We suggest further review with repairs made as deemed necessary.

Recommendation

Contact a qualified plumbing contractor.



12.3.1 Cabinets

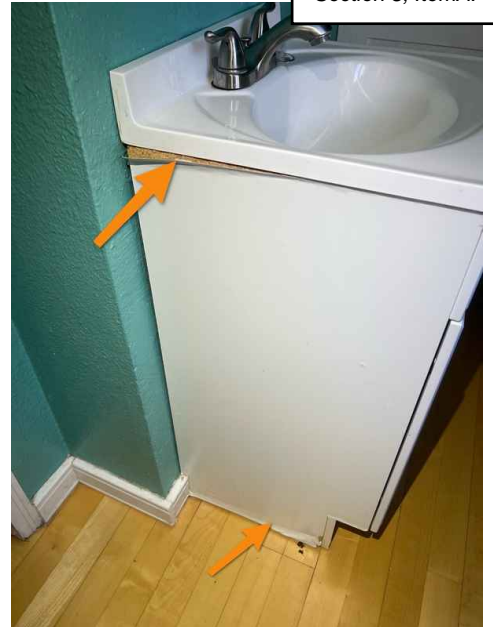
CABINETS DAMAGED

Repair

Cabinets are damaged in one or more areas. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.



12.3.2 Cabinets

VANITY LOOSE

Repair

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.



12.5.1 Tile

JOINT CAULKING

Joint caulking at the shower/tub wall area in the bathroom(s) was deteriorated in one or more places. We recommend that the deteriorated caulking be repaired to reduce water penetration and possible damage to the surrounding areas.

Recommendation

Contact a qualified tile contractor



12.5.2 Tile

CRACKED TILES

Repair

Cracked tiles were observed in the bath(s) shower/tub wall area. We recommend that all cracked tiles be repaired or replaced to reduce water penetration and possible damage to the surrounding areas.

Recommendation

Contact a qualified tile contractor



12.5.3 Tile

LOOSE OR DAMAGED TILES

Loose or damaged tiles were observed in the bath(s) shower/tub area. We recommend that all loose and damaged tiles be repaired or replaced to reduce water penetration, health concerns and possible damage to the surrounding areas.

Recommendation

Contact a qualified tile contractor



12.12.1 Toilets

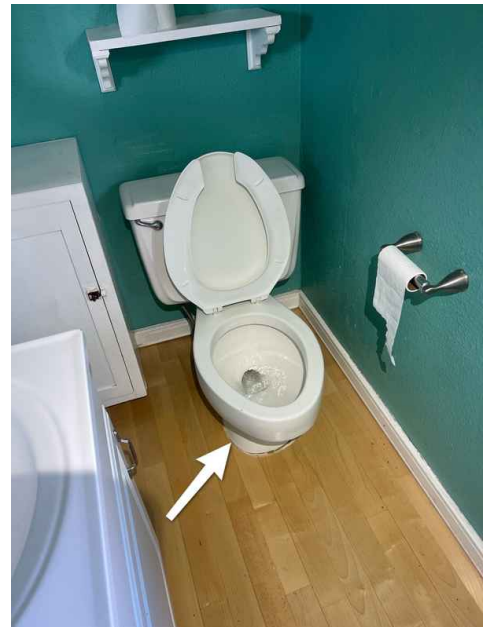
LOOSE TOILET

Repair

The bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.

Recommendation

Contact a qualified plumbing contractor.



12.15.1 Ventilation

WINDOW ONLY

Improvement suggested - The ventilation in the bath is a window. A working ventilation fan or window is required for the proper removal of moist air from the structure. The window will most likely not be operated in the winter months. We recommend that an additional exhaust fan be installed.

Recommendation

Contact a qualified professional.



13.1.1 Sinks and faucets

LOOSE FAUCET

The faucet (s) was found to be loose. We recommend that the faucet(s) be secured to the sink basin or countertop as required.



13.2.1 Sink drains

PAST LEAKS

Evidence of past leakage was noted under the bath sink(s). We recommend that the sink(s) be reviewed and repaired as necessary.

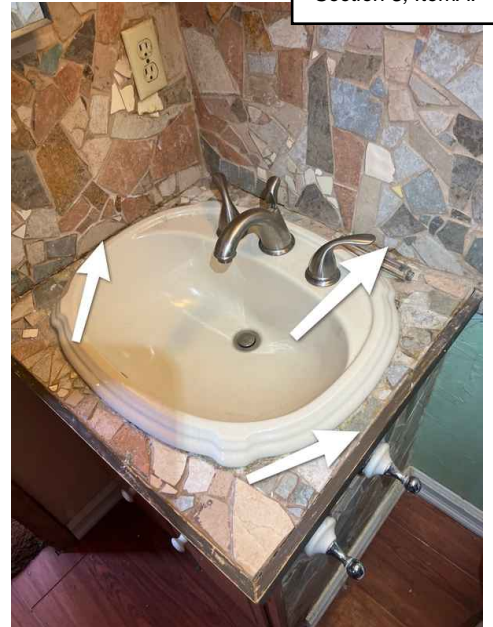


13.4.1 Counter tops

CAULK BACK SPLASH

Repair

The caulking or grout for the backsplash is in need of repair or replacement. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas.

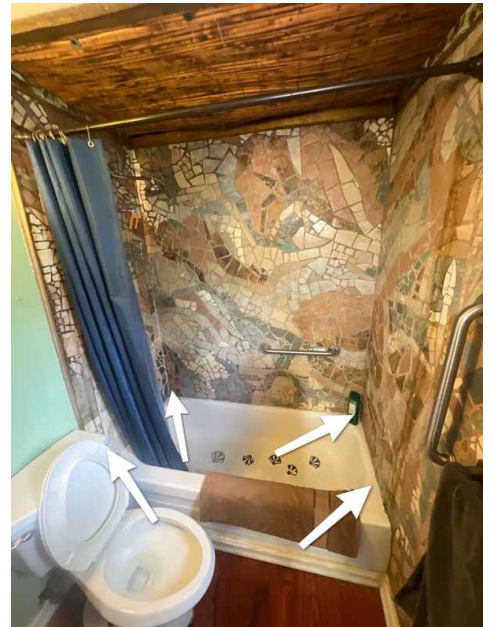


13.5.1 Tile

JOINT CAULKING

Repair

Joint caulking at the shower/tub wall area in the bathroom(s) was deteriorated in one or more places. We recommend that the deteriorated caulking be repaired to reduce water penetration and possible damage to the surrounding areas.

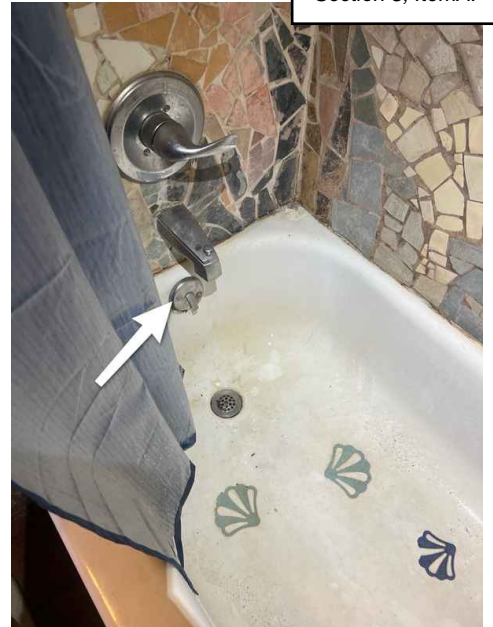


13.9.1 Drain

DRAIN STOPPER

Repair

The drain stop was missing or defective in the bathtub(s). We recommend that all missing, damaged or non-functioning drain stops be repaired or replaced.



13.10.1 Bathtub

DAMAGED TUB

Further Reveiw

Damage was noted to the bathtub.



13.12.1 Toilets

LOOSE TOILET

The bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.



13.15.1 Ventilation

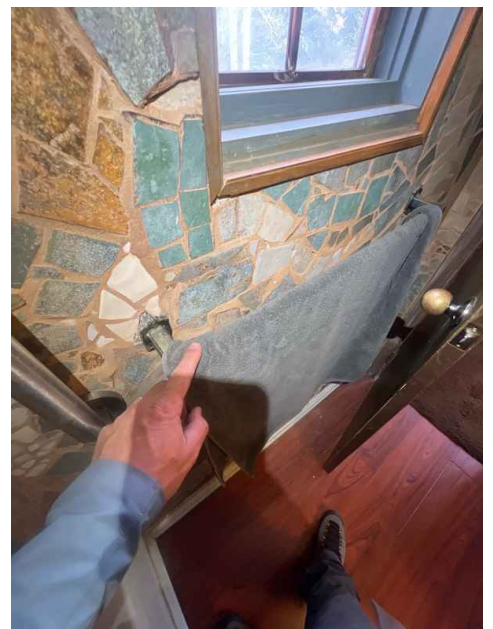
WINDOW ONLY

Improvement suggested - The ventilation in the bath is a window. A working ventilation fan or window is required for the proper removal of moist air from the structure. The window will most likely not be operated in the winter months. We recommend that an additional exhaust fan be installed.

13.16.1 Bath accessories

LOOSE TOWEL BAR

A loose towel bar was noted.



14.5.1 Window condition

MISSING OR DAMAGED HARDWARE

The hardware at the windows was observed to be missing or broken. We recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.



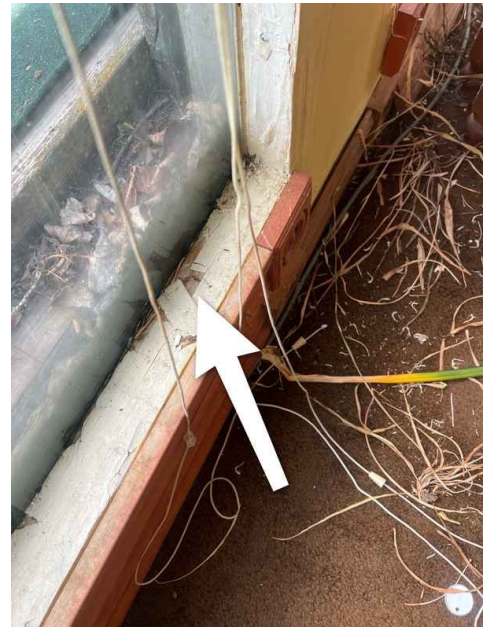
14.5.2 Window condition

DETERIORATED FINISH**SEVERAL**

Deteriorated finish was noted on the windows. We suggest repair to restore proper aesthetics.

Recommendation

Contact a qualified professional.



14.5.3 Window condition
DETERIORATED WINDOWS
SEVERAL

Wood windows have deteriorated.
We suggest further review to better understand repair or replacement costs.
Recommendation
Contact a qualified professional.



14.5.4 Window condition
INSTALLED UPSIDE DOWN
EAST APARTMENT

We suggest repairs as needed for proper function.

 Repair



14.6.1 Window Screens

DAMAGED SCREENS

Window screens at one or more areas were worn or damaged. We recommend that all worn or damaged screens be repaired or replaced to restore proper function.

Recommendation

Contact a handyman or DIY project

14.8.1 Windows - Glass

FAILED WINDOW SEAL- SEVERAL

1ST AND 2ND FL EAST

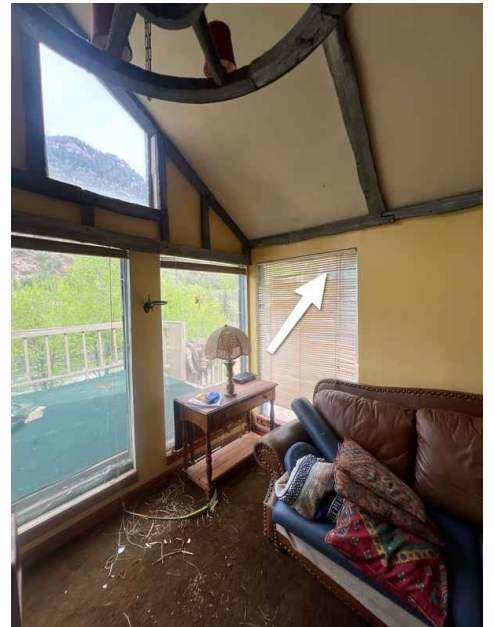
Several windows and/or sliding glass doors presented symptoms of a breach seal or film failure between the two pieces of glass. This often takes the form of striations, molting, fogging, discoloration, or condensation between the panes of an insulated glass unit. These failures are not always apparent at the inspection time due to lighting conditions, dirt builds up, and/or attached sunscreens. We recommend evaluation of all the windows by an appropriate person with replacement as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Repair



14.8.2 Windows - Glass

CRACKED OR BROKEN GLASS

MECHANICAL ROOM/1ST FL APARTMENT

Cracked or broken glass was observed. We recommend an immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.

Recommendation

Contact a qualified window repair/installation contractor.



Safety Concern



14.8.3 Windows - Glass

MISSING TEMPERED GLASS

MAIN APARTMENT STAIRWELL

Tempered glass was not found or could not be verified in currently recommended locations. This building may have been built before this feature was required. Upgrading is not required in a pre-1960's building but should be considered for glass in the more vulnerable locations.

Recommendation

Contact a qualified window repair/installation contractor.



Safety Concern



15.1.1 Exterior doors

DOOR RUBBED

ENTRY

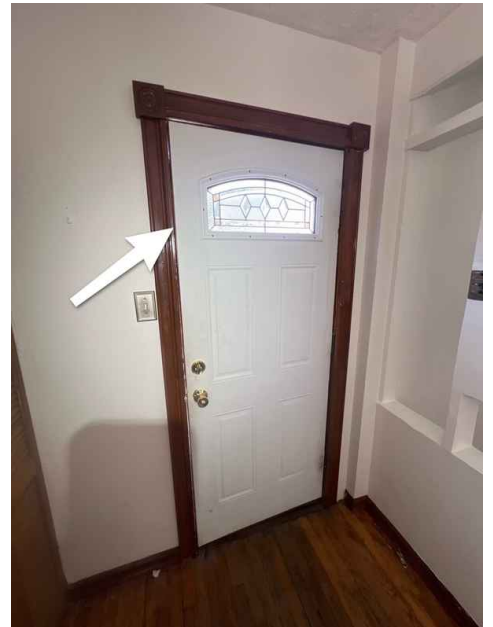
The exterior door(s) rubbed on a portion of the frame or floor area. We recommend repair as necessary to restore the door(s) to proper function.

Recommendation

Contact a qualified carpenter.



Repair



15.1.2 Exterior doors

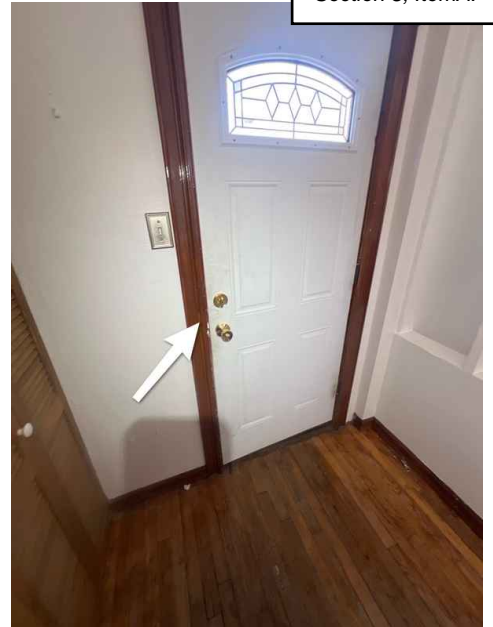
BAD LATCH

ENTRY

The exterior door(s) did not latch properly. We recommend repair to return the door to proper operation.

Recommendation

Contact a handyman or DIY project



16.1.1 Stairways

HEAD ROOM

Inadequate headroom, less than 6'-8"

This staircase did not comply with generally-accepted modern standards for headroom which require that staircases have a minimum vertical clearance of 6 feet 8 inches, measured from the sloped plane represented by the nose of the stair treads.

Recommendation

Contact your builder.



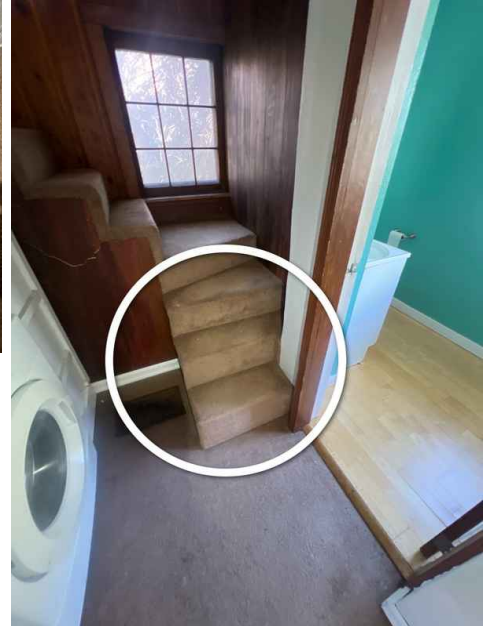
16.1.2 Stairways

TOO NARROW

This staircase did not have a minimum clear width of 31 inches, measured at and just below the handrail. This condition is not uncommon in older homes built to standards that were accepted practice at the time of original construction.

Recommendation

Contact a qualified professional.



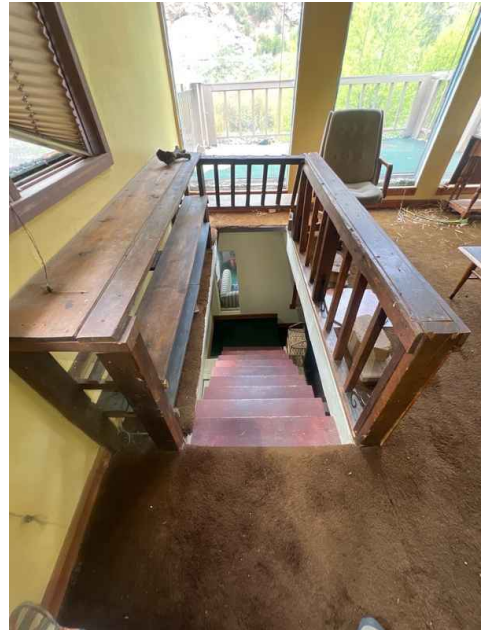
16.2.1 Staircase illumination

NO STAIRCASE LIGHT**Safety Concern**

No lighting was provided to illuminate this staircase. Modern safety standards require that all staircases with 6 risers or more, such as this one, have lights installed that illuminate the stairs, including landings and treads. The lights illuminating the stairs must be controlled by switches installed at and operable from both the top and bottom of the staircase. For safety reasons, the Inspector recommends that lighting and switches be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



16.3.1 Stair Risers

OPEN RISERS GREATER THAN 4"**Safety Concern**

This staircase had open risers in which the space between treads allowed the passage of a 4-inch sphere. In staircases having 4 or more risers, such as this one, the space between treads should be less than 4 inches for child-safety reasons.

This condition is not uncommon in older homes built to standards that may have been the generally-accepted practice at the time of original construction, but which differ from generally-accepted current standards.

Recommendation

Contact your builder.



16.3.2 Stair Risers

RISERS TOO TALL- OLDER HOME**Safety Concern**

Risers at this staircase exceeded 7 3/4 inches (19.6cm) in height. Although this condition is now considered a potential trip/fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Current standards mandate a minimum height of 4 inches minimum and maximum height of 7 3/4 inches.

Recommendation

Contact your builder.



16.4.1 Stair Treads

TREADS TOO NARROW**Safety Concern**

Treads at this staircase were less than 10 inches in depth measured from riser to nosing. This condition is a potential trip/fall hazard. A 10-inch minimum and 10 3/8-inch maximum are the generally-accepted current standard tread depths.

While the home may have complied with the building code at the time it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale and this would be considered an upgrade.

Recommendation

Contact your builder.



16.5.1 Railings

BALLUSTER SPACING**Safety Concern**

The baluster spacing on the stairs or landings was non-conforming, the balusters were spaced too far apart (greater than 4") or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

Recommendation

Contact a qualified professional.



16.5.2 Railings

NO GUARD RAIL**Safety Concern**

Present industry standards for railings indicate that railings should be present when there are 3 or more steps or where the drop off exceeds 30" in height. In addition, all railing balusters (poles) to be spaced close enough together so as to prevent the passage of a 4" sphere through any part of the railing.

Recommendation

Contact a qualified professional.





Safety Concern

16.5.3 Railings

GUARD RAIL HEIGHT TO LOW

The guard rail is too low. The current safety standards state that the minimum guardrail height is 36 inches. Although this installation may have been acceptable at the time of construction, upgrading for safety standards should be considered.

Recommendation

Contact a qualified professional.



16.6.1 Handrails

NO HANDRAIL

Safety Concern

The handrail is missing. While the home may have complied with the building code at the time it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale and this would be considered an upgrade.

Recommendation

Contact a qualified carpenter.



17.1.1 Faucet and sink

HOT AND COLD WATER REVERSED

NORTH UNIT

The hot and cold controls on the faucet were reversed. We recommend that the hot water be plumbed to the left faucet and the cold water be plumbed to the right faucet for safety reasons.

Recommendation

Contact a qualified professional.



Further Review



17.2.1 Sink Drain

INSUFFICIENT PITCH OF DRAIN PIPE

The drain line for the kitchen sink lacks adequate pitch from the trap to the wall. This configuration can promote clogging. We recommend adjustments be made to give the line a constant downhill slope of at least 1/4" per foot.

Recommendation

Contact a qualified plumbing contractor.



Repair



17.2.2 Sink Drain

LEAKING DRAIN

The drain trap or drain of the kitchen sink appeared to be leaking. We recommend repair of the drain trap or drain.

Recommendation

Contact a qualified plumbing contractor.



17.2.3 Sink Drain

FLEXIBLE DRAIN PIPE

A flexible drain pipe was noted under the kitchen sink, this is not recommended and suggests a nonprofessional installation. These types of pipes can become easily clogged by collecting dirt and grime in the accordion corrugations that impede flow. We recommend further review by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



17.4.1 Dishwasher

DAMAGED CONTROLS

Repair

The dishwasher controls were damaged. We recommend that the controls be repaired or replaced.

Recommendation

Contact a qualified professional.



17.7.1 Cabinets

ADJUST CABINET DOORS

Repair

The cabinet doors were noted to need adjustment. We recommend all cabinet doors be adjusted for proper aesthetics and operation.

Recommendation

Contact a handyman or DIY project



17.7.2 Cabinets

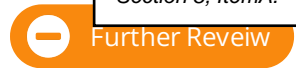
WATER DAMAGED

BOTH KITCHENS

The inside base of the kitchen sink cabinet was water damaged from a leak. Environmental concerns may be present anywhere excessive moisture is present.

Recommendation

Contact a qualified professional.



17.7.3 Cabinets

LOOSE TOE KICK

The base cabinets in the kitchen had loose sections of toe kick trim.

Recommendation

Contact a qualified cabinet contractor.



17.10.1 Range / Cook top/ oven

BURNER FAILED TO OPERATE

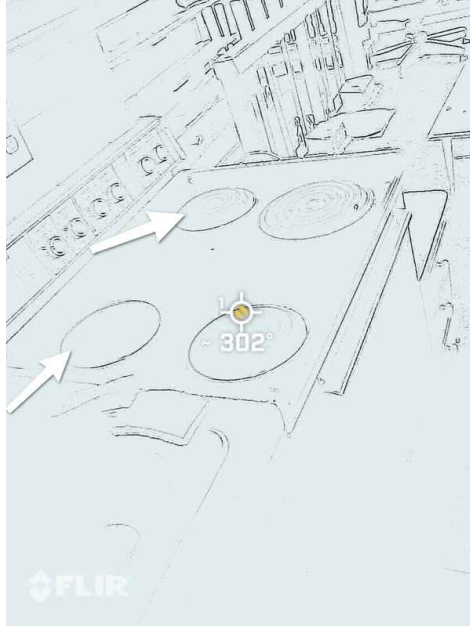
NORTH KITCHEN

One or more heating elements did not heat up when turned on. We recommend qualified professional evaluation & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified appliance repair professional.



17.11.1 Ventilation

EXHAUST SYSTEM MISSING

BOTH KITCHENS

[Further Reveiw](#)

No exhaust system is present to prevent moisture and grease and carbon monoxide in the kitchen area. We recommend further review with installation as deemed necessary.

[Here is a resource on choosing a range hood.](#)



17.13.1 Refrigerator

INTERIOR IN POOR CONDITION

Further Review

The interior of the refrigerator was found to be in poor condition. We recommend further review for a better understanding of replacement/repair costs and present condition.

Recommendation

Contact a qualified appliance repair professional.



17.13.2 Refrigerator

DAMAGED OR MISSING SHELVES

Repair

The shelving in the refrigerator or freezer was damaged or missing.

Recommendation

Contact a qualified appliance repair professional.



18.6.1 Presence of Installed Heat Source in Each Room

NO HEATING UNITS NOTED

Further Review

SEVERAL

Several areas of the home did not appear to have a heating source. We suggest a further review.

Recommendation

Contact a qualified professional.

19.6.1 Furnace operation

NO RECENT SERVICE TAGS NOTED

No recent service tags or records were present for the heating unit. We suggest asking the owners for service records. If no records are present we suggest service and inspection.

Recommendation

Contact a qualified HVAC professional.

19.8.1 Exhaust flue

CORROSION

Repair

Corrosion visible on the exhaust flue indicated that the flue system may have a problem with condensation. the boiler should be serviced by a qualified HVAC technician or plumbing contractor.

Recommendation

Contact a qualified HVAC professional.



19.8.2 Exhaust flue

TO CLOSE TO COMBUSTIBLES

Safety Concern

The combustion exhaust flue had improper clearance from combustible materials. The minimum clearance is 1 inch. This condition is a potential fire hazard and should be corrected by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



19.8.3 Exhaust flue

CORROSION BASE OF VENT

Corrosion visible at the base of the combustion exhaust vent of the furnace indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust vent conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



19.10.1 Combustion air

COMBUSTION AIR NOT SUFFICIENT (FORMULA)

Combustion air supply appeared to be insufficient at the time of the inspection. Combustion appliances require 50 cubic feet per 1000 BTU/h aggregate input. "Aggregate" means that if two combustion appliances such as a gas-fired boiler and a gas-fired water heater are installed in the same room, each of their input ratings in BTU/h must be included when calculating adequate combustion air. Insufficient combustion air can cause a combustion appliance to operate inefficiently, increasing heating costs and may cause the furnace to produce unacceptably high levels of toxic gases such as carbon monoxide. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

Recommendation

Contact a qualified HVAC professional.

19.11.1 Furnace interior

DIRTY INTERIOR

The heatig unit interior is excessively dirty. We suggest service by a qualified heating contractor

Recommendation

Contact a qualified HVAC professional.



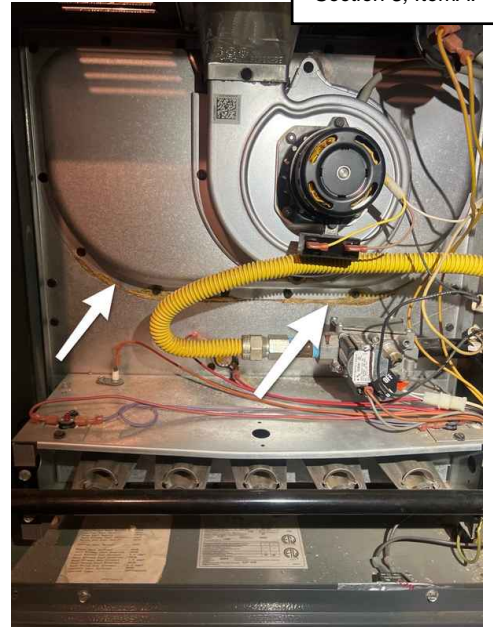
19.11.2 Furnace interior

CORROSION

Corrosion was noted on the interior of the heating system. We suggest further reviewing the heating system with repairs made as deemed necessary by a qualified heating contractor.

Recommendation

Contact a qualified professional.



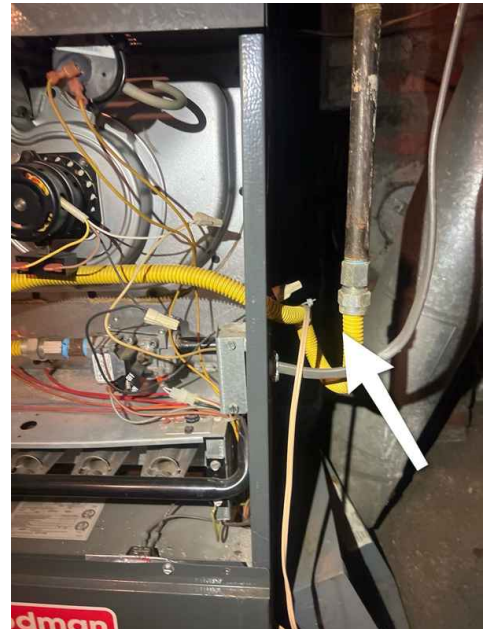
19.12.1 Fuel pipe

NO DRIP LEG / SEDIMENT TRAP

No sediment trap or drip leg was installed at this heating unit. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with burner operation. The Inspector recommends the installation of a sediment trap/drip leg by a qualified plumbing contractor.

Recommendation

Contact a qualified HVAC professional.



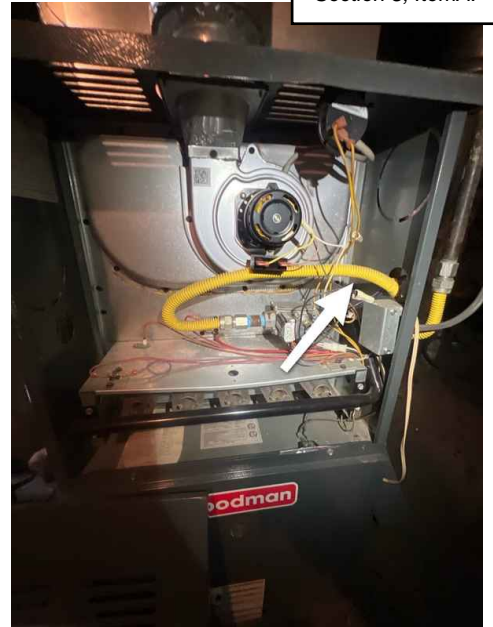
19.12.2 Fuel pipe

FLEXIBLE TUBING THROUGH CABINET

Flexible tubing used to provide gas fuel to the furnace penetrated the furnace cabinet. This condition is improper. Gas should enter the cabinet through a solid pipe. The Inspector recommends the installation of a proper gas supply pipe by a qualified HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



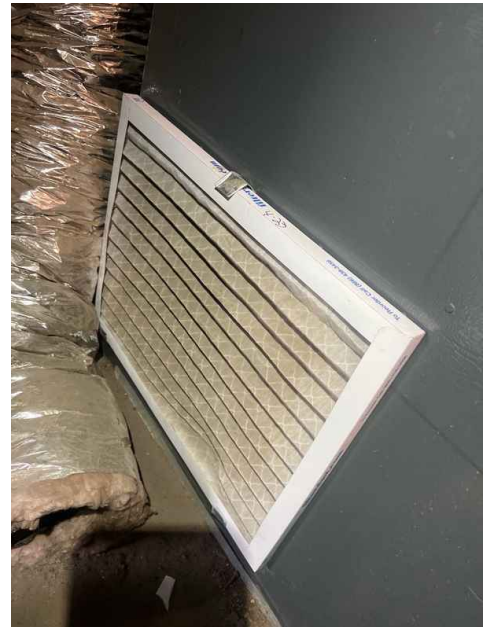
19.16.1 Air filter

DIRTY FILTER

The air filter had accumulated debris which decreased its effectiveness and blocked airflow. This can dramatically decrease the efficiency of the system. We recommend that the filter be cleaned or replaced as required.

Recommendation

Contact a handyman or DIY project



19.16.2 Air filter

RETURN AIR DUCT DISCONNECTED

We suggest repairs for proper function.



19.18.1 Distribution Systems

DUCTS NOT SEALED

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor to seal supply and return ducts for maximum efficiency.



19.18.2 Distribution Systems

DUCTS IN UNHEATED SPACE

Air supply ducts routed through unheated space were not insulated. During cold weather, un-insulated heating ducts routed through unheated space can lose 25% to 40% of the energy they contain. This means that between 25 and 40 cents of each dollar spent to heat home air can be wasted.

The Inspector recommends that heat supply ducts routed through unheated space be sealed and insulated by a qualified heating, ventilation, and air-conditioning (HVAC) contractor for significant savings on heating costs.

Recommendation

Contact a qualified heating and cooling contractor



20.14.1 Drain, Waste, & Vent Systems

LEAKING PIPE

MECHANICAL ROOM

Past or present leaking drain/waste pipes were observed. Attention to the leaking pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.

Recommendation

Contact a qualified plumbing contractor.



20.14.2 Drain, Waste, & Vent Systems

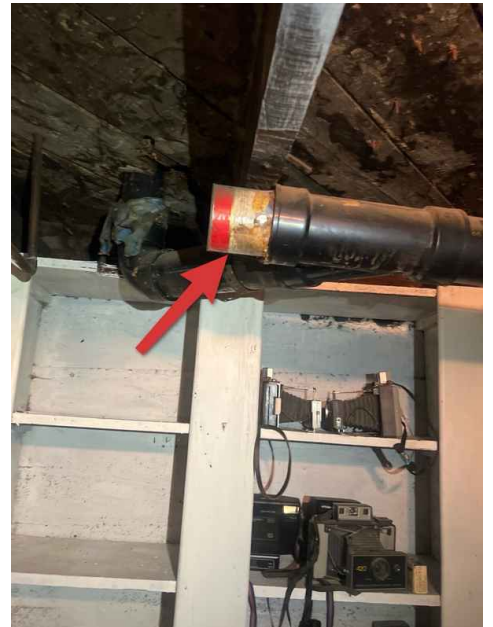
MISSING SEWER CAP

MECHANICAL ROOM

An improper cap (soup can) was noted on the sewer line, this may allow sewer gas to enter the home.

Recommendation

Contact a qualified professional.



20.16.1 Fuel Storage & Distribution Systems

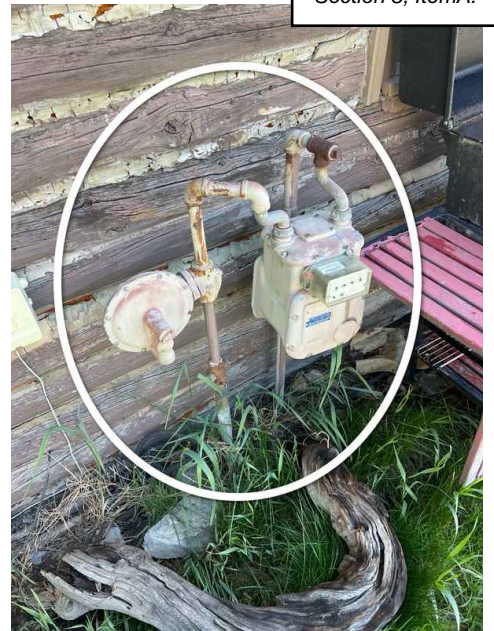
IMPROPER SUPPORT OF GAS LINES

ENTRY

The gas piping needs support at six-foot to eight-foot intervals if suspended above a surface. Piping was observed without this support. Attention to the proper support of the piping is required to ensure the integrity of the piping system. We recommend that the proper supports and/or strapping be provided.

Recommendation

Contact a qualified plumbing contractor.



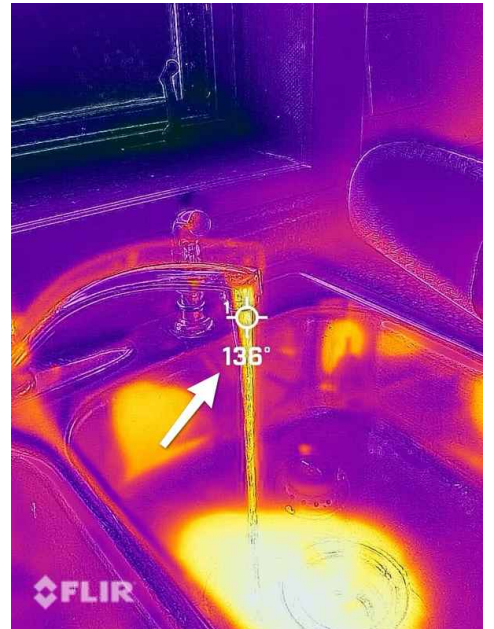
21.2.1 Hot water heater operation

TEMPERATURE SET TOO HIGH

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F.

Recommendation

Contact a qualified plumbing contractor.



21.12.1 Venting and flue pipe

SEPARATED OR DAMAGED FLUE**Safety Concern**

The exhaust flue of the gas-fired water heater was separated or damaged this is a hazardous condition that may allow the invisible, odorless, tasteless, toxic products of combustion (such as carbon monoxide) to enter the living space.

Recommendation

Contact a qualified plumbing contractor.



21.13.1 Combustion air

INADEQUATE COMBUSTION AIR**Safety Concern**

The combustion air supply for this water heater appeared to be insufficient at the time of the inspection. Insufficient combustion air may cause incomplete combustion that can produce excessive amounts of invisible, odorless, tasteless, toxic gases like carbon monoxide. The inspector recommends additional air be provided to allow for proper combustion.

Recommendation

Contact a qualified HVAC professional.

21.15.1 Water connections

CORROSION

The water connections at the water heater were observed to be corroded (a non-visible leak that leaves mineral deposits) and visible leakage may occur with time. These connections should be repaired or replaced as required.

Recommendation

Contact a qualified plumbing contractor.



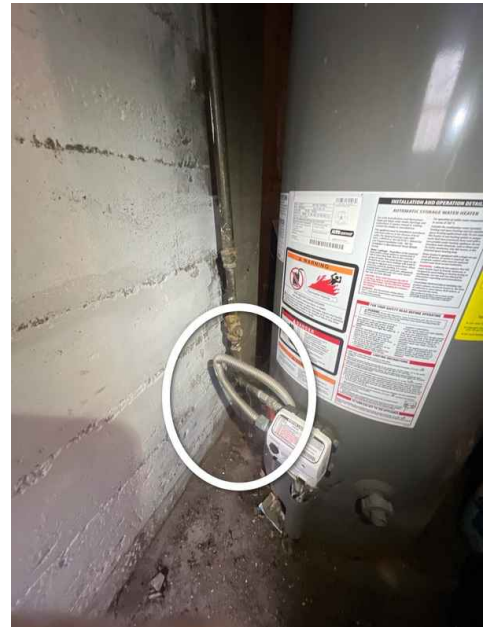
21.17.1 Fuel supply

NO DRIP LEG (SEDIMENT TRAP)

No sediment trap or drip leg was installed. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. The Inspector recommends the installation of a sediment trap/drip leg by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



21.20.1 Temperature relief pipe

TPR RELIEF PIPE SHORT OR MISSING**Safety Concern**

The water heater temperature pressure relief (TPR) valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.

Recommendation

Contact a qualified plumbing contractor.



21.21.1 Expansion tank

IMPROVE- CONSIDER ADDING EXPANSION TANK**Further Review**

The water heater had no expansion tank installed to allow for the thermal expansion of water in the plumbing pipes. Expansion tanks are typically required for new installations we suggest consulting with a plumbing contractor and the water heater manufacturers' installation guidelines about the need for the installation of an expansion tank on this system.

Recommendation

Contact a qualified plumbing contractor.

22.9.1 Main service -Condition

DETERIORATED INSULATION**Repair**

The overhead main service conductor insulation has deteriorated. We recommend contacting the electrical service provider for remedy as necessary.

Recommendation

Contact a qualified electrical contractor.



22.9.2 Main service -Condition

SERVICE LESS THAN 10'**Safety Concern**

The overhead clearance of service entrance conductors to the ground was estimated to be less than the minimum (10 feet) required. This creates a potentially hazardous condition and we recommend repair.

Recommendation

Contact a qualified electrical contractor.



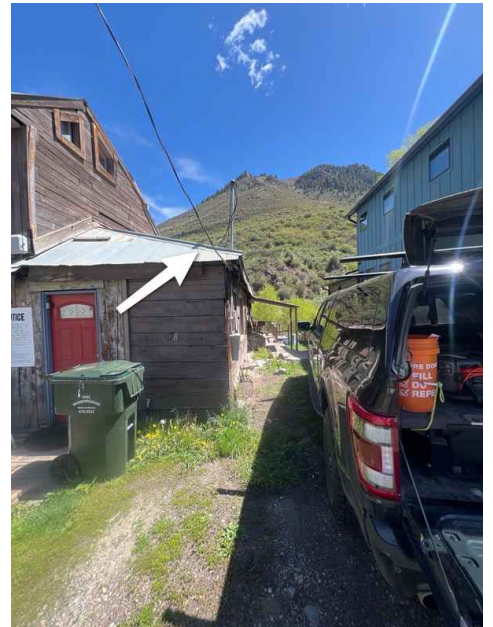
22.9.3 Main service -Condition

LESS THAN 12' OVER DRIVEWAY**Safety Concern**

The overhead clearance of service entrance conductors across the driveway was estimated to be less than the minimum (12 feet) required. This creates a potentially hazardous condition and we recommend repair.

Recommendation

Contact a qualified electrical contractor.



22.9.4 Main service -Condition

LOOSE METER CABINET**Safety Concern**

The electrical meter cabinet was loosely mounted. It should be securely fastened to the mounting surface by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



22.10.1 Disconnect -condition

NO MAIN POWER SHUT OFF (MORE THAN 6)**Safety Concern**

The electrical service equipment did not include a main shutoff, and more than six disconnects were used to completely shut off power to the building. A main shutoff may be required by local standards. We recommend further review for a better understanding of replacement costs/repairs and present condition.

Recommendation

Contact a qualified electrical contractor.

22.12.1 Bonding systems

MISSING JUMPER AT WATER METER**Repair**

The bonding cable is not present at the water meter. We suggest reviewing installation as deemed necessary to meet modern safety standards.

Recommendation

Contact a qualified professional.



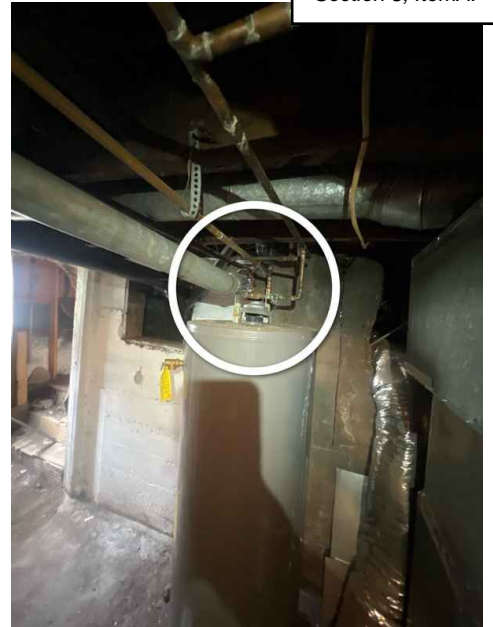
22.12.2 Bonding systems

MISSING JUMPER AT WATER HEATER

The bonding cable is not present at the water heater system. We suggest reviewing installation as deemed necessary to meet modern safety standards.

Recommendation

Contact a qualified professional.



22.15.1 Panel labeling

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

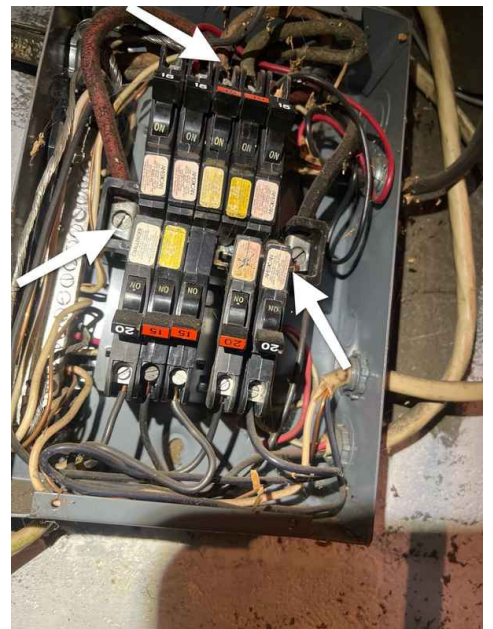
22.18.1 Panel wiring

NO ANTI CORROSIVE SOLUTION ON ALUMINUM WIRE

The visible aluminum connections were not wired using an appropriate anti-corrosive solution at the wire ends. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. We recommend that all the aluminum wire connections be upgraded, using the currently accepted trade technology appropriate for stranded aluminum wire.

Recommendation

Contact a qualified electrical contractor.



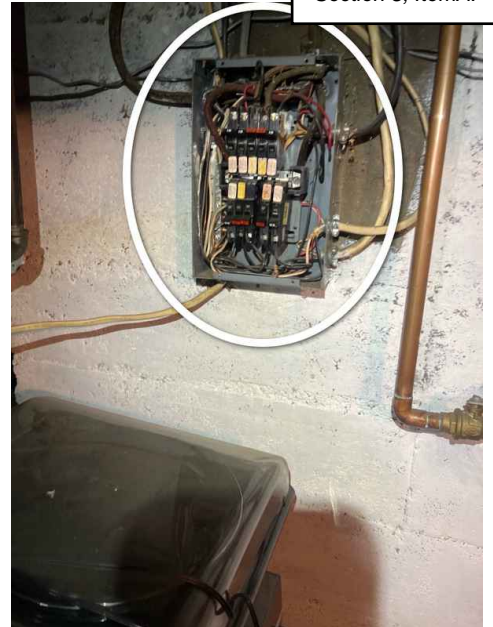
22.19.1 Main & Subpanels- Conditions

DEAD FRONT MISSING**Safety Concern**

The protective "dead front" cover, which would help to prevent hazardous shocks if it were in place, was missing from the service panel. Replacing the cover plate is recommended.

Recommendation

Contact a qualified professional.



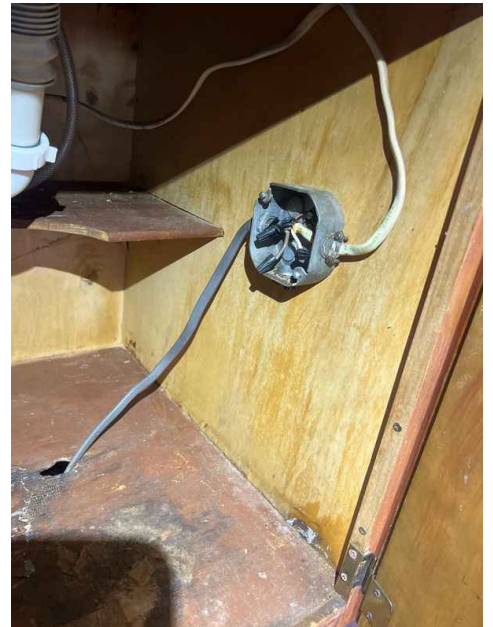
22.21.1 Wiring General

OPEN JUNCTION BOX(S)**Repair****KITCHEN SINK/ATTIC**

Open junction box(s) were observed. Open junction boxes should be enclosed within an approved cover in accordance with industry standards. We recommend the installation of an approved cover.

Recommendation

Contact a qualified electrical contractor.



22.21.2 Wiring General

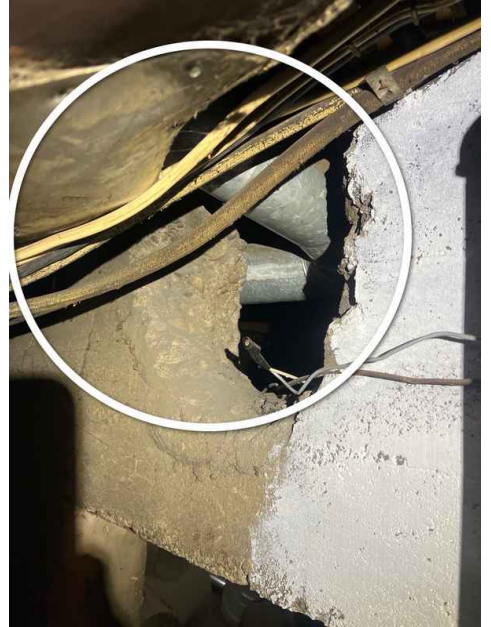
EXPOSED WIRING

SEVERAL

Exposed wiring was observed. We recommend that any electrical wiring which is exposed to damage and human contact be enclosed or otherwise protected according to current applicable standards for safety.

Recommendation

Contact a qualified electrical contractor.



22.23.1 Lights

LIGHT INOPERABLE

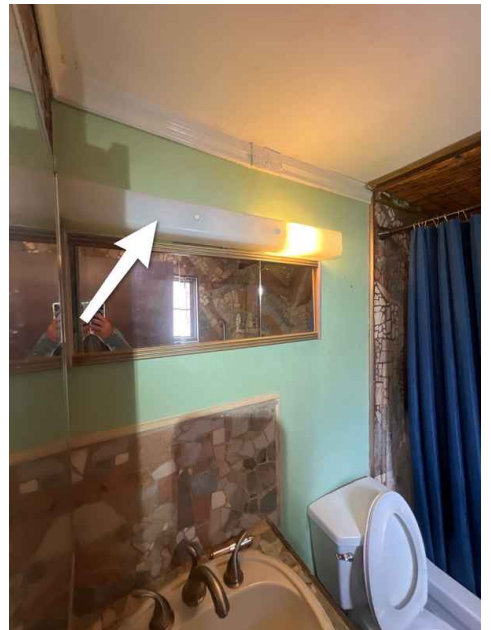
Repair

One or more lights were not operating. New light bulbs are possibly needed.

We suggest further review to confirm proper operation of all lights

Recommendation

Contact a qualified handyman.



22.23.2 Lights

DAMAGED OR IMPROPERLY INSTALLED

ENTRY

The light fixture was damaged or improperly installed. All damaged or improperly installed fixtures should be repaired or replaced to proper operation by an electrician.

Recommendation

Contact a qualified electrical contractor.



22.23.3 Lights

DAMAGED LIGHT COVER

1ST FLOOR LIVING

The light fixture had a damaged cover. We recommend that the fixture cover be replaced.

Recommendation

Contact a qualified electrical contractor.



22.23.4 Lights
INCANDESCENT BULB IN CLOSET

 Repair

ENTRY

The closet has an incandescent light to close to combustibles. We recommend the removal of the fixture or top shelf for safety reasons.

Recommendation
Contact a handyman or DIY project



22.24.1 Receptacles
INADEQUATE NUMBER OF RECEPTACLES

 Repair

SEVERAL

Current standards dictate electrical outlets every 6 feet. Areas of the home do not meet this standard. We recommend a licensed electrician add additional receptacles as deemed necessary.



22.26.1 Ground Fault protection interupter- GFCI

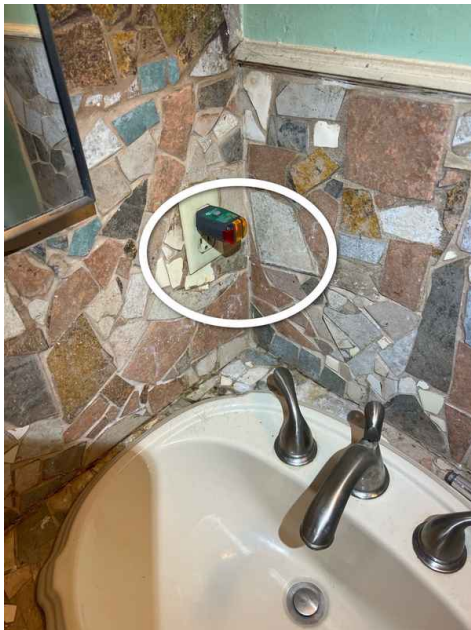
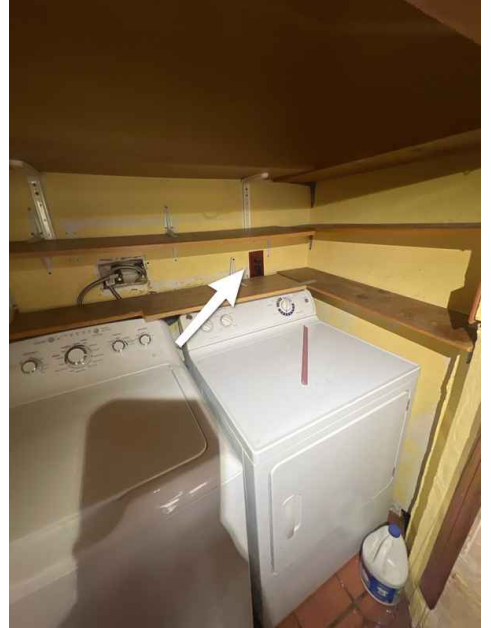
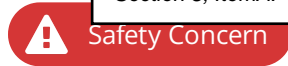
ADD GFCI PER MODERN STANDARDS

SEVERAL

Safety Concern: A ground fault circuit interrupter breaker (GFCI) was not installed for all currently required locations. This could pose a serious safety condition and this shock protection device should be installed at locations within 6 feet of a water source (sink), a garage or workshop area, and at all exterior receptacle locations. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.

Recommendation

Contact a qualified electrical contractor.





22.27.1 Arc Fault protection -AFCI

ARC FAULT PROTECTION -UPGRADE SUGGESTED

An arc-fault circuit interrupter (AFCI) is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low-level hazardous arcing currents that have the potential to initiate electrical fires.

While the home may have complied with building standards at the time of its construction we suggest a further review and the consideration of upgrading the home to modern safety standards.

Modern safety standards require

All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected.

Additional information provided in the 2020 NEC <https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=70>

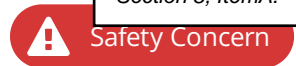
Recommendation

Contact a qualified professional.

22.28.1 Smoke Detectors

INSTALL IN LOCATIONS PER MODERN STANDARDS

SEVERAL

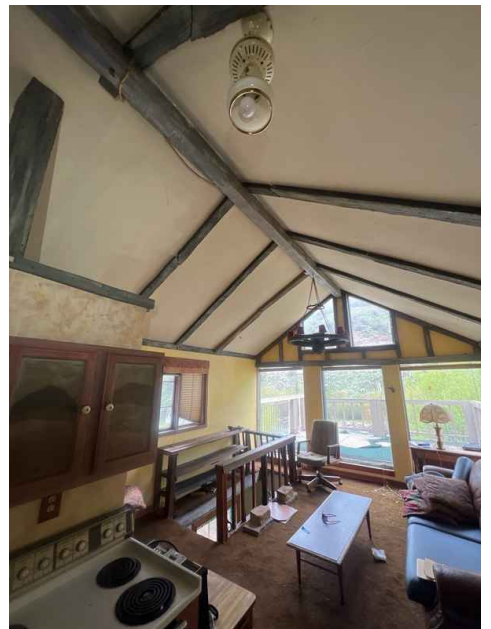


Smoke alarms should be installed in the following locations:

- on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;
- in each bedroom, as most fires occur during sleeping hours;
- in the basement, preferably on the ceiling near the basement stairs;
- in the garage, due to all the combustible materials commonly stored there;
- on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
- in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

Recommendation

Contact a qualified electrical contractor.



22.28.2 Smoke Detectors

SMOKE DETECTOR COVER MISSING**Safety Concern**

One or more of the smoke detectors were missing their covers. We recommend replacement as necessary.

Recommendation

Contact a qualified electrical contractor.



22.29.1 Carbon Monoxide Detectors

ADD OR UPDATE CARBON MONOXIDE DETECTORS**Safety Concern**

Colorado law requires that home sellers install carbon monoxide alarms within 15 feet of each bedroom prior to the sale of the home. The International Association of Fire Chiefs recommends a carbon monoxide detector on every floor of your home, including the basement. It is also recommended to have a detector in the vicinity of wood or gas burning appliances such as fireplaces. Carbon monoxide detectors have a maximum of 7 years of reliability. We suggest installation as needed per Colorado law and replacement of older units.

Recommendation

Contact a qualified professional.

22.29.2 Carbon Monoxide Detectors

NO DATE STAMP**Further Review**

No date tag was present or visible. Carbon monoxide detectors have a maximum of 7 years of reliability. We suggest installation as needed per Colorado law and replacement of older units.

Recommendation

Contact a qualified professional.



23.3.1 Ceiling and roof structure

OLD PRACTICES

Old practices

Methods and materials used in the roof framing, while not acceptable by modern standards, were typical of methods and materials commonly used when the home was originally constructed.

Recommendation

Contact a qualified professional.

 Further Review

23.6.1 Rafters

RAFTER SAG

The rafters sagged visibly at the time of the inspection. This condition appeared to be due to inadequately sized or overspaced rafters. We suggest you consult with a qualified contractor to understand the options and costs for correcting or stabilizing this condition.

Recommendation

Contact a qualified professional.

 Repair

23.6.2 Rafters

SPLICED RAFTERS

Repairs have been made to the rafters in the attic. The inspector recommends evaluation by a structural engineer. Any correction should be made by a qualified contractor.

Recommendation

Contact your builder.



23.6.3 Rafters

UNDERSIZED RAFTERS

23.11.1 Attic Insulation Conditions

INSUFFICIENT INSULATION

Installing additional insulation to bring ceiling insulation levels in the home current with modern recommendations will help save on heating and cooling costs and prevent condensation concerns that may lead to microbial growth. The modern recommended value for ceilings is R-38.

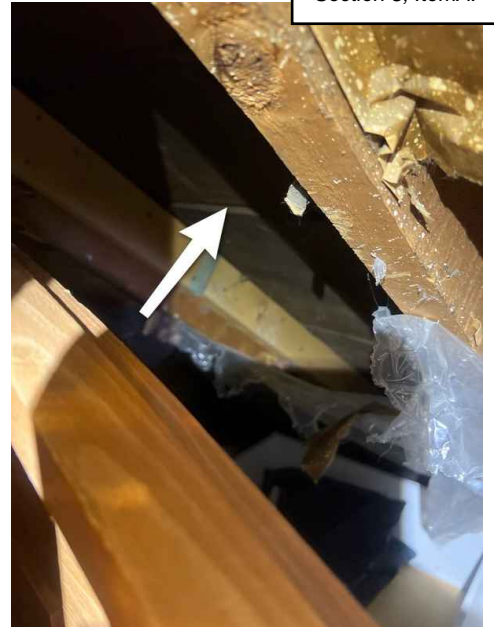
23.11.2 Attic Insulation Conditions

MISSING INSULATION

The attic was missing insulation over areas of significant size. This condition can increase heating and cooling costs, allow condensation that leads to microbial growth and reduce comfort levels. It may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.

Recommendation

Contact a qualified insulation contractor.



24.4.1 Foundation walls

WOOD FOUNDATION WALLS

Portions of the home appear to have a wood foundation. While this can be an acceptable means of construction these types of foundations do not typically last as long as concrete foundation walls and need careful monitoring of water issues. We suggest a full review of the foundation walls by a qualified contractor, waterproofing consultant, and/ or professional engineer.

Recommendation

Contact a qualified professional.

24.4.2 Foundation walls

CRACKING

A large crack was observed in the perimeter structure foundation wall. We recommend further review for a better understanding of repair costs and present conditions.

Recommendation

Contact a qualified professional engineer



24.4.3 Foundation walls

OLD BUILDING PRACTICES

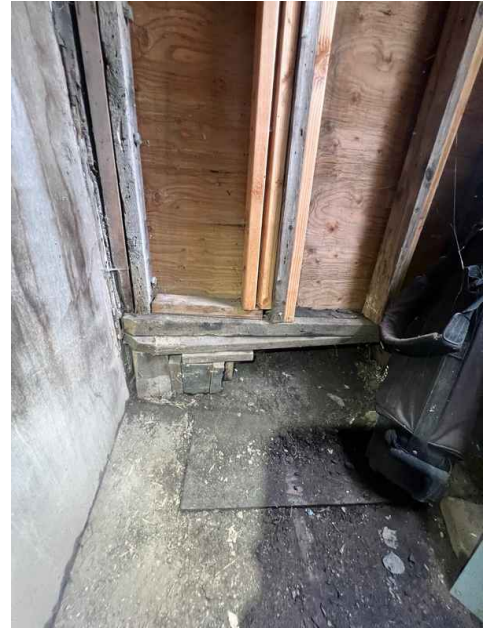
Portions of the home did not appear to have a foundation, the photo below shows a wall sitting on wood and rock. We suggest a further review.

Recommendation

Contact a qualified professional.



Further Review



24.4.4 Foundation walls

DETERIORATED WALLS

Repair

The wood foundation walls are significantly bowing in towards the home. Damaged foundation plywood, moisture and soil intrusion, and drywall damage are visible. We suggest a further review by a qualified professional or structural engineer to evaluate this condition.



24.6.1 Damp-proofing

NO VISIBLE DAMP-PROOFING- PORTIONS

Portions of the exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation.

Recommendation

Contact a qualified waterproofing contractor

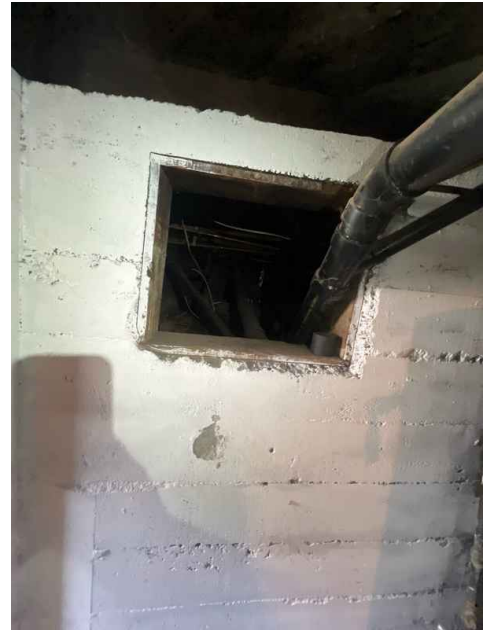
25.2.1 Inspection method

LIMITED ACCESS

There was limited access to the crawl space at the time of the inspection due to obstructions, inspector safety, or stored items. Therefore the crawl space was only inspected from the entry or limited accessible areas with a flashlight. As a result of this condition, there may be hidden defects that were not detected at the time of the inspection.

Recommendation

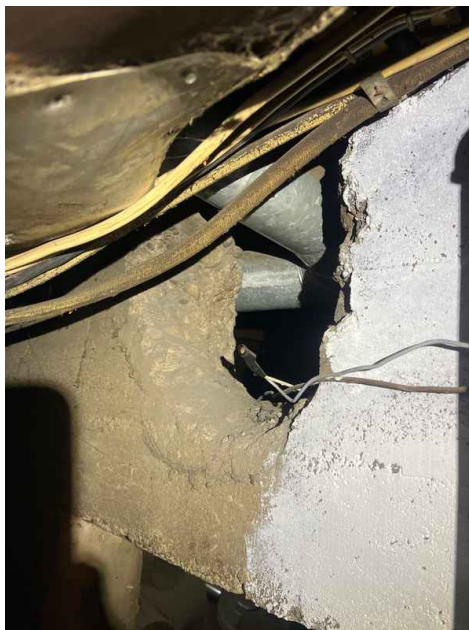
Contact a qualified professional.



25.4.1 Foundation walls

ALTERED OR CUT FOUNDATION WALLS

The foundation walls were noted to have been cut to accommodate HVAC ducts. We suggest a further review of this condition by a qualified professional.



25.6.1 Damp-proofing

NO VISIBLE DAMP-PROOFING-ALL

 Further Reveiw

Exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation and is expensive. Damp proofing may be present but hidden beneath soil.

Recommendation
Contact a qualified waterproofing contractor

25.8.1 Floor framing

OLD HOME - MULTIPLE CONDITIONS EXIST

The home was constructed before many of today's current building standards. Multiple conditions exist such as (but not limited to).

Undersized framing members, over-spanned joists, improper splices, lack of proper bearing (missing hardware), cut/modified framing, temporary repairs, and other hidden conditions are likely present. All of these conditions could lead to future settling and structural movement. No attempt was made to list or photograph all conditions. Photographs are examples only.

We suggest a full review of the framing and foundation support to better understand current conditions, need for repairs, and cost associated.

Recommendation

Contact a qualified professional engineer





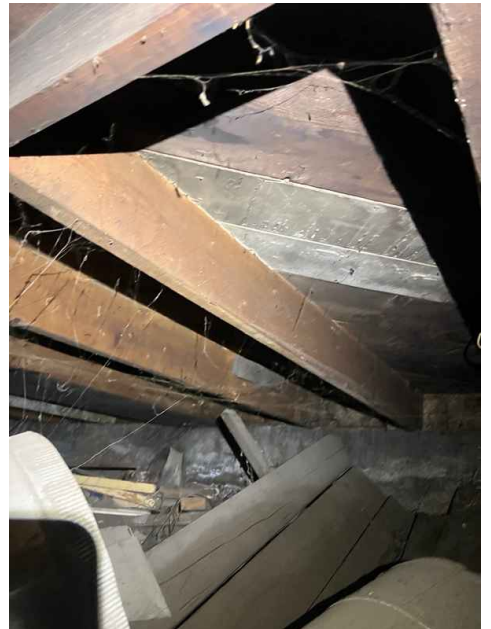
25.9.1 Insulation

NO INSULATION

Insulation was not present at the floor areas of the crawlspace. This condition may lead to moisture buildup and/or energy efficiency losses. We recommend that the floor structure be evaluated for insulation requirements with repair as necessary.

Recommendation

Contact a qualified insulation contractor.



25.10.1 Moisture and leaks

EFFLORESCENCE- WALLS

SEVERAL

Efflorescence was visible on some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in the soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected.

Recommendation

Contact a qualified general contractor.

 Further Review

25.10.2 Moisture and leaks

EVIDENCE OF MOISTURE FLOOR FRAMING-DRY

Evidence of moisture concerns and deterioration was noted on the floor framing. The area was dry, suggesting a past event. We recommend asking the owners for more information to confirm no active leaking is present. If no information is available, we suggest further investigation to understand the condition better.

Recommendation

Contact a qualified professional.

 Further Review

25.11.1 Ventilation

INADEQUATE OR MISSING VENTILATION

Crawlspace ventilation appears to be insufficient. Inadequate ventilation can cause moisture concerns and microbial growth. We recommend further review with ventilation added as deemed necessary.

Recommendation

Contact a qualified professional.

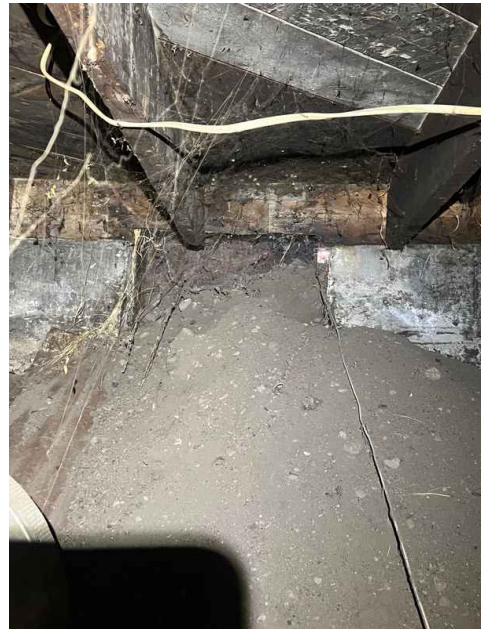
25.12.1 Vapor barrier

NO VAPOR BARRIER

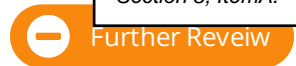
A vapor barrier was not present at the crawlspace. Vapor barriers are beneficial in that they effectively block moisture migration from the ground soil to the under structure. We recommend that a vapor barrier be considered for the crawlspace.

Recommendation

Contact a qualified professional.



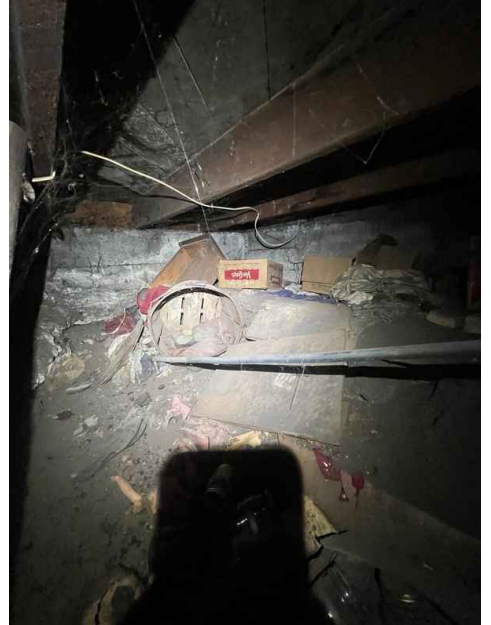
25.13.1 Crawlspace conditions

DEBRIS

Old construction debris was noted in the crawl space. This type of debris can provide a food source for microbial growth. We suggest removal and cleaning of this material.

Recommendation

Contact a qualified professional.



28.4.1 Mold testing results

ELEVATED AIR SAMPLES FURTHER INVESTIGATION/MITIGATION SUGGESTED

Elevated mold levels were noted. See attached laboratory mold analyses.

Air testing mold results should be lower than or equal to outside samples.

Both in quantity and genera of mold found. The samples taken inside the home did not meet this standard.

Levels in the home were noted as follows.

Elevated levels of mold are present in the 1st-floor living room

No destructive testing or investigation was done. The source of moisture and areas of contamination are the inspector's "best guess." The amount of contamination, moisture sources, and areas requiring mitigation cannot be commented on without further investigation and, as such, are beyond the scope of a general home inspection.

The inspector's best guess for the elevated mold levels is a current leak in the closet and moisture intrusion at the foundation wall.

We suggest further investigation by a trained mold mitigation contractor using the guidelines below at a minimum. Maintenance personnel or handypersons may do more harm than good without proper mold mitigation training and increase overall mitigation costs.

All work should be done by a certified mold remediation contractor(IICRC- AMRT) following IICRC S520 Mold Remediation guidelines.

1. Further investigation is needed to understand the contamination level and the source of moisture better. All exploration work shall be done under containment with negative air with a HEPA filtration system in place.

Per Colorado state law, drywall or drywall surfacing with an area greater than 32 square feet may not be removed without an asbestos test.

2. Removal and or cleaning of all mold affected materials

3. Removal of all moisture sources contributing to mold growth and proper drying of wetted materials.

4. Post remediation verification by a certified indoor environmental consultant to confirm the home has been returned to normal fungal ecology before build back or encapsulation. True Perspective Home Consultants can provide this service if needed.

5. Cosmetic and structural materials to be returned to pre-damage condition to match surrounding finishes substantially.

Recommendation

Contact a qualified mold remediation contractor

28.4.2 Mold testing results

MOLD GROWTH PRESENT

Sample analysis indicated the presence of what may be considered high mold spore levels or high mold fiber levels, also known as mycelium fragments, conidiophores, or hyphal elements, on the surface tested indicate mold growth is present. Based on the inspector's visual findings and the sample analysis results, it appears that this is confirmation of likely active mold growth.

Levels in the home were noted as follows.

Mold growth is present in the main kitchen under the sink

•
No destructive testing or investigation was done. The source of moisture and areas of contamination are the inspector's "best guess." The amount of contamination, moisture sources, and areas requiring mitigation cannot be commented on without further investigation and, as such, are beyond the scope of a general home inspection.

The inspector's best guess for the presence of mold is a past or current leak under the sink.

We suggest further investigation by a trained mold mitigation contractor using the guidelines below at a minimum. Maintenance personnel or handypersons may do more harm than good without proper mold mitigation training and increase overall mitigation costs.

All work should be done by a certified mold remediation contractor(IICRC- AMRT) following IICRC S520 Mold Remediation guidelines.

1. Further investigation is needed to understand the contamination level and the source of moisture better. All exploration work shall be done under containment with negative air with a HEPA filtration system in place.

Per Colorado state law, drywall or drywall surfacing with an area greater than 32 square feet may not be removed without an asbestos test.

A brief synopsis of this law can be seen by clicking [Here](#)

2. Removal and or cleaning of all mold affected materials

3. Removal of all moisture sources contributing to mold growth and proper drying of wetted materials.

4. Post remediation verification by a certified indoor environmental consultant to confirm the home has been returned to normal fungal ecology before build back or encapsulation. True Perspective Home Consultants can provide this service if needed.

5. Cosmetic and structural materials to be returned to pre-damage condition to match surrounding finishes substantially.

Recommendation

Contact a qualified mold remediation contractor

28.6.1 Mold conditions
VISIBLE MICROBIAL GROWTH
KITCHEN
Recommendation
Contact a qualified professional.

 Further Reveiw



30.15.1 Special concerns
ACTIVE LEAK NOTED
1ST FLOOR CLOSET
An active leak was noted.
Recommendation
Contact a qualified professional.

 Further Reveiw

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

May 14, 2024

The Town of Minturn
Planning Department
301 Boulder Street, #309
Minturn, CO 81645
(970) 827-5645

The property located at the following address:

478 Eagle River Street
Minturn, CO 81645
Parcel Number: 2103-263-02-003
Booco's 2nd Addition to Minturn
Lot 15, Block 2

On behalf of the Property Owner:

David Ford
PO Box 161777
Austin, TX 78716
(512) 431-8351
david@eastendink.com

This letter serves as an objection to the nomination of the above referenced property to be considered for Historic Landmark designation. The intent of the Owner is to demolish the entire existing structure and construct a new single family residence.

While the original structure may have been constructed more than 75 years ago, additions have been constructed more than once over time. The Town of Minturn nor Eagle County Building Department do have any records of any permits being applied and/or granted for the construction of any part of the structure. Without any building permit records, it's difficult to determine when and how many times the additions were built. It's likely that two, three or more additions were built, and very likely that they are less than 75 years old.

This was a common practice throughout Minturn and other mining towns throughout Colorado and the Rocky Mountains. These types of structures were built with minimal means and resources, and then added on to over time as needed. There was no involvement from any building and design professionals, and no applications and inspections from building officials to meet any building codes or design guidelines.

Construction of these structures and additions was done in a haphazard manner, with little to no regard for design cohesiveness, or material and detail consistency. Different parties, at different points in time, and probably different generations, constructed additions when the need arose for more space. This structure in question has been added on to so many times in a piecemeal fashion that any historical significance the original structure may have had has been lost.

In lieu of the structure not being suitable for the Historic Landmark designation, the nomination and potential designation of this property as a Historic Landmark will present undue hardships to the owner for many reasons.

- The structure is a pre-existing, non-conforming condition in that the structure is built within the side yard setback on the north property line. As such there are limitations with the Town's Code

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

as to the extent improvements and alterations can be made to the non-conforming part of the structure.

- The original construction will likely not meet any current building code, energy code, electrical code, and plumbing code standards. It would not be financially feasible, and likely impossible, to renovate the existing structure to bring it up to current code standards.
- It is highly likely that the existing buildings and additions are structurally unsound, and therefore unsafe for continued habitation.
- The existing structure has not been regularly maintained over time, and it has fallen into a state of disrepair and negligence. It would not be financially feasible to rehabilitate the existing exterior materials.
- The size, layout, and quality of the living spaces is sub-standard when compared to current modern living condition standards. The existing structure was not designed and constructed with regard to any of the desirable aspects of the location such as light, views, and river frontage.
- There is not adequate space available on the site with the current building configuration to meet the Town Code's minimum parking requirements.
- The number of bedrooms and bathrooms in the existing structure does not meet the needs of the owner. Since there is not adequate space on the property for additional parking, this would prevent the addition of more bedrooms and bathrooms.

The following photographs illustrate the haphazard, disjointed, piecemeal, patched together methods and materials used during the various phases the structure was added on to over time. The materials, design, construction methods are all sub-par and do not represent a Rustic historic style.



PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com



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This existing building is not worthy of the Historic Landmark designation.

Thank you for your consideration.

Michael Pukas, AIA

Madison Harris

From: Steve Hutton <shutton@chuckhutton.com>
Sent: Thursday, May 30, 2024 11:42 AM
To: Madison Harris
Subject: 478 Eagle St

Dear Planning Committee,

I cannot attend any of these meetings in person, therefore please consider this my opinion on the historical review of this lot.

478 Eagle St and the building that stands on it- is of NO historical significance to the town on Minturn. By this even being brought to the historical committee is a shock and a waste of the current new owners valuable time and resources to endure such an unnecessary process. I fully support the removal of the old building to make way for a newer more beautiful structure that will bring a new family into our town that will increase tax revenue, increase local market expenditure, and remove the run down home next to my current home. Thank you for allowing my opinion to be voiced.

All The Best,

Steve Hutton

President/Owner



Chevrolet

c. 901-490-8476
w. 901-365-9700
shutton@chuckhutton.com
www.chuckhutton.com

**TOWN OF MINTURN, COLORADO
ORDINANCE NO. 16 – SERIES 2024**

**AN ORDINANCE OF THE TOWN OF MINTURN,
COLORADO AMENDING THE TOWN’S HISTORIC
REGISTER ADDING 478 EAGLE RIVER STREET – PARCEL
NUMBER: 2103-263-02-003**

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Town of Minturn has established the Town of Minturn Register of Historic Places (the “Town’s Historic Register”) in Section 19-3-10 of the Minturn Municipal Code (“Code”); and

WHEREAS, pursuant to Code Sec. 19-4-30 the Historic Preservation Commission (“HPC”) has transmitted to the Town Council a proposed designation of a structure for preservation; and

WHEREAS, based upon evidence received by the HPC at a hearing on June 18, 2024, the staff report and evidence received at the hearings before Town Council on June 19, 2024 and July 17, 2024, 478 Eagle River Street which is 1,303 square foot building, located at Parcel Number 2103-263-02-003 meets the criteria for designation as a structure for preservation as set out in Code Sec. 19-3-20 by:

- (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:*
 - (3) Distinctive characteristics of a type, period, method of construction, or artisan:*
 - a. Exemplifies specific elements of an architectural style or period;*
 - d. Represents a style that is particular to the Town;*
 - (4) Geographic importance;*
 - a. Enhances the sense of identity of the Town or community;*

WHEREAS, the Nomination Application indicates that: “The property is a rustic wood home near the Eagle River in Minturn. This single family two bedrom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn and I am thereby nominating it for preservation. It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay a the time of construction.”; and

WHEREAS, 478 Eagle River Street is an iconic historic structure that is emblematic of the architecture of Minturn’s heritage; and

WHEREAS, 478 Eagle River Street is part of the sense of community that makes up the Town of Minturn and provides an important bridge to the Town’s past.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. That based upon the analysis reference above, and the evidence received at the public hearings, certain property herein called 478 Eagle River Street, a 1,303 square foot building, located at Parcel Number 2103-263-02-003, separate from all improvements situated and located thereon, be and the same is hereby designated as a structure for preservation and inclusion on the Town’s Historic Register.

SECTION 3. The effect of this designation may enhance the value of the property and of the structure, but may delay or require denial of building permits found unacceptable by the Historic Preservation Commission under the criteria contained in Chapter 19 of the Minturn Municipal Code.

SECTION 4. This ordinance shall be recorded among the records of the Clerk and Recorder of Eagle County.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 19th DAY OF JUNE 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 17th DAY OF JULY 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 17th DAY OF JULY 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk