



**Historic Preservation Commission (HPC) Agenda  
Tuesday February 21, 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](http://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/89910720602>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 899 1072 0602**

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 January 24, 2023

**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 Nomination Application Form Update

**9. DISCUSSION DIRECTION ITEMS**

9.1 Update on 2022 Historic Preservation Plan

**10. STAFF REPORTS**

10.1 1232 Main Street

**11. HISTORIC PRESERVATION COMMISSION COMMENTS**

**12. FUTURE AGENDA ITEMS**

**13. ADJOURN**



## **Historic Preservation Commission (HPC) Official Minutes**

**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](http://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**

HPC Chair Ken Halliday called the meeting to order at 5:35 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 Member Present: Planner I Madison Harris.

*Note: HPC Vice Chair Larry Stone was absent.*

#### **3. APPROVAL OF MINUTES**

3.1 December 20, 2022

Motion by Kelly T., second by Kenneth H., to approve the minutes of December 20, 2022 as presented. Motion passed 4-0.

*Note: Larry S. was absent.*

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

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

*Note: Larry S. was absent.*

**5. DECLARATION OF CONFLICTS OF INTEREST**

No 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.*  
No public comment.

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

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

- 8.1 Certificate of Appropriateness Application – The Saloon at 146 N Main Street  
Madison H. introduced the project. A Certificate of Appropriateness application has been submitted for the Historic Landmark located at 146 N Main Street known as the Minturn Saloon. Town staff found that the application for Certificate of Appropriateness demonstrates that the proposal meets the following criteria.

*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.

*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 20<sup>th</sup> century architectural era. (Walker, 2015)

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.

*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).

Kelly T. has had people ask him about the structure, but they are mostly interested in the interior. Supports this walkway structure, visually it looks like the original so no one should notice. Curious about the wall facing the street.

Nick Brechtel, Pierce Austin Architects, Representative.

They are making the windows slightly larger, and will flush the doors out.

Kenneth H. appreciates how this has been presented. Questioned what was there prior to the proposed penetrations on the roof.

- Mr. Brechtel said that there were several penetrations prior, one of which caught fire, since then the roof has been replaced.

Ken H. asked what their plan was for the inside.

- Mr. Brechtel said that they are bringing it back to its former glory, there has been some discoveries as they pull the layers back. Goal is to keep a cozy old-time feel.

Kelly T. is in favor of doing a larger member without the exposed fasteners. This is Option 1 of the 2 given.

Public Comment is opened.

Lynn Teach, 253 Pine Street

Thanked the architect for working with us so nicely and agrees with Option 1.

Public Comment closed.

Kelly T. asked if there were any exterior lighting changes planned.

- Mr. Brechtel said that at this time, no.

Motion by Kelly T., second by Kenneth H. to issue a certificate of appropriateness to 146 N Main Street – Minturn Saloon choosing Option 1 method of construction. Motion passed 4-0.

*Note: Larry S. was absent.*

## **9. DISCUSSION / DIRECTION ITEMS**

### **10. STAFF REPORTS**

#### 10.1 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.

Kelly T. asked that the sign be moved to a more visible place.

Tracy A. said that the previous owner maintains that this is the old post office. Believes that there is a person who will be nominating this.

#### 10.2 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.

**11. HISTORIC PRESERVATION COMMISSION COMMENTS**

Kenneth H. appreciates the Secretary of Interior's guidelines and doesn't think we need to reinvent the wheel. Eager to see our first plaque put up for the Saloon.

Ken H. asked that calendar invites go out a couple of months in advance. Would like to review the adopted Historic Preservation Plan and where we are at on accomplishing the goals set. Would like to celebrate the two historic designations that we have.

**12. FUTURE AGENDA ITEMS**

12.1 Historic Preservation Plan

**13. ADJOURN**

Motion by Kenneth H., second by Kelly T., to adjourn the HPC meeting of January 24, 2023 at 6:14 pm. Motion passed 4-0.

*Note: Larry S. is absent.*

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Ken Halliday, HPC Chair

ATTEST:

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Michelle Metteer, Town Manager





To: Historic Preservation Commission (“HPC”)  
From: Michelle Metteer  
Date: February 17, 2023  
Agenda Item: Nomination Application Form Update

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**REQUEST:**

Review and approve the updated Nomination Application Form.

**INTRODUCTION:**

Now that a couple of nominations have been processed, staff requests an update to the nomination form requiring the Applicant to provide more documentation and resources giving evidence to why a structure should be designated as historic.

**ANALYSIS:**

In processing the nomination applications received to date, staff has discovered that additional information is needed to make the findings necessary. We have added a section to the nomination form requiring this, and seek approval from the HPC.

**COMMUNITY INPUT:** Ongoing and encouraged

**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”

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Adopt the updated Nomination Application form.

**ATTACHMENTS:**

- Updated Historic Landmark Nomination Form



# 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 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.

## Photographs:

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

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

## Signature:



# HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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

970-827-5645 | planner1@minturn.org

## Section 3 - Basic Property Information:

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

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### Address of Property

Street Address:
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Legal Description of Property:
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### 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:
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Mailing Address:
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Email:	Phone:
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### Applicant Information (if different):

Name:
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Mailing Address:
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Email:	Phone:
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### 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: _____
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Historic Preservation Commission -	Approval	Denial
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Comments:
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# 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:

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
  - b. Exemplifies cultural, political, economic, or ethnic heritage of the Town.
2. Connection with persons significant in history.
3. Distinctive characteristics of a type, period, method of construction, or artisan:
  - a. Exemplifies specific elements of an architectural style or period;
  - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
  - c. Demonstrates superior craftsmanship or high artistic value;
  - d. Represents a style that is particular to the Town;
  - e. Represents an innovation in construction, materials, or design; or
  - f. Represents a built environment of a group of people in an era of history.
4. Geographic importance:
  - a. Enhances the sense of identity of the Town or community; or
  - b. Is an established and familiar natural setting or visual feature of the Town or community.
5. Possibility to yield important information related to prehistory or history:
  - a. Addresses research questions or fills recognized data gaps;
  - b. Embodies construction, development, or design adaptations; or
  - c. 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.



# HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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

970-827-5645 | planner1@minturn.org

## Section 5 - Category and Resources:

### Category of Nomination (check one):

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

### Narrative Statement of Significance:

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



# 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 6 - Description:

### Architectural Description:

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

### List of References:

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



To: Historic Preservation Commission (“HPC”)  
From: Michelle Metteer  
Date: February 17, 2023  
Agenda Item: Historic Preservation Plan Review

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#### **INTRODUCTION:**

At the January 24, 2023 meeting the HPC asked for an update on our implementation of the 2022 Historic Preservation Plan. That update is below.

#### **ANALYSIS:**

##### Goal 1: Create a foundational toolbox for the execution of Minturn’s Historic Preservation Program

Objective 1.1: Establish the application process for Historic District and Landmark Designation, Design Review, and Demolition with clearly defined supplemental materials for supporting applicants.

**Response:** As the first nominations and designations have taken place, staff and HPC has been able to see what works and what needs tweaking. As evidenced by the updated Nomination application that is also before the HPC tonight, this is an evolving process, but an application with clearly defined requirements is available to the public.

Objective 1.2: Build upon the education of Minturn’s Historic Preservation Commission and staff to better enable the promotion and execution of Minturn’s Historic Preservation Program.

**Response:** Staff believes that education is a continuous process. As the Town processes more applications, and staff and HPC familiarize themselves with the guidelines available through resources such as History Colorado, we will continue to build on the foundation that we are working with.

Objective 1.3: Clearly define the roles and responsibilities of the Historic Preservation Commission, staff, contributing third-party organizations, and the public.

**Response:** We rely on Chapter 19 of the Minturn Municipal Code as well as adopted plans like the Historic Preservation Plan and Council’s Strategic Plan to help inform us of this.

Objective 1.4: Become a Certified Local Government

**Response:** We have received a Certification Agreement signed by Dawn DiPrince, the State Historic Preservation Officer (attached), and confirmation from Dr. Flewelling that our application to become a Certified Local Government has been forwarded on to the National Parks Service for their review.

##### Goal 2: Promote public awareness of Minturn’s Historic Preservation Program

Objective 2.1 Collaborate with third-party organizations to celebrate Minturn’s history.

**Response:** No update.

Objective 2.2 Promote the benefits of Minturn’s Historic Preservation Program through resource development.

**Response:** No update.

Objective 2.3 Expand public awareness and outreach to all citizens, property owners, businesses & visitors.

**Response:** In the monthly newsletters, the Town gives updates to designations and what the HPC is accomplishing, as well as sending out eblasts when applications come in to alter structures that are over 75 years old.

Objective 2.4 Build revenue streams to support Minturn’s Historic Preservation efforts.

**Response:** No update.

Goal 3: Collaborate with property owners for the voluntary participation in Minturn’s Historic Preservation Program

Objective 3.1 Proactively communicate the benefits of Minturn’s Historic Preservation Program with local property owners.

**Response:** No update.

Objective 3.2 Educate and promote Minturn Municipal Code, Chapter 19, Article 6 which encourages the relocation of structures over demolition.

**Response:** No update.

Objective 3.3 Actively identify town-owned structures and landmarks for the nomination of historical structures.

**Response:** The first historic landmark nomination and designation within the Town was the Town’s iconic water tank that sits above the 100 Block.

**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:**

- 2022 Historic Preservation Plan
- Certification Agreement



# Town of Minturn

## Historic Preservation Plan

Adopted December 7, 2022



# Acknowledgements



Roundhouse Crash , 1913

## TOWN COUNCIL

Earle Bidez, Mayor  
Terry Armistead, Mayor Pro Tem  
George Brodin  
Lynn Feiger  
Gusty Kanakis  
Kate Schifani  
Tom Sullivan

## HISTORIC PRESERVATION COMMISSION

Ken Halliday, Chair  
Larry Stone, Vice Chair  
Tracy Andersen  
Kenneth Howell  
Kelly Toon

## HISTORIC PRESERVATION KICKOFF COMMITTEE

Shelley Bellm  
Heather Faircloth  
Ken Halliday  
Amanda Krost  
Liz McCabe  
Amanda Mire  
Susan Mitchell  
Susan Morrison  
Bill Pierce  
Jim Sebben  
Jena Skinner  
Greg Sparhawk  
Jane Rohr  
Kelly Toon  
Darell Wegert  
Steven Witsil  
Laura Wolf

## CONSULTANTS

Terry Gorrell, Holland & Hart  
Michael Sawyer, Karp Neu Hanlon

## TOWN STAFF

Michelle Metteer, Town Manager  
Madison Harris, Planner I

## SPECIAL THANKS TO

Dr. Lindsey Flewelling,  
History Colorado  
Matthew Mickelson, Eagle Valley  
Library District  
Kathy Heicher, Eagle County  
Historical Society

## IMAGE & SKETCH CREDITS

- All images courtesy of the Eagle County Historical Society, Eagle Valley Library District
- All sketches provided courtesy Beth Levine of Beth Levine Architects, Inc.

# Introduction

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## Intent of Historic Preservation in Minturn

*"...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."*

- MMC Sec. 19-1-30

1900  
Minturn Store  
→



## Reasons for Creating the Plan

Minturn's Historic Preservation policy is detailed in Chapter 19 of Minturn's Municipal Code. The purpose of this chapter is to enhance the Town of Minturn's local resources and to promote historic preservation through the following efforts:

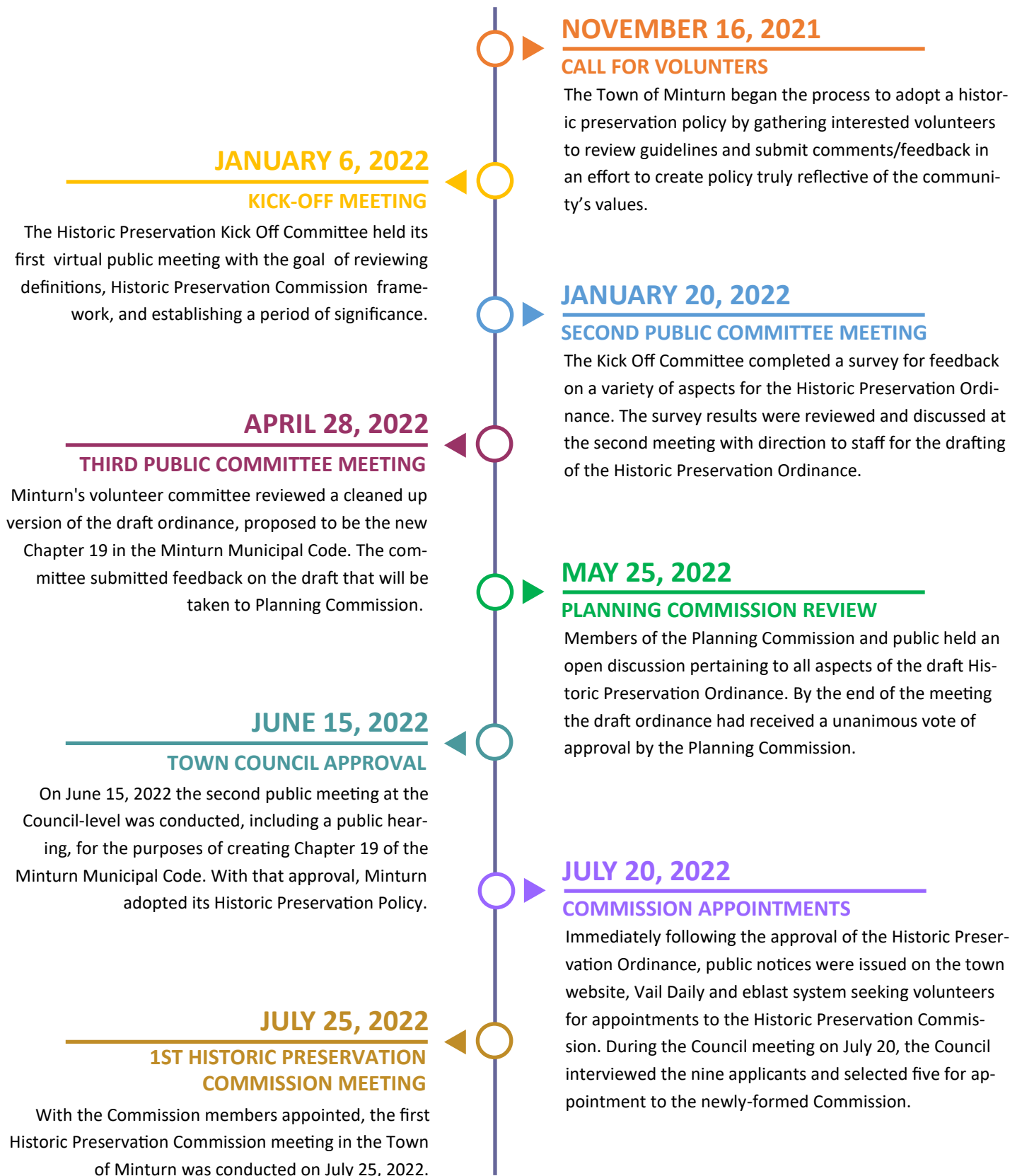
- The protection and preservation of the Town's architecture, culture, and heritage as embodied in Historic Properties and Historic Districts by appropriate regulations and incentives
- The stabilization of historic neighborhoods
- The establishment of the Town's Historic Register listing Historic Properties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

## How to Use the Plan

Minturn's Historic Preservation Plan is a guide for taking steps toward strengthening Minturn's heritage through a focused set of initiatives which will result in the fostering of the intent and the execution of the above-cited purposes. This Plan is not a regulatory document, but rather an education tool for promoting and fostering all aspects of historic preservation in Minturn.

This Plan is divided into the following sections: **Introduction, Historic Preservation Process & Timeline, History and The Plan**

# Historic Preservation Process & Timeline



## Minturn's History

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Just two miles south of I-70, and only 10 minutes from Vail and Beaver Creek, Minturn, Colorado is the historical gem of the Vail Valley area. A funky old railroad town developed in the late 1800s, Minturn's quaint shops and old Colorado architecture offer a peek at the past while the town bustles with contemporary business activity and attractions.

Unlike their neighbors at Vail and Beaver Creek, Minturn's oldest families settled at the confluence of Gore Creek and the Eagle River in the late 1800s. Some created homesteads and farmed the land, while others mined silver, gold, lead and zinc in the mountains high above town. With the arrival of the Denver & Rio Grande Western Railroad in 1887, Minturn quickly developed into a booming crossroads for transportation and industry. By the turn of the century, a growing population of mining and railroad workers and their families raised the demands for business and services in town. In response, Minturn was incorporated on November 15, 1904.

Minturn has adapted to several major changes in the local economy over the decades, including the development of Vail and Beaver Creek ski resorts, the closing of the Gilman mine, and the abandonment of rail lines through Minturn. Despite this transformation from the Old West to the new, Minturn maintains its distinctive character, architecture, and quality of life.



# Minturn's History

Minturn's Historic Preservation program celebrates community heritage, with a focus on landmarks, structures, locations, and significant events over 75 years old.

- 1836 Robert Bowne Minturn born in New York
- 1849 Ute and Arapahoe conflict on Battle Mountain
- 1879 Town of Clinton, now called Gilman, forms
- 1881 Talamage family builds first house in Minturn
- 1882 George G. Booco builds cabin near the depot
- 1885 Road from Leadville, Red Cliff and Gilman reaches Minturn
- 1886 Town of Clinton renamed Gilman, after Henry Gilman, superintendent of Iron Mask Mine
- 1886 Six-stall roundhouse built
- 1886 First Depot constructed
- 1887 Kingston Townsite appears on the railroad map
- 1887 Booco's Station replaces Kingston Townsite on railroad maps
- 1887 Denver & Rio Grande Western Railroad arrives in Minturn, renamed for Robert B. Minturn, a shipping millionaire responsible for raising the money to bring the rails west
- 1889 Robert Bowne Minturn dies
- 1890 Minturn population is approximately 191
- 1891 First store opened in Minturn by Pierce and Richmond called the Minturn Mercantile . Second depot constructed
- 1891-92 Minturn Messenger newspaper published by F.H. Davis and T.D. Peirce
- 1892 First school is built at 225 Pine Street; Miss Phifield is teacher for all grades
- 1892 Great fire destroys several downtown buildings
- 1892-93 Eagle Eye newspaper published by George and David Fownes
- 1899 Record snows block trains from running; coldest recorded winter n town history
- 1900 Minturn population rises to 428 residents
- 1901 W.H. Luby opens The Saloon
- 1904 George G. Booco donates large parcel of land to the town
- 1904 September 5 - Updated school opens at 243 Boulder Street, fifty students attend classes with Miss Secil Taylor and Miss Annabelle Herron
- 1904 October 29 - Frank Steacy elected mayor; six trustees elected in first town election  
November 15 - First town council meets; Minturn incorporated; Salaries per month set as follows: for Marshall at \$30, clerk for \$10, treasurer for \$5, town attorney for \$40
- 1905 Holy Cross National Forest established with headquarters in Red Cliff
- 1908 Shopmen for the D&RG Railroad strike
- 1909 Squires Hotel built

1892



First School  
225 Pine St.

## Minturn's History (continued)

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Minturn's Historic Preservation program celebrates community heritage, with a focus on landmarks, structures, locations and significant events over 75 years old.

- 1912 Empire Zinc Company consolidates private mining claims to form the Eagle Mine at Gilman  
100-foot Turntable installed in railyard to turn larger engines
- 1913 Water lines laid from Cross Creek into town  
St. Patrick's Parish is built  
Rio Grande Engine crashes through Roundhouse
- 1915 Y.M.C.A., now known as the International Trade Center, dedicated  
Empire Zinc Division of the New Jersey Zinc Co. buys Eagle Mine at Gilman
- 1917 Minturn United Presbyterian Church opens at Toledo and Main Street with 21 members  
Sidewalks laid along Main Street
- 1920s Isabell and Nelson homesteads make Minturn the lettuce capital of the United States
- 1922 Pipefitters and mechanics strike against the D&RG Railroad until October 1924
- 1924 August 7 - Minturn wired with electricity, courtesy of Public Service of Colorado  
State's experimental farm grand opening
- 1926 April 6 - State proposes Hwy. 24 through Minturn; town trustees oppose proposed path  
Cemetery bridge replaced  
Sunday amusements (such as movies and dancing) prohibited by Ordinance
- 1927 July - First organized pilgrimage to Mt. of the Holy Cross
- 1928 June - New 120-foot Turntable built to accommodate 3600-series engines
- 1930s Refrigerated rail cars eliminate need for ice house in Minturn
- 1933 Rod and Gun Club leases what is now known as Bolt's Lake for public fishing, swimming, and tennis
- 1936 Katherine Mack elected first female mayor of Minturn; Nelly Young elected first female council member
- 1936 U.S. Highway 24 completed over Battle Mountain Cosma Serna moves Rock Creek settlers to Taylor Street in Minturn
- 1938-42 Minturn Booster newspaper published every Friday by Roy Simpson
- 1940 Gondolas packed with ore run loose along the tracks, all the way to Edwards. Red Cliff Bridge built over Belden Canyon. Highway 24 completed through Minturn (connecting the town to the east over Tennessee Pass.)
- 1941 Cinder block school at 302 Pine Street built.  
Water tank on Nelson Avenue hillside built.  
Holy Cross National Forest headquarters moved to Minturn
- 1942 Camp Hale constructed as a temporary training camp for 10th Mountain Division
- 1943 Bill Burnett, Minturn historian and author of *The Eagle on Battle Mountain at Gilman, Colorado And My Life As I Remember* and *Minturn, a Memoir*, drafted into World War II

1928  
New Turntable



## The Plan

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The Purpose and Intent statements of Minturn's Historic Preservation policy have been translated into the following goals, objectives, and action items. These goals, objectives, and action items will guide historic preservation efforts in Minturn for the next 2-3 years.

The Town of Minturn 2009 Community Plan identifies the town's history as one of the four core values when creating the Community Vision. Additionally, the 2022 Community Survey results cited Historic Preservation as a Town of Minturn Attribute for Critical Areas of Focus. These guiding documents have helped to reinforce the importance of the creation of the Minturn Historic Preservation Plan.

## Minturn Post Office



1940's



# The Plan

## Goals, objectives, and action items



# Goal #1

**Create a foundational toolbox for the execution of Minturn’s Historic Preservation Program.**

- Objective 1.1** Establish the application process for Historic District and Landmark Designation, Design Review, and Demolition with clearly defined supplemental materials for supporting applicants.
- Objective 1.2** Build upon the education of Minturn’s Historic Preservation Commission and staff to better enable the promotion and execution of Minturn’s Historic Preservation Program.
- Objective 1.3** Clearly define the roles and responsibilities of the Historic Preservation Commission, staff, contributing third-party organizations, and the public.
- Objective 1.4** Become a Certified Local Government

Action Item	Contributing Party
Review online and print materials of other Certified Local Government communities in Colorado to facilitate the best practices when creating Minturn’s materials.	Staff
Create a flow chart to assist an applicant through the various steps of the application process for Historic Landmark and District, Alterations, Relocations, and Demolitions.	Staff
Encourage the participation by both the HPC and staff for webinars and online and in-person classes to further the knowledge base of those implementing the Program.	Staff, HPC
Develop historic contexts to cover important historical themes and time periods in Minturn’s development.	Staff, HPC
With the support of grants, seek to execute a town-wide Cultural Resource Survey.	3rd Party
Complete the preliminary steps and apply to become a Certified Local Government.	Staff, HPC, 3rd Party
Create both print and online materials defining the roles and responsibilities for the staff, HPC, public, and third party organizations.	Staff

# The Plan

## Goals, objectives, and action items



## Goal #2

**Promote public awareness of Minturn's Historic Preservation Program.**

**Objective 2.1** Collaborate with third-party organizations to celebrate Minturn's history.

**Objective 2.2** Promote the benefits of Minturn's Historic Preservation Program through resource development.

**Objective 2.3** Expand public awareness and outreach to all citizens, property owners, businesses & visitors.

**Objective 2.4** Build revenue streams to support Minturn's Historic Preservation efforts.

Action Item	Contributing Party
Work with the Eagle Valley Historical Society to bring more awareness of Minturn heritage to the Town and greater Eagle County community.	Staff 3rd Party
Connect with History Colorado to better understand resources available through the State of Colorado offices to promote Minturn's Historic Preservation Program.	Staff 3rd Party
Partner with History Colorado for resource materials which will help demonstrate the value and benefits of historic designations in the local community (web and print materials), and promote the Historic Register, Designation criteria, and incentives being designated provides such as grant funding.	Staff HPC 3rd Party
Implement a Historic Preservation Plaque program that accompanies all historic designations and follows the Minturn Historic Register.	Staff HPC
Establish a Minturn Heritage Month and utilize this effort to promote all aspects of Minturn's history.	Staff HPC
Facilitate a working group comprised of staff, HPC, 3rd party consultants and citizens to determine effective revenue streams for the promotion of historic preservation.	Staff, HPC 3rd Party
Establish a monument/kiosk...something to utilize as the beginnings of a historic museum for the promotion and education of Minturn's heritage.	Staff 3rd Party

# The Plan

## Goals, objectives, and action items



## Goal #3

**Collaborate with property owners for the voluntary participation in Minturn’s Historic Preservation Program.**

- Objective 3.1** Proactively communicate the benefits of Minturn’s Historic Preservation Program with local property owners.
- Objective 3.2** Educate and promote Minturn Municipal Code, Chapter 19, Article 6 which encourages the relocation of structures over demolition.
- Objective 3.3** Actively identify town-owned structures and landmarks for the nomination of historical structures.

Action Item	Contributing Party
Create a campaign of educational and promotional materials for use as tools when communicating with local property owners about the benefits of the Historic Preservation Program.	Staff HPC
Facilitate the identification of town-owned parcels of land for the utilization of relocating historic structures which may otherwise be demolished, with the understanding that all other avenues have been exhausted before relocation is an option.	Staff HPC
Create a mechanism by which property owners can receive financial support for the relocation of structures.	Staff , HPC 3rd Party
Inventory town-owned properties/structures for consideration of historic designation.	Staff, HPC
Begin the process (immediately) of a phased approach for the implementation of historic design guidelines for nominated structures	Staff, HPC, 3rd Party and Public
Determine Minturn Municipal Code recommendations to Council for leveraging historic designations over non-conforming structure guidelines (historic variance guidelines)	Staff, HPC, 3rd Party and Public

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# Town of Minturn

## Historic Preservation Plan





# History Colorado

## LOCAL GOVERNMENT CERTIFICATION AGREEMENT

Pursuant to the provisions of the National Historic Preservation Act, as amended, to applicable federal regulations (36 CFR 61), and to the "Process for Certification of Local Governments in Colorado," the Town of Minturn agrees to:

(City, Town or County)

- (1) Enforce appropriate legislation for the designation and protection of historic properties, including, but not limited to CRS 24-65.1-101 et seq.; CRS 29-20-101 et seq.; and CRS 30-11-107 (1) (bb).
- (2) Maintain an adequate and qualified historic preservation review commission composed of professional and lay members pursuant to the "Requirements for Certification of Local Governments in Colorado."
- (3) Maintain a system for the survey and inventory of historic properties pursuant to the "Requirements for Certification of Local Governments in Colorado."
- (4) Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register.
- (5) Adhere to all Federal requirements for the Certified Local Government Program.
- (6) Adhere to requirements outlined in the Colorado Certified Local Government Handbook issued by the State Historic Preservation Office.

Upon its designation as a Certified Local Government, the Town of Minturn  
(City, Town or County)

shall be eligible for all rights and privileges of a Certified Local Government (CLG) specified in the National Historic Preservation Act, Federal procedures, and procedures of Colorado. These rights include eligibility to apply for available CLG grant funds in competition only with other certified local governments.

STATE

SHPO or Designee

Dawn DiPrince, SHPO

Typed Name and Title

February 6, 2023

Date

LOCAL GOVERNMENT:

Chief Elected Local Official

Earle Bidez, Mayor

Typed Name and Title

January 5, 2023

Date

**Minturn Planning Department**  
Minturn Town Center  
301 Boulder St. #309  
Minturn, CO 81645  
970-827-5645  
[planner1@minturn.org](mailto:planner1@minturn.org)  
[www.minturn.org](http://www.minturn.org)



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

## **Memorandum**

Date: February 17, 2023  
To: Minturn Historic Preservation Commission  
From: Madison Harris, Planner I  
Re: Historic Preservation Update

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### **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 deadline passed with no nomination and so it is understood that the desire is to not designate this property or structure as historic, and the property owner has commenced with the regular application process for demolition permit.