



AGENDA
Historic Preservation Commission Meeting
Tuesday, May 21, 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/81831914682>

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

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.](#) April 16, 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.](#) 478 Eagle River Street - Nomination Application - Request for Continuance

[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

9. DISCUSSION / DIRECTION ITEMS

[A.](#) Historic Preservation Process

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

12. FUTURE AGENDA ITEMS

13. ADJOURN



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

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This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

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

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

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

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

1. CALL TO ORDER - 5:30 PM

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

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

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

Note: Kelly Toon is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

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

Note: Kelly T. is excused absent.

4. APPROVAL OF MINUTES

A. March 19, 2024

Motion by Kenneth H., second by Tracy A., to approve the minutes of March 19, 2024 as presented. Motion passed 4-0.
Note: Kelly T. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

6. PUBLIC COMMENTS

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

To Minturn Town Council and Historic Preservation Commission:

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

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

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

Thank you for your consideration,
Pete Seibert
Broker Associate
Slifer Smith & Frampton Real Estate

7. SPECIAL PRESENTATIONS

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

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

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

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

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

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

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

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

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

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

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

Public comment opened.

Marco Tonazzi, 151 Main Street, Owner.

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

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

Lynn Teach, 253 Pine Street.

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

Close public comment.

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

Note: Kelly T. is excused absent.

B. 155 Main Street - Nomination for Landmark Designation

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

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

Public comment opened.
Lynn Teach, 253 Pine Street.
Ditto to everything said previously.
Public comment closed.

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

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

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

Note: Kelly T. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

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

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

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

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

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

12. FUTURE AGENDA ITEMS

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

13. ADJOURN

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

Note: Kelly T. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: May 17, 2024
Agenda Item: 478 Eagle River Street - Nomination Application

REQUEST:

Continue the public hearing of the nomination application of 478 Eagle River Street to June 18th, 2024.

INTRODUCTION:

Staff received a nomination application on May 8, 2024 for 478 Eagle River Street. In the hopes of being expedient, staff publicly noticed for the hearing to take place at the HPC on May 21st. After further discussion with the property owner, who is currently planning to get married on June 1st, he has requested that the public hearing be moved to June 18th instead so that he may focus on his impending nuptials and honeymoon.

ANALYSIS:

Staff is supportive of this request.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT
SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD,
STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

ATTACHMENTS:

- Nomination Application



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 a 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 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

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Section 4 - Eligibility Criteria:

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

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

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

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

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:

- 1) DATE OF SURVEY: November 10, 2023
- 2) STREET ADDRESS: 478 Eagle River Street (Posted)
- 3) 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 hereon.
- 4) Benchmark: S-280 3.25" Brass Cap in Rock, Elevation = 7894.52'
- 5) U.S. Survey feet used for this survey.
- 6) Basis of Bearings: An assumed bearing of N 45° 20' 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.
- 7) Title Commitment provided by Land title Guarantee Company, Order No. V50070347, with an effective date of 10-08-2023.
- 8) The hatched area represents an overlap within the platted right of way. Therefore 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.
- 9) 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 hereon.

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)

N45° 20' 00"W
 312.58'

LOT 17
 ALLEY

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

LOT 16 EXTENSION
 PROPERTY
 QUIET TITLE
 REC.NO. 764826

EAGLE RIVER

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

LOT 15
 3641.0 Sq.Ft.
 (0.478)

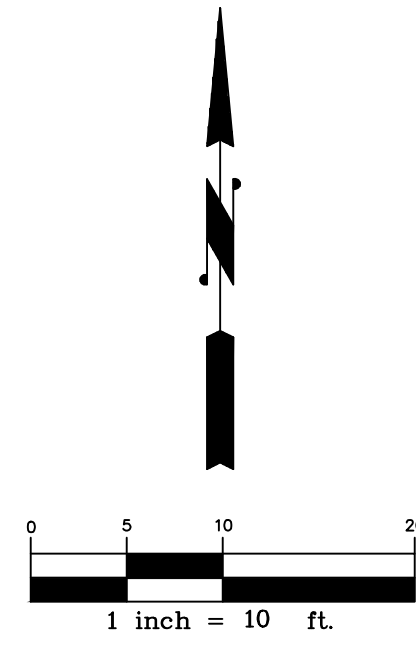
LOT 14 EXTENSION
 PROPERTY
 QUIET TITLE
 REC.NO. 20201308

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

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 (BASIS OF BEARINGS)

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN Town of Minturn, County of Eagle, Colorado		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
JOB NO.: 231035	DATE: 11-15-23	
SHEET 1 OF 1	DWG. NAME 231035-L15BOOCOS ISP	





To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: May 17, 2024
Agenda Item: 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

REQUEST:

Review 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.

INTRODUCTION:

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.

ANALYSIS:

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.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT
SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD,
STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

ATTACHMENTS:

- 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

TOWN OF MINTURN, COLORADO
ORDINANCE NO. TBD – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN,
COLORADO AMENDING CHAPTER 19 OF THE MINTURN
MUNICIPAL CODE

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 2023-2025 Strategic Plan (hereinafter the “Strategic Plan”) seeks to “foster the authentic small town character that is Minturn,” and to “Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community,” through specific strategic plan goals and policies;

WHEREAS, the Strategic Plan contains four key strategies for implementation including “Practice fair, transparent and communicative local government,” “Long-term stewardship of the natural beauty and health of Minturn’s environment,” “Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to “Keep Minturn, Minturn,” and “Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;” and

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation, Minturn Municipal Code (“MMC”); and

WHEREAS, Sec. 19-1-30. – Intent, MMC, states that the “intention of this Chapter 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;” and

WHEREAS, Sec. 19-2-10. – Creation, MMC, states that “There is hereby established a Historic Preservation Commission, which shall be appointed by the Town Council, and hereinafter referred to as the (“HPC”).

WHEREAS, the HPC recognizes that Chapter 19 does not adequately provide certainty for existing and new property owners; and

WHEREAS, the HPC believes that adding language to provide more certainty will promote the intent of Chapter 19 by creating a reasonable balance between private property rights and the public interest; and

WHEREAS, on at their regularly scheduled meeting of May 21, 2024, the HPC considered this ordinance and recommended approval; and

WHEREAS, at their regularly scheduled meeting on June 5, 2024, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the HPC and Town Council have determined that the text amendments to Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

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. Chapter 19 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapter 19 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

ARTICLE 4 – Designation Procedure

Sec. 19-4-15. – Additional materials.

When an application for nomination is received and deemed complete by the Planning Department, the Planning Department shall send out an eblast, and post to the town website and posting boxes, the request for additional information about the nominated property.

* * *

Sec. 19-4-70. – Limitation on resubmission and reconsideration of proposed designation.

Limitation on Resubmission and Reconsideration of Proposed Designation. Whenever the Town Council denies a proposed designation, no person shall submit an application ~~that is the same or substantially the same~~ for at least ~~one (1) year~~ five (5) years from the effective date of the final action on the denied application.

* * *

ARTICLE 9 – Alteration, Relocation, or Demolition of Non-Designated Properties Greater than Seventy-Five Years Old

* * *

Sec. 19-9-10. – Requirements.

(a) Any permit application for alteration, relocation, or demolition of a property that is not designated as a historic property and that is greater than seventy-five (75) years old shall be subject to the following requirements:

- (1) No person shall alter, relocate, or demolish any building which is over seventy-five (75) years old without first applying to the Town for a permit under this section, receiving the permit and conducting the alteration, relocation or demolition of the building before the permit expires. The application and permit shall be in addition to any application or permit required by other sections of this Code, and shall be on a form provided by the Town. The Town

Administrator may combine the application and permit with any other form at the Town Administrator's discretion.

- (2) The application shall contain a statement of the effective age of the improvements on the property and their actual age as set forth in the County Assessor's records for the property. The actual age of the improvements shall be controlling for determining the applicability of this Article. The application shall also contain a detailed description of any alteration, relocation, or demolition being applied for. The Planning Department may require the applicant to provide information about the building, including, without limitation, the date of original construction, significant events and occupants, architectural features and a description of the building through photographs, plans and maps.
 - (3) A copy of the application shall be forwarded to HPC by the Town staff member acting as the Secretary.
 - (4) Town staff shall also post to the Town's website and posting boxes a notice stating what was applied for, the age of the structure, and when nomination applications are due, as well as send out an eblast with this information.
 - (5) Prior to the issuance of the permit, the applicant shall be required by this Section to post a sign on the property that is furnished by the Planning Department. The sign shall state that an application for alteration, relocation, or demolition has been submitted to the Town for the property and that the application is subject to this Article. The sign shall further state that the property may be eligible for nomination to be designated as a historic property under Chapter 19 of this Code, and that any qualified person desiring to submit an application for nomination of the property to be designated as a historic property must do so in accordance with the provisions of Chapter 19. The exact wording and location of the sign shall be determined by the Planning Department.
 - (6) The property shall be posted with the sign furnished by the Planning Department for a period of at least fourteen (14) days. The applicant shall be responsible for posting the property in accordance with Section 16-21-610(6).
 - (7) Prior to issuance of the permit, the applicant must provide to the Planning Department a sworn certification of posting as provided in Section 16-21-610(e). The permit shall not be issued until at least five (5) days after such certification is provided to the Planning Department.
 - (8) If an application for nomination of the property for designation as a historic property under this Chapter is submitted before issuance of the permit, then the permit shall not be issued until the application is finally determined in accordance with this Chapter. If the property is designated as a historic property, then the permit shall be processed as required for the alteration, relocation, or demolition of a historic property under this Chapter. If the property is not designated as a historic property, then the permitting shall proceed in accordance with this Code.
- (b) Permit applications for work on the interior of a property, minor repair as determined by the Building Official, and/or replacement of materials in-kind are exempt from this requirement.
 - (c) This Article shall not apply to mobile homes.

- (d) Any approval pursuant to this Article shall expire one hundred eighty days after such approval is made if the applicant has failed to procure the permit, or if the work authorized by such permit has not commenced. The Town Manager or designee has the authority to extend the permit to 365 days as necessary.
- (e) If a nomination is not made within the fourteen (14) day period, then except in the cases of a demolition application, a property shall not need to adhere to this article for the next five (5) years.

* * *

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 __DAY OF ____, 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 __ DAY OF ____, 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 __ DAY OF ____, 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: May 17, 2024
Agenda Item: Historic Preservation Process

REQUEST:

Discuss the Historic Preservation Process and how to make that an easy to consume flyer.

INTRODUCTION:

At the April 16, 2024 Historic Preservation Commission Meeting, there was a request to staff to create flyers to handout or show the public about the Historic Preservation process for education purposes. Staff has put together a flowchart of how the difference processes within Chapter 19 relate to each other to get input from the HPC on how best to showcase this information.

ANALYSIS:

In the attached flowchart each color is a different process requiring a different application form. In the example of an exterior remodel request, there are up to six different processes that could be gone through:

- Newly approved “pre-permit” to kick off the two week stay (Chapter 19, Article 9)
- Nomination process (Chapter 19, Article 4)
- Certificate of Appropriateness process (Chapter 19, Article 5)
- Exemption process (Chapter 19, Article 8)
- DRB process (Chapter 16)
- Building Permit process (Chapter 18)

Staff would like to discuss with the HPC reviewing the entire process to see where it can be made streamlined before producing a flyer, as the current process might be slightly confusing to people who aren’t used to dealing with this.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT
SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD,
STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

ATTACHMENTS:

- Flowchart

