



**Historic Preservation Commission (HPC) Agenda
Tuesday January 24, 2023 5:30 PM
Minturn Town Hall / 302 Pine St Minturn, CO**

The agenda is subject to change, include the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda 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/82089961257>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 820 8996 1257**

Please note: all virtual participants are muted. In order to be called upon and 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 I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 5:30 PM

2. ROLL CALL & PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 December 20, 2022

4. APPROVAL OF AGENDA *Opportunity for amendment or deletions to the agenda.*

5. DECLARATION OF CONFLICTS OF INTEREST

6. PUBLIC COMMENT *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.*

8.1 Certificate of Appropriateness Application – The Saloon at 146 N Main Street

9. **DISCUSSION DIRECTION ITEMS**

10. **STAFF REPORTS**

10.1 1232 Main Street

10.2 Certified Local Government Application

11. **HISTORIC PRESERVATION COMMISSION COMMENTS**

12. **FUTURE AGENDA ITEMS**

13. **ADJOURN**



Historic Preservation Commission (HPC) Official Minutes

Tuesday December 20, 2022 5:30 PM

Minturn Town Hall / 302 Pine St Minturn, CO

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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 I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 5:30 PM

HPC Chair Ken Halliday called the meeting to order at 5:37 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: HPC Chair Ken Halliday, and HPC members Kenneth J. Howell, Kelly Toon, and Tracy Andersen.

Staff Members Present: Town Manager Michelle Metteer, Town Attorney Mike Sawyer, and Planner I Madison Harris.

Note: HPC Vice Chair Larry Stone was absent.

3. APPROVAL OF AGENDA Opportunity for amendment or deletions to the agenda.

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

Note: Larry S. was absent.

4. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

5. APPROVAL OF MINUTES

5.1 November 8, 2022

Motion by Kenneth H., second by Ken H., to approve the minutes of November 8, 2022 as presented. Motion passed 4-0.

Note: Larry S. was absent.

6. **PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.*
No public comment.

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

8. **HPC COMMENTS**

Tracy A. thanked Town Staff for all the work they have done putting these documents together.

Kenneth H. is glad that there has been some embracement of this process, and glad they are getting into it.

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

9.1 Resolution TBD – Series 2022 establishing procedures to govern action of commissions in the general conduct of business and to serve as a reference in settling parliamentary disputes – Peterson-Cremer

Mike S. introduced the resolution and gave background on the responsibilities of the HPC and their roles.

Ken H. clarified that two HPC members can discuss legislative actions not quasi-judicial without violating the open meeting laws. Asked when something becomes quasi-judicial.

- Mike S. said that something becomes quasi-judicial as soon as an application has been filed.

Kenneth H. asked when there needs to be disclosure of a conversation. Asked if there was anything that hinders someone from the commercial realm being involved if it will effect tourism and thus increase their revenue.

- Mike S. said that things that involve the community as a whole typically are not conflicts of interest.

Kelly T. asked if there is a conflict of interest if there is a possibility of him working on a project that has been nominated, but he won't know until later.

- Mike S. said that if there have been enough conversations that there is a great possibility that he will be working on that project, then it is up to him to disclose

that and recuse himself.

Mike S. went through the resolution.

Tracy A. asked if work sessions are recorded.

- Mike S. said they just have to be noticed and opened, but not frequently streamed online. This is typically a more relaxed discussion between the board.

Kelly T. asked about past clients being a conflict of interest.

Madison H. showed clips from “Effective Governance Webinar” by the Colorado Municipal League.

Motion by Tracy A., second by Kelly T., to recommend approval to the Town Council of Resolution TBD – Series 2022 establishing procedures to govern action of commissions in the general conduct of business and to serve as a reference in settling parliamentary disputes. Motion passed 4-0.

9.2 Historic Landmark Nomination Application – The Saloon at 146 N Main Street

Madison H. introduced the nomination. Two nominations have been submitted for Historic Landmark status of the Saloon Building located at 146 N Main Street. Staff believes that the Saloon is an iconic piece of history for Minturn with ties to our mining and railroad roots. From one of the Nomination applications: “W. H. Luby first opened The Saloon in 1901 to accommodate Minturn’s population of 428 souls, as well as miners, railroad workers, a few gamblers and their families from the nearby towns of Red Cliff and Gilman.” The Saloon is over 75 years old, and the nomination applications identify that 1) it has association with events that have made a significant contribution to history, 2) exemplifies cultural, political, economic, or ethnic heritage of the Town, 3) has distinctive characteristics of a type, period, method of construction, or artisan, 4) represents a style that is particular to the Town, 5) exemplifies specific elements of an architectural style or period, 6) has geographic importance, 7) enhances the sense of identity of the Town or community, and 8) is an established and familiar natural setting or visual feature of the Town or community.

Lynn Teach, 253 Pine Street.

This is one of the three oldest commercial buildings in our Downtown area. The last three surveys support preserving our character. We need to improve on what we have without losing it. Please save the Saloon historically by giving it a title.

Nick Brechtel, Pierce Austin Architects, 1265 N Frontage Road, Representative for Connie and Tony Mazza the owner.

See this building as part of the character of Minturn. Have no intention of changing and would like to keep this as close to what it was as possible.

Kelly T. asked if there were any plans to restore to the original siding. Greatly encourages the replacement of the awning.

- Mr. Brechtel said that he has not seen the siding, and does not know how

serviceable it is, but he will look into it.

Tracy A. asked if the owners see any challenges with this nomination.

- Mr. Brechtel said that the more boards that have their hands in this project, the more time it will take, but that isn't necessarily a bad thing, and the owners intent is to preserve. Interested in how this process will go. Want to make sure that no one feels like advantage is being taken of a beloved building.

Ken H. interested in being seen as a resource for potential tax credits once we are designated as a Certified Local Government.

Public hearing opened.

No public comment.

Public hearing closed.

Motion by Tracy A., second by Kelly T., to recommend approval to the Town Council of Historic Landmark Nomination Application – The Saloon at 146 N Main Street. Motion passed 4-0.

Note: Larry S. is absent.

10. DISCUSSION DIRECTION ITEMS

10.1 Meeting Cadence

Michelle M. would like to discuss adjusting the regular meeting schedule for January to more efficiently address any subsequent application for a Certificate of Appropriateness by the Applicant.

Kenneth H. expressed concern about moving meetings around as well as noticing for something that hasn't been approved by Council.

Tracy A. does not want to set a precedent where some applications get expedited and some do not.

Kelly T. is in favor of expediting in any way possible.

Ken H. points out that the Saloon came into this process midway through their process.

Mike S. suggests that we schedule a meeting after January 18th, 2023 as no decisions can be made to approve a Certificate of Appropriateness prior to the designation.

HPC made a decision to move the regular meeting from January 17th to January 24th at 5:30 pm.

11. STAFF REPORTS

12. FUTURE AGENDA ITEMS

13. ADJOURN

Motion by Kelly T., second by Tracy A., to adjourn the HPC meeting of December 20, 2022 at 7:48 pm. Motion passed 4-0.

Note: Larry S. is absent.

Ken Halliday, HPC Chair

ATTEST:

Michelle Metteer, Town Manager

To: Minturn Historic Preservation Commission
From: Michelle Metteer
Date: January 20, 2023
Agenda Item: Certificate of Appropriateness for 146 N Main Street (Minturn Saloon)



REQUEST:

Review the Certificate of Appropriateness application of 146 N Main Street (Commonly known as the Minturn Saloon) based on the criteria outlined in the Minturn Municipal Code Sec. 19-5-30, citing as findings of fact for this recommendation, and public testimony.

Address: 146 N Main Street
Zoning: Old Town Character Area – Commercial Zone
Owner: Los Amigos – Property Company LLC (locally Connie and Anthony Mazza)
Applicant(s): Nick Brechtel, Pierce Austin Architects

CASE SUMMARY:

A Certificate of Appropriateness application has been submitted for the Historic Landmark located at 146 N Main Street known as the Minturn Saloon. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on January 24, 2023. Adjacent properties, the applicant, and the owner of 146 N Main Street were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

CERTIFICATE OF APPROPRIATENESS CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:

To be granted a Certificate of Appropriateness, in accordance with Chapter 19, Minturn municipal Code, the application must be complete, and the proposal must meet the following criteria:

MMC Sec. 19-5-30. Review Criteria.

- (a) Compliance with any Historic Preservation Design Guidelines adopted by the Town Council for historic properties and/or contributing properties within historic districts.
- (b) Compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, including the Standards for Rehabilitation.

CRITERIA EVALUATION

Town staff found that the application for Certificate of Appropriateness demonstrates that the proposal meets the following criteria.

A. Rehabilitation

The Secretary of the Interior defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (U.S. Dept. of

the Interior, 2017)

According to the standards for rehabilitation as set forth by the Secretary of the Interior, the following standards staff believes are met:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Response: The Saloon has been in business since 1901, and it continues to operate as that. This has required little change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Response: Unavoidably due to structural integrity issues, the previous awning had to be removed from the building to ensure public safety. Since the awning is a distinctive characteristic and recognizable feature of the building, the Applicant proposes to replace this portion of the structure with the design and material similar in nature to the original awning.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Response: While the awning might not be original to the building from 1901, it should still be classified as a feature with historic significance to the building and should be preserved. The contractor proposes to recreate the original awning with a similar design and materials as the original.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Response: The new feature proposed (as depicted on Sheet A0.00) proposes to match the old awning as much as possible. As part of the rehabilitation of the interior there will also need to be two roof penetrations for the grease and bathroom fan. This is shown on Sheet A7.00 and will need to be approved through the Certificate of Appropriateness process as it affects the exterior of the building.

B. Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of

features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. (U.S. Dept. of the Interior, 2017)

According to the Secretary of the Interior's standards for restoration:

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.

Response: The Saloon has been in business since 1901, and it continues to operate as that. This has required little change to its distinctive materials, features, spaces and spatial relationships.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

Response: The Minturn Saloon reflects the "false front" style of architecture that was reminiscent of buildings around the time of the California gold rush in the 1860's and shortly thereafter. The preface of this architecture was to make simple sheds and gable roof buildings appear larger and more important. This also allowed for easier visualization of signs on storefronts as the false front would block the view of everything behind it.

False fronts can be seen on many of the buildings from Minturn's original Main Street and is primarily utilized for commercial purposes but rarely seen on residential structures. The Saloon's flat roof, decorative brickwork and flush entrance are all architectural examples from the early 20th century architectural era. (Walker, 2015)



Photo Credit: Vail Daily, December 2021

As seen in this photo, the awning provided a covered walkway for pedestrians north of Bellm Bridge. This is a distinctive feature of the building and business that has operated since the early 1900's.

C. Reconstruction

Reconstruction is defined by the Secretary of the Interior as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape,

building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. (U.S. Dept. of the Interior, 2017)

According to the standards for reconstruction by the Secretary of the Interior, staff believes the following are met:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.

Response: This awning was previously standing only a few months ago, and there are many photos (like the one included above) that depict the Saloon with this awning.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

Response: The awning required removal in late 2022 due to structural issues, but the Applicant is proposing to reconstruct the awning/walkway in the same location and in as similar a manner as possible (see Sheet A0.00 for the rendering of the proposed project and Sheet S1.02c for the comparison of the original interior structure and the new proposed).

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. Adjacent properties, the applicant, and the owner of 146 N Main Street were notified via certified mail by January 14, 2023, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:

Public comments are being accepted via planner1@minturn.org until January 24, 2023 at 4:00 p.m. via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by January 24, 2023 at 4:00 p.m., or in person at the public hearing on January 24, 2023 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:

Grant a Certificate of Appropriateness for the Saloon located at 146 N Main Street for the proposed plans.

ATTACHMENTS:

- Certificate of Appropriateness Application

REFERENCES:

- U.S. Department of the Interior, National Park Service, & Technical Preservation Services. (2017). *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (A. Grimmer, Ed.) [Review of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*]. National Park Service; U.S. Department of the Interior, National Park Service. <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>, <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>.
- Walker, Lester. (March 10, 2015). *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*. Black Dog & Leventhal.



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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

970-827-5645 | planner1@minturn.org

Do I Need this Form?

Certificate of Appropriateness means a certificate issued by the Commission authorizing any proposed repair, restoration, alteration, construction, relocation, or demolition of a historic property, or an element within a historic district pursuant to Chapter 19 of the MMC.

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any historic property, or contributing property within a historic district, applicants and/or owner(s) must submit and obtain approval for an application for the proposed work by the Planning Department and HPC under this Article. The application shall include anything HPC deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the historic property or historic district and plans and specifications showing the proposed exterior appearance, with finishes, materials, samples of materials, and architectural design and detail. The application shall not relieve the applicant from the responsibility to apply for any other permit required by the MMC.

HPC Certificate of Appropriateness Review:

- a. HPC shall: (1) Approve the applications; (2) Approve the application with conditions; or (3) Deny the applications.
- b. Any decision of HPC to approve the application or approve the application with conditions shall be included on an agenda of the Town Council within thirty (30) days. The Town Council may call up for review any final decision reached by HPC. After review, Town Council may affirm, deny, or affirm with additional conditions the decision of HPC. No Certificate of Appropriateness shall be issued before HPC's decision has been included on an agenda of the Town Council.
- c. If HPC approves or approves the application with conditions, HPC shall issue a Certificate of Appropriateness to the applicant and a copy will be placed in the appropriate Town records. If approved with conditions, such conditions shall be stated in the Certificate of Appropriateness.
- d. If HPC denies the application, HPC shall notify the applicant in writing and a copy will be placed in the appropriate Town records.
- e. The application form shall have a section for HPC to set forth HPC's reasons for the approval, approval with conditions, or denial of the application.
- f. HPC may issue an order continuing the application process if HPC would like additional information necessary to make a decision. If the hearing is continued, the time, date, and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case shall a hearing be continued more than forty-five (45) days without the express consent of the applicant.
- g. The applicant and/or owner(s) may resubmit an amended application that takes into consideration the recommendations of HPC.
- h. If an application for a Certificate of Appropriateness is denied after final action upon the application by HPC, no person may submit a subsequent application for the same Section 19-5-10(a) activity within one (1) year from the date of the final action.
- i. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the Town shall process the application in accordance with all other applicable provisions of the Code. If no Certificate of Appropriateness has been issued, or if the Town determines that the permit application does not conform, the Town shall not approve the permit application and shall not issue any other permit until a Certificate of Appropriateness has been issued and the permit application conforms thereto.



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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Section 1 - Basic Property Information:

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

THE MINTURN SALOON

Address of Property

Street Address:

146 N MAIN ST

Legal Description of Property:

SUBDIVISION: BOULD BLOCK: B LOT: 5 AND: - LOT 6, TOGETHER W/ 20'x50' OF LAND ADJOINING SOUTH END OF LOTS 5 & 6

Brief Description of Project:

THIS APPLICATION IS TO REPLACE THE SHED ROOF AT THE FRONT WALKWAY. THE ROOF WAS DEMO'D BEFORE IT SHOULD HAVE BEEN, BUT WILL BE REPLACED WITH A NEW ROOF. WE ARE WORKING WITH STRUCTURAL ENGINEERS TO SIZE STRUCTURAL MEMBERS WITH THE INTENT OF MATCHING CHARACTER AS CLOSE AS POSSIBLE.

Property Owner Information:

Name: ANTHONY AND CONNIE MAZZA

LOS AMIGOS PROPERTY COMPANY LLC

Mailing Address: 245 PARK AVE, FL. 44, NEW YORK, NY

Email: theminturnsaloon@gmail.com

Phone: (914) 886-8851

Applicant Information (if different):

Name: NICK BRECHTEL, PIERCE AUSTIN ARCHITECTS LLC

Mailing Address: 2077 N FRONTAGE RD W, SUITE G, VAIL, CO 81657

Email: nick@vailarchitects.com

Phone: (970) 476-6342

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

Yes / No (pick one) ~~Yes~~ No

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

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - Approval Denial

Comments:



CERTIFICATE OF APPROPRIATENESS APPLICATION

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 2 - Impacts:

Detail the effects or impacts on the historic property or historic district that this project would cause.

THIS PROJECT IS TO BRING THE MINTURN SALOON BACK TO ITS FORMER GLORY. THE PROPOSED ROOF AT THE FRONT WALKWAY IS DESIGNED TO MATCH THE CHARACTER OF THE FORMER ROOF WHILE BEING MORE RESISTANT TO THE ELEMENTS AND STRUCTURALLY STRONGER.

Please Provide:

- Plans and specifications showing proposed exterior appearance:
 - Finishes
 - Materials
 - Samples of Materials
 - Architectural Design and Detail

Signature:

GENERAL NOTES

THESE PLANS WERE DESIGNED TO CONFORM WITH THE LATEST INTERNATIONAL BUILDING AND RESIDENTIAL CODES. DUE TO CONTINUOUS CHANGES IN BOTH LOCAL AND NATIONAL BUILDING CODES, ACCOMMODATING ALL BUILDING RESTRICTIONS IS IMPOSSIBLE. THEREFORE, THESE PLANS ARE SUBJECT TO LOCAL REQUIREMENTS AND INTERPRETATIONS. IT BECOMES THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THESE PLANS COMPLY TO LOCAL CODE REQUIREMENTS.

DO NOT SCALE DRAWINGS. IF CRITICAL DIMENSIONS DO NOT APPEAR ON THE DRAWINGS, NOTIFY ARCHITECT. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT FOR RESOLUTION. SQUARE FOOTAGES ON PLANS EQUAL GROSS FOR BUILDING DEPARTMENT USE ONLY. NOT TO BE USED FOR SALES OR LEASEABLE AREAS.

DIMENSIONS LOCATING NEW CONSTRUCTION ARE TO THE FACE OF THE FRAMING AND CONCRETE OR CENTERLINE OF STRUCTURE BY WAY OF GRID LINE UNLESS NOTED OTHERWISE.

DETAILS AND NOTES INDICATE TYPICAL CONDITIONS. FOR MINOR DEVIATIONS FROM TYPICAL DETAILS ARE TO BE ANTICIPATED AND ARE INFERRED. DETAILS AND NOTES PROVIDE DIRECTIONS AND OUTLINE THE DESIGN INTENT. THE CONTRACTOR SHALL USE PROFESSIONAL JUDGEMENT WHEN DEALING WITH SIMILAR CONDITIONS.

EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS. BECAUSE PIERCE AUSTIN ARCHITECTS CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT IS THE OBLIGATION OF THE BUILDER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.

THE PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, AND ENGINEERING HAVE BEEN DEVELOPED BY PIERCE AUSTIN ARCHITECTS SOLELY FOR ITS USE IN PREPARING AND SUBMITTING CONSTRUCTION CONTRACTS. PIERCE AUSTIN ARCHITECTS MAKES NO WARRANTY OF ANY KIND, LIABILITY, OR RESPONSIBILITY WHATSOEVER FOR THE PROPRIETY, EFFICACY, OR FITNESS OF SUCH WORK WHEN USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE, EXCEPT WHEN COVERED BY PIERCE AUSTIN ARCHITECTS WARRANTIES AND PROFESSIONAL LIABILITY OBLIGATIONS ACCOMPANYING ITS OWN CONTRACTS.

LIFE SAFETY

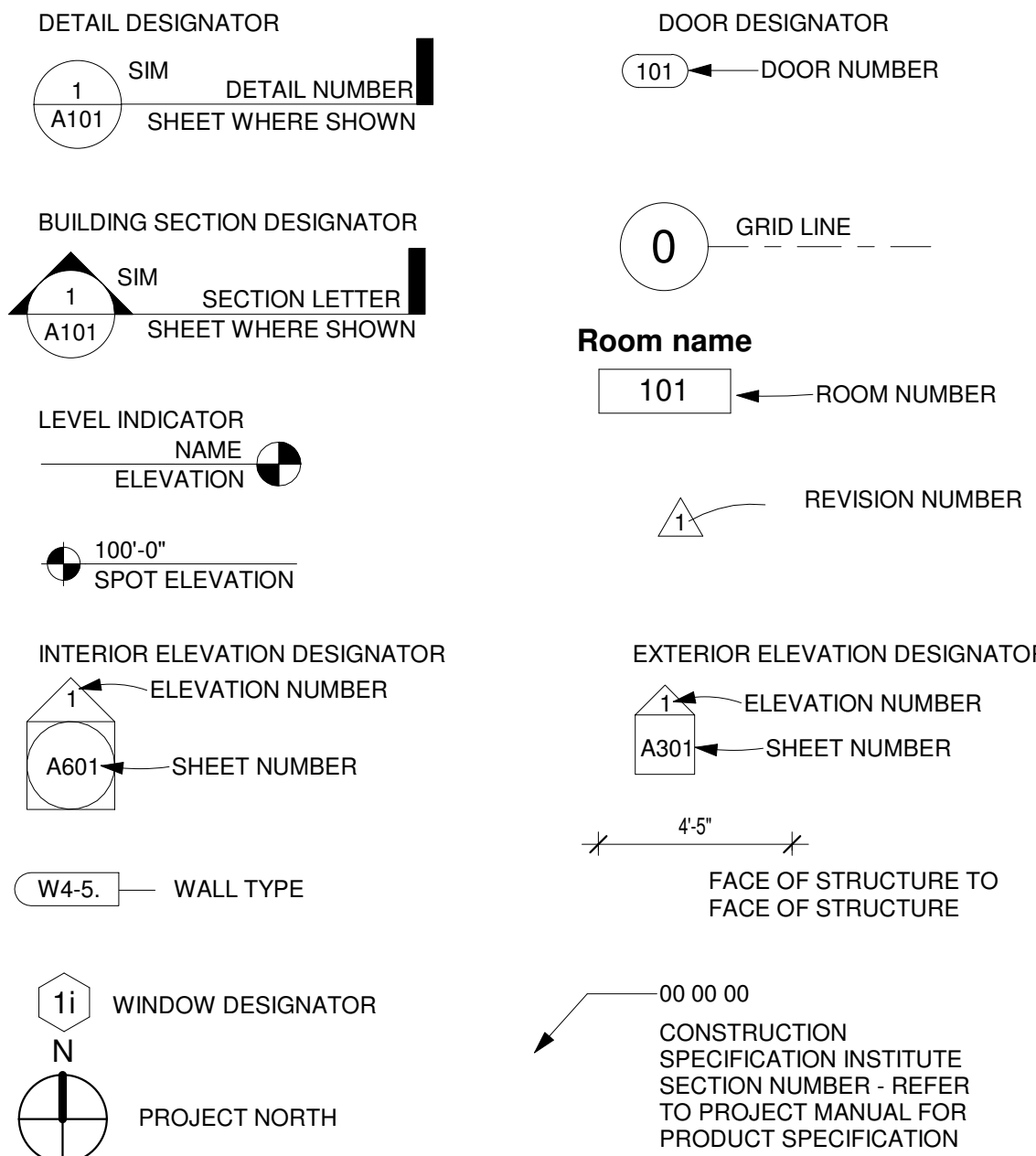
OCCUPANT LOAD
OCCUPANCY GROUP: ASSEMBLY (A-2)
TOTAL FLOOR AREA: 3626 SF

(A-2) CONCENTRATED (7 SF NET) = 260 SF / 38 PERSONS
(A-2) UN-CONCENTRATED (15 SF NET) = 1435 SF / 96 PERSONS
(A-2) KITCHEN (200 GROSS) = 461 SF / 3 PERSONS
(A-2) STORAGE (300 GROSS) = 220 SF / 1 PERSONS
TOTAL = 138 PERSONS

COMMON PATH OF TRAVEL
COMMON PATH OF TRAVEL PERMITTED: 75'-0" MAX.
COMMON PATH OF TRAVEL PROVIDED: XXX

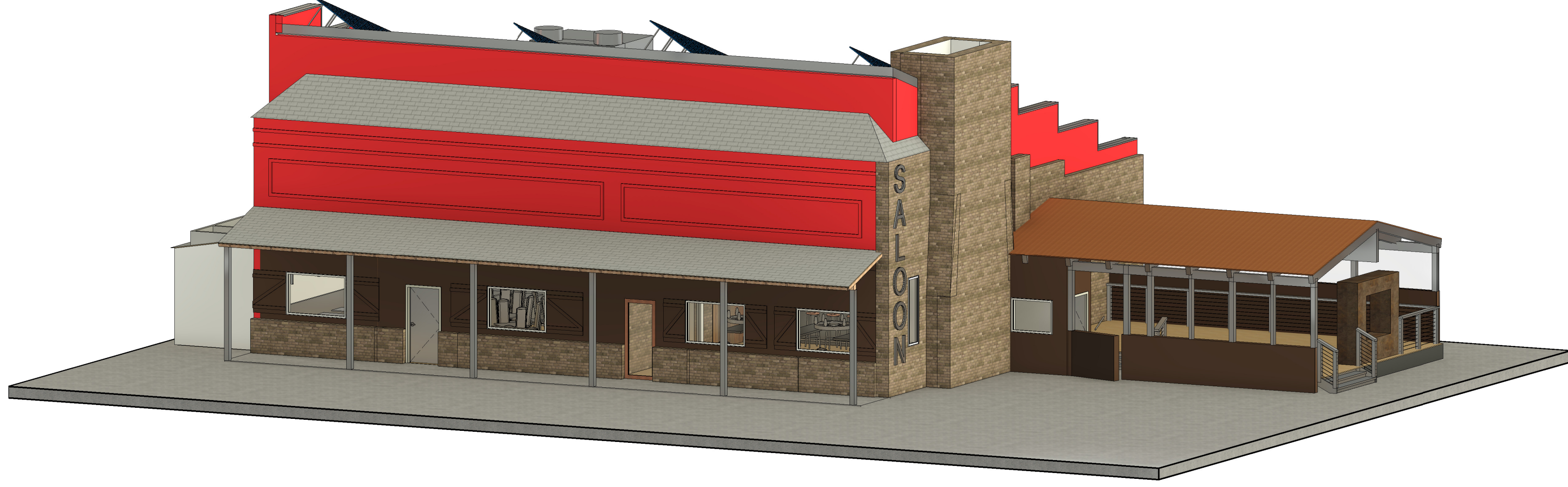
EXIT TRAVEL DISTANCE
EXIT TRAVEL DISTANCE PERMITTED: 200'-0" MAX.
EXIT TRAVEL DISTANCE PROVIDED: XXX

DRAWING CONVENTIONS



MISC. ABBREVIATIONS

⊙ ROUND ⊘ CENTER LINE W/ WITH ° DEGREES
± PLUS OR MINUS ∟ PROPERTY LINE < ANGLE



SHEET INDEX			
SHEET #	Discipline	DESCRIPTION	BY
ARCHITECTURE			
A0.00	2- ARCHITECTURE	COVER	PAA
A0.02	2- ARCHITECTURE	LIFE SAFETY	PAA
A0.03	2- ARCHITECTURE	EXTERIOR MATERIALS	PAA
A0.05	2- ARCHITECTURE	EXISTING SURVEY	ARCHIBEQUE
A0.06	2- ARCHITECTURE	SITE PLAN	PAA
A1.00	2- ARCHITECTURE	ROOF PLAN	PAA
A1.01	2- ARCHITECTURE	LEVEL 1- DEMO	PAA
A1.02a	2- ARCHITECTURE	LEVEL 1- PROPOSED	PAA
A1.03	2- ARCHITECTURE	LEVEL 2 STORAGE SPACE	PAA
A2.01	2- ARCHITECTURE	NORTH ELEVATION	PAA
A2.02	2- ARCHITECTURE	EAST ELEVATION	PAA
A2.03	2- ARCHITECTURE	SOUTH ELEVATION	PAA
A2.04	2- ARCHITECTURE	WEST ELEVATION	PAA
A3.01	2- ARCHITECTURE	PATIO SECTIONS	PAA
A3.03	2- ARCHITECTURE	BUILDING SECTIONS	PAA
A3.04	2- ARCHITECTURE	BUILDING SECTIONS	PAA
A4.01	2- ARCHITECTURE	ENLARGED WOMEN'S ROOM	PAA
A4.02	2- ARCHITECTURE	ENLARGED MEN'S ROOM	PAA
A4.03	2- ARCHITECTURE	ENLARGED BAR	PAA
A4.04	2- ARCHITECTURE	ENLARGED KITCHEN	PAA
A6.01	2- ARCHITECTURE	WINDOW AND DOOR SCHEDULE	PAA
STRUCTURAL			
xS1.02b	3- STRUCTURAL	xSTRUCTURAL PLAN	ANCHOR ENG.
MECHANICAL			
M001	4- MECHANICAL	MECHANICAL SPECS AND LEGENDS	AVID ENG.
M200	4- MECHANICAL	MECHANICAL HVAC PLAN	AVID ENG.
M201	4- MECHANICAL	MECHANICAL HVAC PLAN	AVID ENG.
M400	4- MECHANICAL	MECHANICAL SCHEDULES AND DETAILS	AVID ENG.
M600	4- MECHANICAL	MECHANICAL KITCHEN HOOD PLANS	AVID ENG.
M601	4- MECHANICAL	MECHANICAL KITCHEN HOOD PLANS	AVID ENG.
M602	4- MECHANICAL	MECHANICAL KITCHEN HOOD PLANS	AVID ENG.
M604	4- MECHANICAL	MECHANICAL KITCHEN HOOD PLANS	AVID ENG.
M605	4- MECHANICAL	MECHANICAL KITCHEN HOOD PLANS	AVID ENG.
ELECTRICAL			
E001	5- ELECTRICAL	ELECTRICAL SPECS AND LEGENDS	AVID ENG.
E300	5- ELECTRICAL	ELECTRICAL LIGHTING PLAN	AVID ENG.
E400	5- ELECTRICAL	ELECTRICAL POWER PLAN	AVID ENG.
E500	5- ELECTRICAL	ELECTRICAL ONE-LINE DIAGRAM	AVID ENG.
E600	5- ELECTRICAL	ELECTRICAL SCHEDULES & DETAILS	AVID ENG.
PLUMBING			
P001	6- PLUMBING	PLUMBING SPECS AND LEGENDS	AVID ENG.
P200	6- PLUMBING	PLUMBING SANITARY WASTE & VENT, DHW & DCW, GAS PLAN	AVID ENG.
P500	6- PLUMBING	PLUMBING SCHEDULES & DETAILS	AVID ENG.
P501	6- PLUMBING	PLUMBING SCHEDULES & DETAILS	AVID ENG.
KITCHEN EQUIPMENT			
QF100	7- KITCHEN EQUIPMENT	BAR AND KITCHEN EQUIPMENT	TRIMARK
QF200	7- KITCHEN EQUIPMENT	FOOD SERVICE ELECTRICAL ROUGH-IN PLAN	TRIMARK
QF300	7- KITCHEN EQUIPMENT	FOOD SERVICE PLUMBING ROUGH- IN PLAN	TRIMARK
QF400	7- KITCHEN EQUIPMENT	FOOD SERVICE SPECIAL CONDITIONS PLAN	TRIMARK
INTERIOR DESIGN			
A100	8- INTERIOR DESIGN	FURNITURE PLAN	GREGORY ROCKWELL
A200	8- INTERIOR DESIGN	LIGHTING PLAN	GREGORY ROCKWELL
A501	8- INTERIOR DESIGN	BAR ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL
A502	8- INTERIOR DESIGN	BAR ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL
A503	8- INTERIOR DESIGN	DINING ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL
A504	8- INTERIOR DESIGN	DINING ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL
A505	8- INTERIOR DESIGN	MEN'S ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL
A506	8- INTERIOR DESIGN	WOMEN'S ROOM INTERIOR ELEVATIONS	GREGORY ROCKWELL

ADMINISTRATIVE INFO.

Site Address 146 N MAIN ST
Tax Area 024 - MINTURN (TOWN) - 024
Parcel Number 2103-263-08-002
Legal Summary Section: SUBDIVISION: BOOCO Block: B Lot: 5 AND:- Lot: 6,
Together w/ 20'x50' of Land Adjoining South End of Lots 5 & 6

BUILDING CODE SUMMARY

BUILDING CODE: 2018 International Building Code
2018 International Residential Code
2018 International Fire Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2017 National Electrical Code

CONSTRUCTION TYPE: V-B

OCCUPANCY TYPE: A-2

FIRE SPRINKELD : NO

PROJECT DIRECTORY

OWNER: LOS AMIGOS - PROPERTY COMPANY LLC
245 PARK AVE FL. 44
NEW YORK, NY 10167-4400

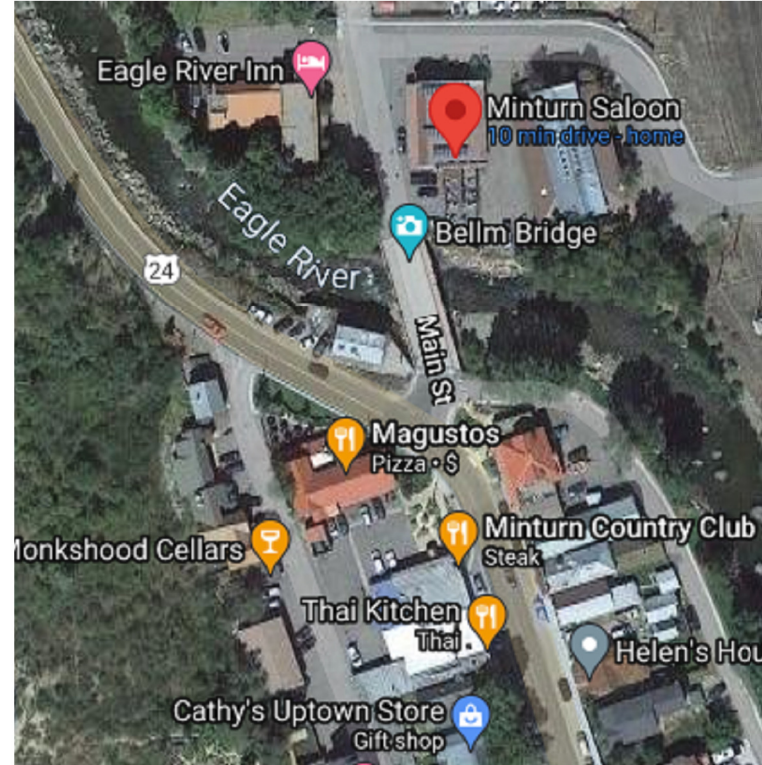
ARCHITECT: KIT AUSTIN, PRINCIPAL
PIERCE AUSTIN ARCHITECTS
2077 N FRONTAGE RD W, SUITE G
VAIL, COLORADO 81657
P: 970.476.6342
E: kit@vailarchitects.com

CONTRACTOR: ROCKY MOUNTAIN CONSTRUCTION GROUP
JONNY COHEN
100 E. MEADOW DR. UNIT 6
VAIL, CO 81657
P: 970.476.4458
E: jonny@rockymountainconstructiongroup.com

STRUCTURAL : ANCHOR ENGINEERING
JASON STEBBINS
2535 17TH STREET
DENVER, CO 80211
P: 303.783.4797
E: jason.stebbins@anchoreng.com

MEPs: AVID ENGINEERING
MARTIN ZOUREK
11101 W 120th AVE #240
BROOMFIELD, CO 80021
P: 303.993.3192
E: martin@avidengineering.com

PROJECT LOCATION



2.8.22 ROOF STRUCTURE

DATE	NO.	DESCRIPTION

MINTURN SALOON
 146 MAIN ST MINTURN, CO
 Project Number - 2191

NOT FOR CONSTRUCTION

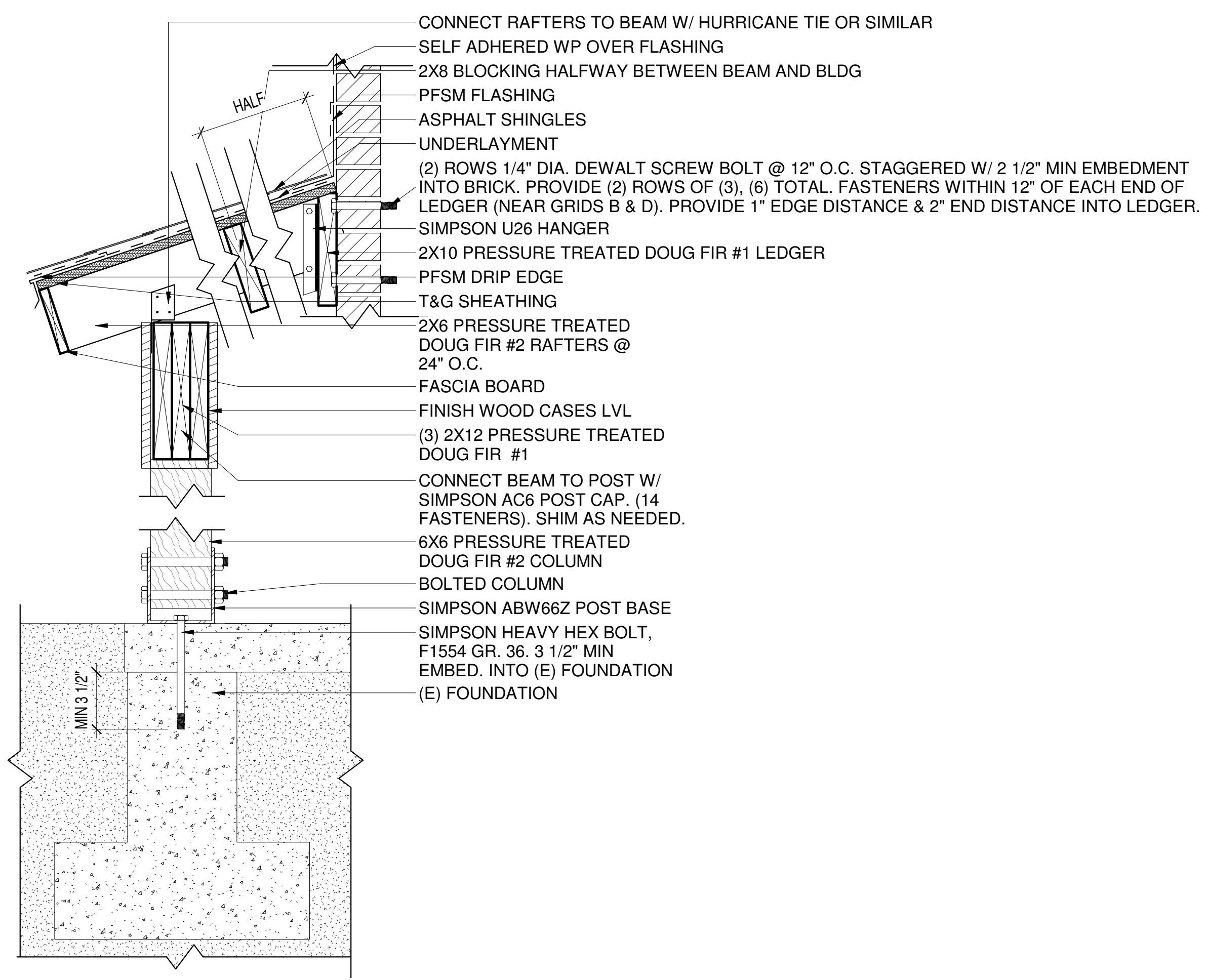


www.vailarchitects.com
2077 N Frontage Rd W, Unit G
Vail, Colorado 81657
(970)476-6342

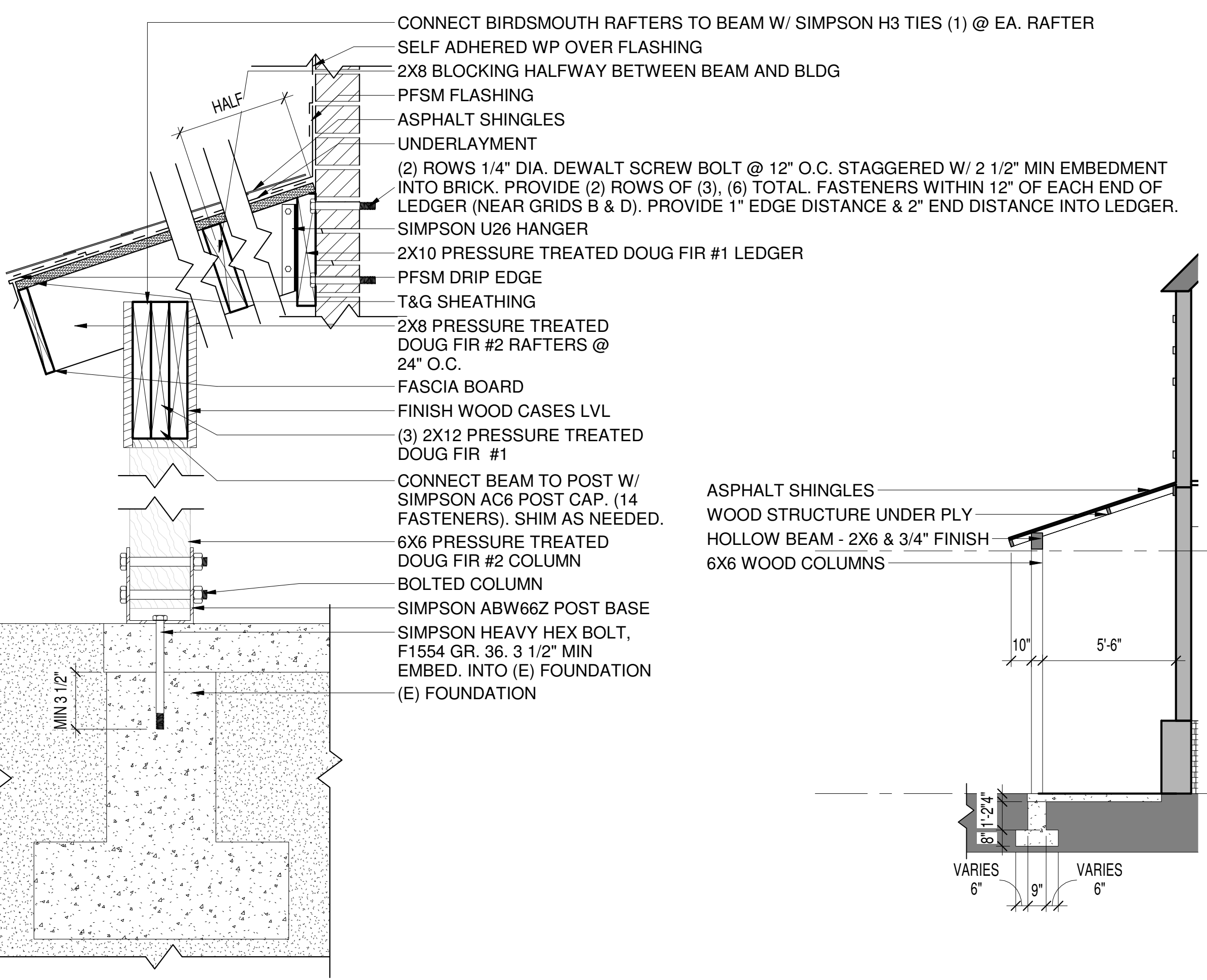
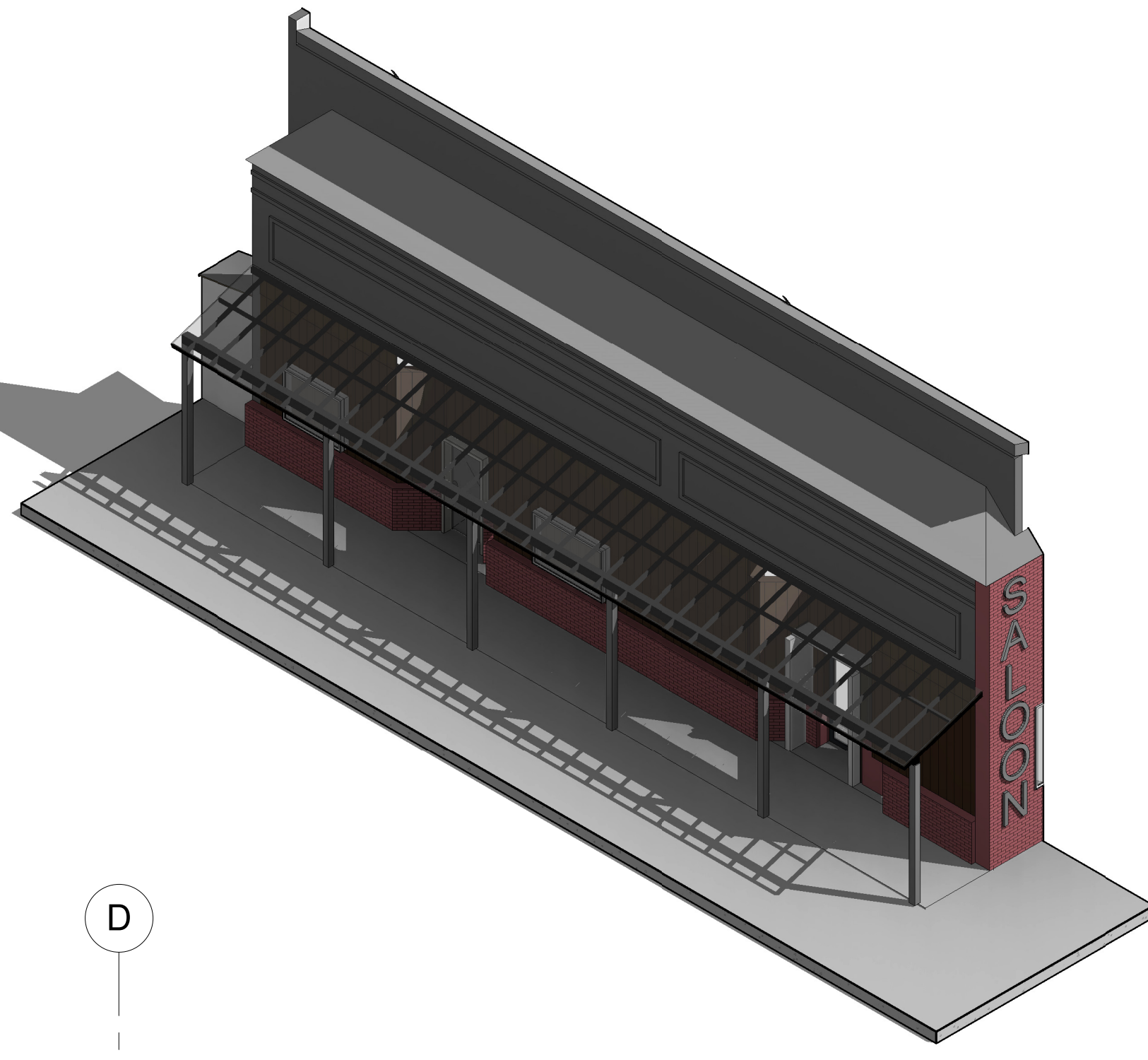
COVER

A0.00

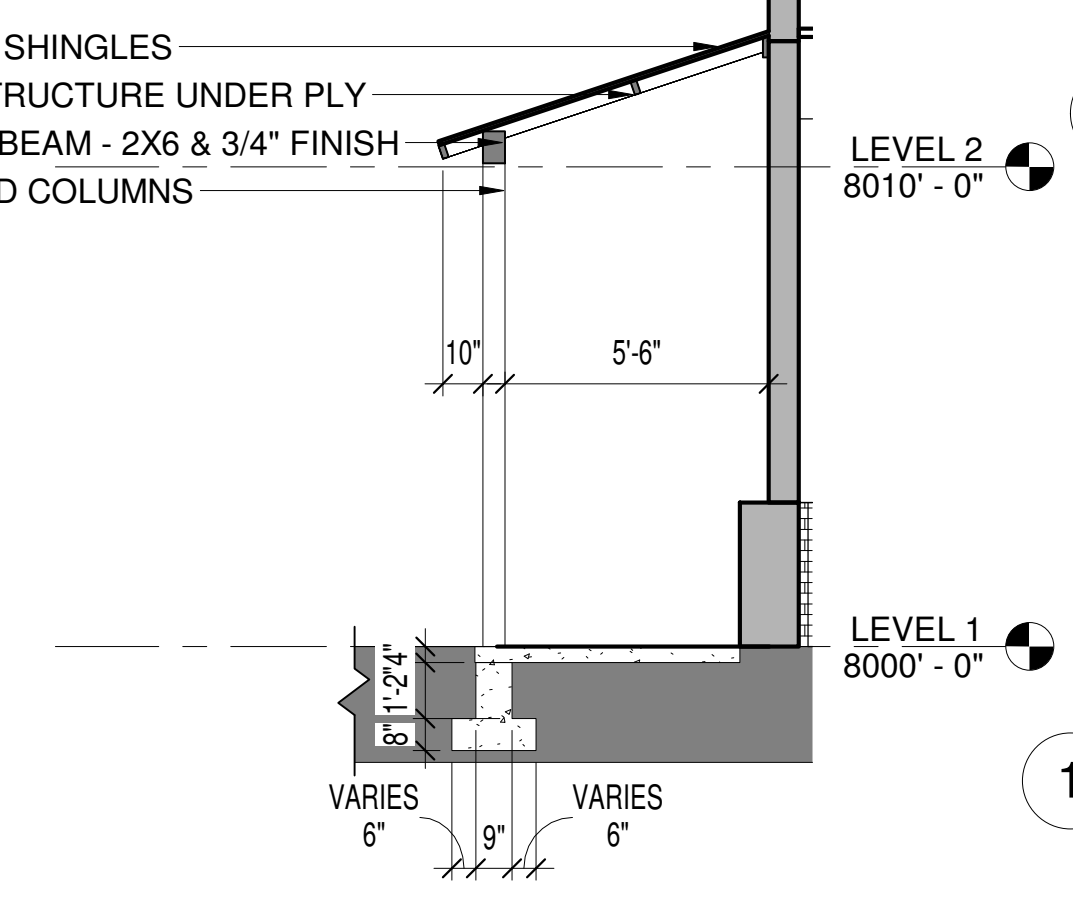
MINTURN, CO 81645



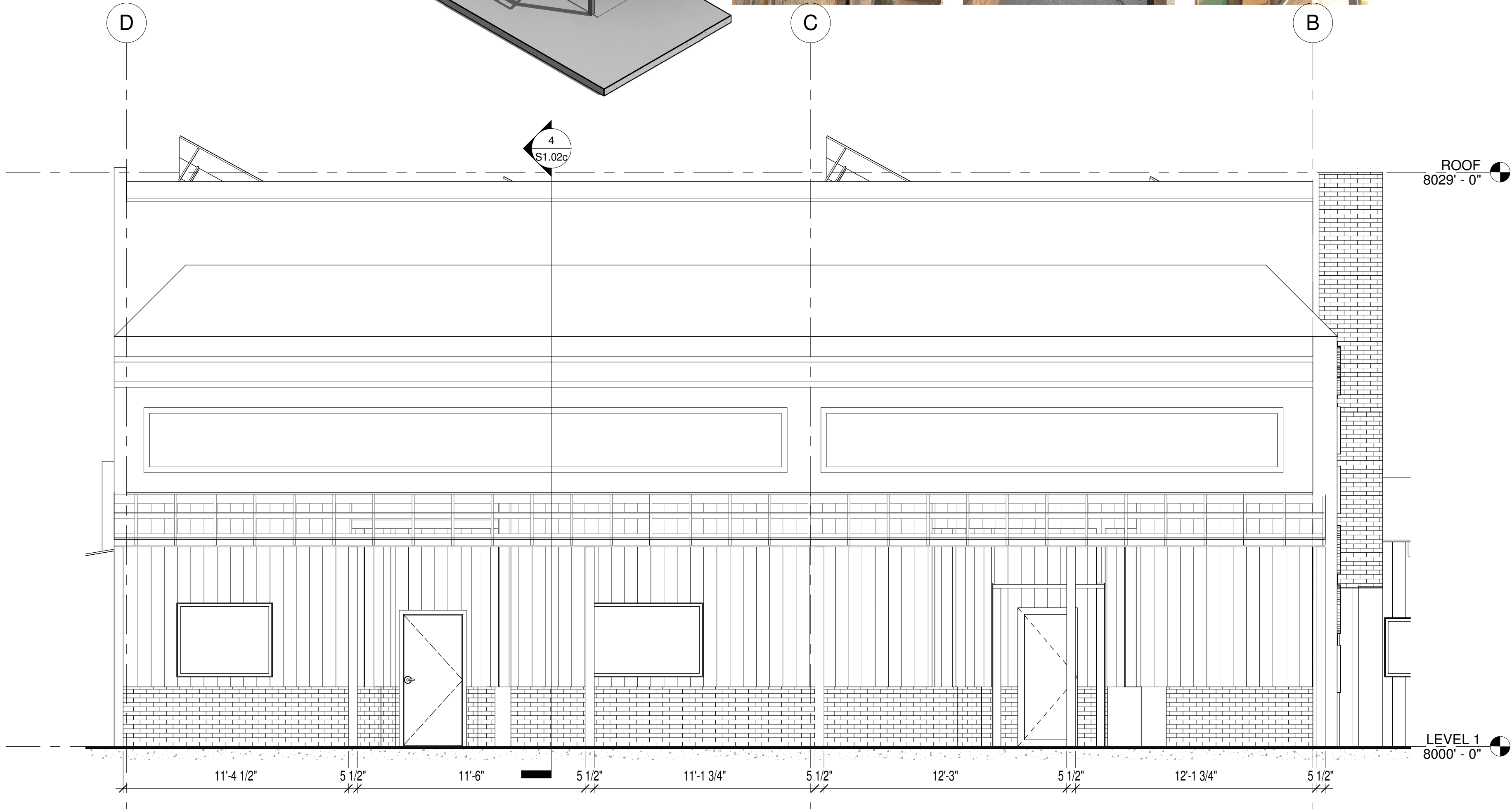
6 PROPOSED SALOON ROOF DETAIL OPT 2
 1 1/2" = 1'-0"



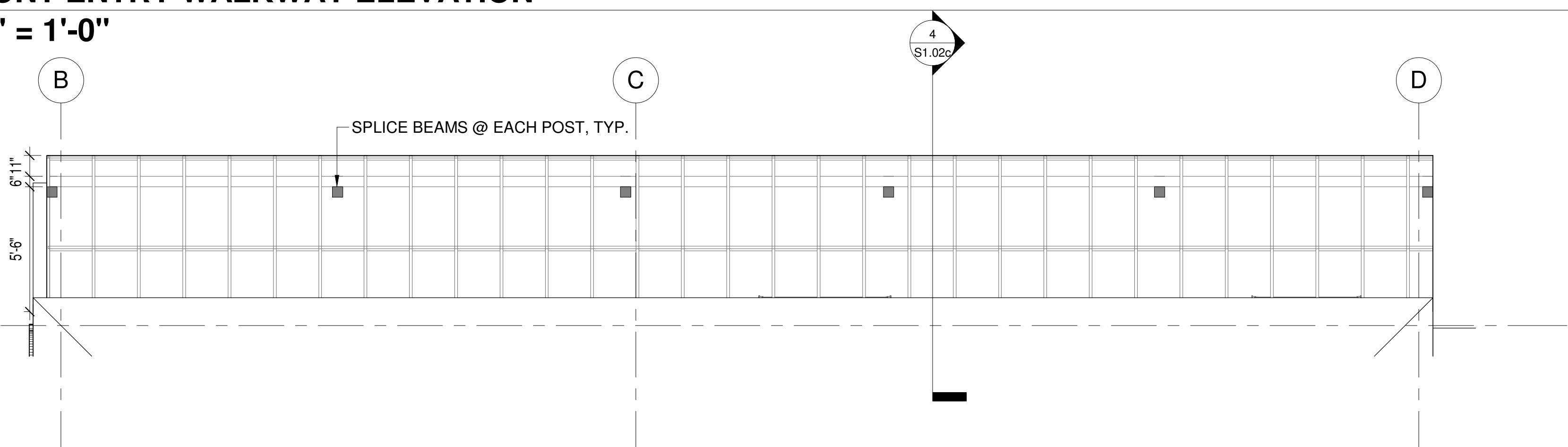
5 PROPOSED SALOON ROOF DETAIL OPT 1
 1 1/2" = 1'-0"



4 EXISTING SALOON ROOF SECTION
 1/4" = 1'-0"



3 FRONT ENTRY WALKWAY ELEVATION
 1/4" = 1'-0"



2 ENTRY WALKWAY ROOF
 1/4" = 1'-0"

10/11/22 ROOF STRUCTURE		
DATE	NO.	DESCRIPTION

MINTURN SALOON
 146 MAIN ST MINTURN, CO
 Project Number - 2191



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 (970)476-6342

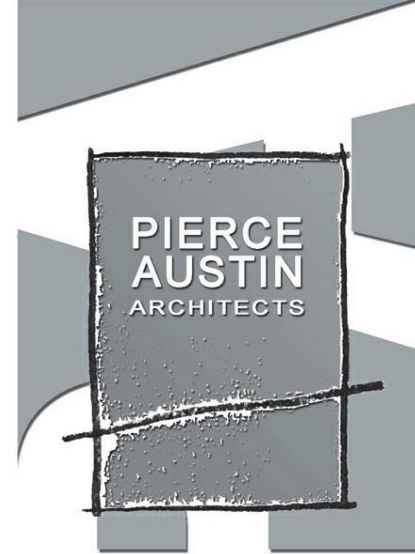
Structural Entry
 Roof

S1.02c

01/17/23 ROOF STRUCTURE		
DATE	NO.	DESCRIPTION

MINTURN SALOON
146 MAIN ST MINTURN, CO
Project Number - 2191

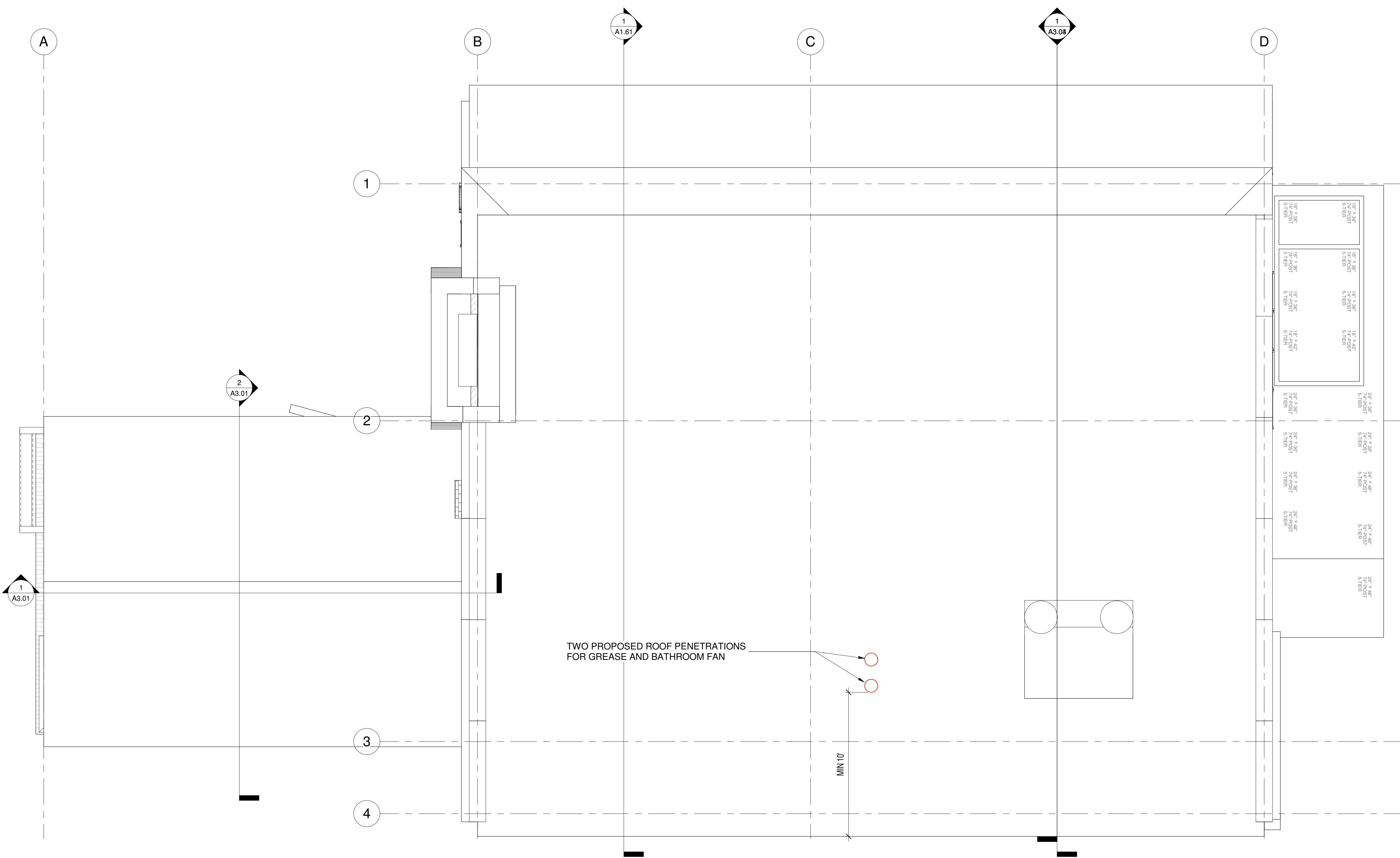
NOT FOR
CONSTRUCTION



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Vail, Colorado 81657
(970)476-6342

ROOF
PENETRATION
PLAN

A7.00



1 ROOF PENETRATION PLAN
1/4" = 1'-0"

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org



Historic Preservation Commission
Chair – Ken Halliday
Vice Chair – Larry Stone
Tracy Andersen
Kenneth Howell
Kelly Toon

Memorandum

Date: January 24, 2023
To: Minturn Historic Preservation Commission
From: Madison Harris, Planner I
Re: Historic Preservation Update

1232 Main Street

The property owner of 1232 Main Street recently applied for a Demolition Permit.

The structure was originally built in 1933, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for demolition has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on January 18, so any nomination must be applied for by February 1, 2023 at 5:00 pm otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for demolition permit.

Attachments:

- Eagle County Property Record Card for 1232 Main Street

Certified Local Government Application

As approved via Resolution 39-2022, Staff submitted the Town's application to become a Certified Local Government on January 19, 2023. History Colorado is currently completing their internal review before sending the application to the National Park Service for final approval.

Property Record Card

Eagle

ANDERSON, CAREY E.

3950 FALL LINE DR UNIT 12
VAIL, CO 81657-4708

Account: R005460

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.617

Parcel: 2103-351-02-036

Situs Address:
1224 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$430,170	N/A
Single Family Residence (1)	\$169,780	N/A
Single Family Residence (2)	\$101,680	N/A
Extra Feature (1)	\$1,050	N/A
Extra Feature (2)	\$870	N/A
Extra Feature (3)	\$570	N/A
Extra Feature (4)	\$160	N/A
Extra Feature (5)	\$1,300	N/A
Total	\$705,580	\$705,580

Legal Description

Subdivision: SOUTH MINTURN ADDITION Lot: 59 AKA
SEC/TWN/RNG: 35-5-81 PCLIN SE1/4NE1/4
BK-0221 PG-0815 QCD 01-16-71
BK-0225 PG-0612 QCD 08-24-72
BK-0267 PG-0397 MAP 03-01-78
BK-0361 PG-0406 QCD 03-10-83
BK-0466 PG-0737 PRD 07-31-86
BK-0466 PG-0738 QCD 07-31-86
BK-0684 PG-0841 QCD 12-29-95



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
R738446	09/01/2000	WD	QV	Y	\$675,000	104.53	\$675,000	104.53	\$675,000	104.53

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	326 - SOUTH MINTURN
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.617	Zoning	1 - R1

Property Record Card

Eagle

Land Occurrence 1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	26877			
Total	26,877.00			
	Value	Rate	Rate	Rate
	\$430,170	16.01		

Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	326 - SOUTH MINTURN
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Cover	9 - CEDAR SHAK	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV	Percentage	100.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	1933
Bedrooms	3	Bathrooms	2
Construction Quality	3 - FAIR	Effective Year Built	1960
Fixtures	5	Rooms	4
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1122.0	1122.0	1122.0	1122.0
FEP	21.0	10.5	21.0	21.0
Total	1,143.00	1,132.50	1,143.00	1,143.00
	Value	Rate	Rate	Rate
	\$169,780	148.54	149.92	148.54