



**Historic Preservation Commission (HPC) Agenda
Tuesday, July 18, 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/85913666904>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 859 1366 6904**

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 July 6, 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.*

9. **DISCUSSION / DIRECTION ITEMS**

9.1 Incentive Packages and Collaboration

10. **STAFF REPORTS**

10.1 1710 Main Street

11. **HISTORIC PRESERVATION COMMISSION COMMENTS**

12. **FUTURE AGENDA ITEMS**

13. **ADJOURN**



Historic Preservation Commission (HPC) Official Minutes

Thursday, July 6, 2023 5:30 PM

Minturn Town Hall / 302 Pine St Minturn, CO

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82438657404>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 824 3865 7404**

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 5:30 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

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

Staff Members Present: Planner I Madison Harris

3. APPROVAL OF MINUTES

3.1 March 21, 2023

Motion by Kenneth H., second by Kelly T., to approve the minutes of March 21, 2023 as presented. Motion passed 5-0.

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

Motion by Larry S., second by Kenneth H., to approve the agenda of July 6, 2023 as presented. Motion passed 5-0.

5. DECLARATION OF CONFLICTS OF INTEREST

Kelly T. and Ken H. are applicants on Agenda item 8.1 and will be recusing themselves.

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 25 Harrison Avenue – Meyer’s Barn Nomination for Landmark Designation

Note: Ken H. and Kelly T. recused themselves.

Ken Halliday, 811 Main Street, Applicant

The property owner has agreed to this, and has approved a preliminary budget that he will pay for.

Kenneth H. is looking to put pressure on the Town Council to put money and resources towards historic preservation.

- Mr. Halliday said that staff made it clear that there are no funds available, but will help with equipment. However he and Woody Woodruff are on the Community Fund and are looking to fundraise through that entity. The goal is to get approvals this year and move it next year. The current vision is move the building to the top of the paved asphalt path at Little Beach Park.

Tracy A. asked what the purpose of the building would be.

- Kelly Toon, 531 Main Street, Applicant, said that when they go to Council they will be asking for community input on what the building should be used as. His personal thought is to have the barn restored and have it be used in photographs with the cliffs in the background. A possible use is for concession stands and storage for PA equipment, as well as have historic photos inside.

Mr. Halliday said that there is an option for electricity and water to be added to the building.

Larry S. said that the fundraising is one of the most important elements. Asked if they had thought to use the restaurants and retail to promote the need for funds. Might want to set up a Venmo account to let people donate on the spot.

Tracy A. said that each restaurant might be able to donate something to the barn.

Public comment
Lynn Teach, 253 Pine Street.
Clarified if there are any grants available.

Madison H. read into the record public comment that had been received prior to the meeting. These emails have been included as an appendix to these minutes.

Public comment closed.

Tracy A. asked if there was any preliminary budget.

- Mr. Halliday said that the move is \$4-7000, but other than that they do not know.

Kenneth H. is excited to see what the public's input on this is.

Mr. Toon said that this would be a huge benefit and attraction to Little Beach Park that we currently don't have.

Tracy A. thanked Mr. Toon and Mr. Halliday for their work
Motion by Tracy A., second by Kenneth H., to forward a recommendation of approval to the Town Council of the Designation of the Meyer's Barn as a Historic Structure without conditions. Motion passed 3-0.

Note: Ken H. and Kelly T. unrecused themselves.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Tracy A. asked if we wanted to start working on a sales pitch to let Land Owners the benefit of designating their property.

Kenneth H. said that this is a good idea, but the flow chart might be something to promote first.

Ken H. said that we need to explore grants more. At some point the Town will need to invest in this, we need to find avenues of financial support for historic buildings. Asked staff to look into a package of incentives and present an idea at the next meeting. Also wanted to ask Dr. Flewelling what the HPC should expect from the Town. Do other small towns have a budget for this? Would like to know what they don't know.

Kenneth H. said that as we look to the next budget cycle, what do we need to present to Council to allocate funds for things like a plaque program. What does Council want to invest in?

Kelly T. would like to look into incentives other than monetary such as variances.

- Kenneth H. said that variances allow things to get done. Want to figure out how to make this more open to people.

Ken H. is interested in what Gypsum is doing with their TIF. Maybe that is something that can flow through the HPC.

12. FUTURE AGENDA ITEMS

- 12.1 Budget Cycle
- 12.2 Historic Variances
- 12.3 What should HPC expect from the Town in terms of collaboration
- 12.4 Package of incentives for property owners

13. ADJOURN

Motion by Kenneth H., second by Kelly T., to adjourn the HPC meeting of July 6, 2023 at 6:28 pm. Motion passed 5-0.

Ken Halliday, HPC Chair

ATTEST:

Michelle Metteer, Town Manager

Madison Harris

From: BYRON ALICE WALKER <byronalice@msn.com>
Sent: Saturday, July 1, 2023 11:48 AM
To: Madison Harris
Subject: Meyer's Barn

I am in favor of this designation. Byron

Madison Harris

From: Kenneth Schapiro <ken@condorcapital.com>
Sent: Wednesday, July 5, 2023 3:26 PM
To: Madison Harris
Subject: 25 Harrison ave

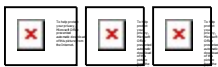
Dear historic commission

I am a neighbor of this structure. My house is located at 424 eagle river st one house away. This structure is in need of repair and falling apart. Ralph Meyer, the prior owner, used to keep his horses in it back in the day and really only kept it to preserve the ability to have an Adu on his property. The historic commissions purpose is to preserve structures which are in more public spaces like the 100 block and which are part of the fabric of our town. Given the state of disrepair and its location I see no need to preserve this. However if the town moved this to little beach park and preserved it there it would make more sense. Most notably in its current state it is an eyesore and a potential place which could be used on eagle river st for snow storage. If you want to talk with me personally please contact me on my cell at 732 991 8414.

Ken Schapiro, CFA®
Chief Executive Officer



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To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: July 14, 2023
Agenda Item: Incentives

INTRODUCTION:

At the July 6, 2023 Historic Preservation Commission Meeting, the HPC requested that a discussion be had at the July 18, 2023 meeting regarding incentives for the public and collaboration with Council regarding things such as expectations and funding.

REQUEST:

Discuss potential incentives to “market” to the public to showcase the benefits of designating property as historic landmarks, as well as discuss potential requests to be added to the 2024 Budget as approved by the Town Council.

ANALYSIS:

Attached is an email from Dr. Lindsey Flewelling with History Colorado that details examples of how certain Certified Local Governments partner with the Town Council for things like funding educational opportunities or plaque programs. She also states that there are certainly exemptions to zoning regulations for historic properties that other jurisdictions have implemented such as Aspen, Breckenridge, and Crested Butte to name a few.

At the time of this packet, staff was unable to complete any research into those jurisdictions and what they allow due to time constraints between meetings and staff bandwidth.

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:

- Email from Dr. Lindsey Flewelling dated 07/13/2023

Madison Harris

From: Flewelling - HC, Lindsey <lindsey.flewelling@state.co.us>
Sent: Thursday, July 13, 2023 4:53 PM
To: Madison Harris
Subject: Re: Questions - Minturn

Hi Madison,

Thanks for reaching out! For your question on partnering with your town, most (but not all) CLGs have a budget line from their town for training and educational opportunities each year (such as attending the Saving Places Conference). Some CLGs have additional funding through the town budget for things like match funding for any grants the HPC might want to apply for, local incentives like facade improvement grants, and plaque programs. Overall HPCs should seek to have a good working relationship with their town board and planning commission, to make sure that they are all working toward common goals for historic preservation.

For your second question, yes, many CLGs have exemptions to local regulations such as parking requirements, property uses, sign code, etc. Many also have variances on zoning requirements such as setbacks, increased density, conditional use, dimensional variances, floor area ratios, additional lot coverage, height requirements, basement construction, bonus square footage on additional dwelling units on designated properties, etc. Many allow historic legal non-conforming structures and uses to continue, and also allow historic accessory dwelling units to continue.

I track incentives through the CLG annual report, so here are the CLGs reporting allowing some form of exemptions and variances: Aspen, Berthoud, Boulder, Boulder County, Breckenridge, Brush, Central City, Crested Butte, Denver, Durango, Glenwood Springs, Idaho Springs, Lafayette, Manitou Springs, Park County, Pueblo, Steamboat Springs, Telluride, Woodland Park. Many local governments already offer these incentives in practice, especially in allowing historic non-conformities to continue, even if they are not specifically labeled as incentives. I think it is a good idea to market them as incentives, though, because it shows that the town is willing to work with owners of historic properties and help them through the development and building process. I can get you more information on specific CLGs if needed.

Please let me know if any additional information would be helpful! If you would like more information about incentives generally, our tax credit and incentives specialist is always willing to do trainings or talk with historic preservation commissions.

Best,

Lindsey

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Lindsey Flewelling, Ph.D.

Preservation Planner
Certified Local Government (CLG) Coordinator

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

Memorandum

Date: July 14, 2023
To: Minturn Historic Preservation Commission
From: Madison Harris, Planner I
Re: Historic Preservation Update

1710 Main Street

The property owner of 1710 Main Street recently applied to reroof the structure.

The structure was originally built in 1938, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on July 10, 2023 so any nomination must be applied for by July 24, 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.

Attachment: 1710 Main St Property Record Card - Eagle County Assessor's Site

Property Record Card

Eagle

**HATTERICK, TERRI LEE -
LESTER, WILLIAM F., JR**

Account: R041788

Parcel: 2103-363-06-002

Tax Area: SC024 - MINTURN
(TOWN) - SC024

Situs Address:
001710 S MAIN ST
MINTURN AREA, 0

Acres: 0.645

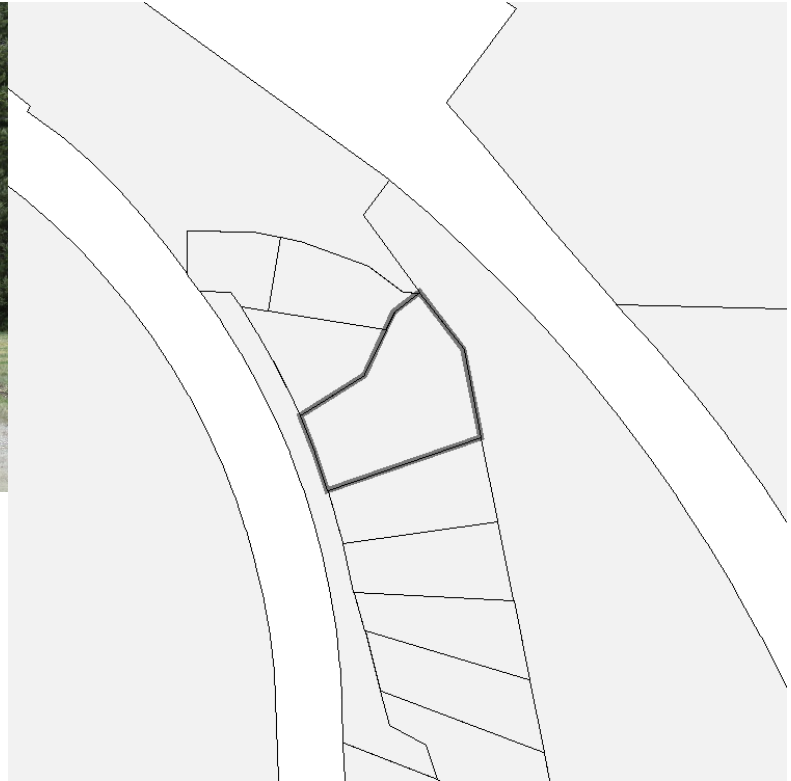
11312 HENDERSON RD
FAIRFAX STATION, VA 22039-
2315

Value Summary

Value By:	Market	Override
Land (1)	\$1,146,320	N/A
Single Family Residence (1)	\$144,090	N/A
Total	\$1,290,410	\$1,290,410

Legal Description

Subdivision: HOAGLUND MINOR SUB Lot: 2 BK-0650 PG-0051
MAP 09-15-94
R704455 BSD 08-02-99
R200801163 LET 12-21-07
R200801165 PRD 01-09-08



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	0.645		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	28096			
Total	28,096.00			
	Value	Rate	Rate	Rate
	\$1,146,320	40.80		

Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
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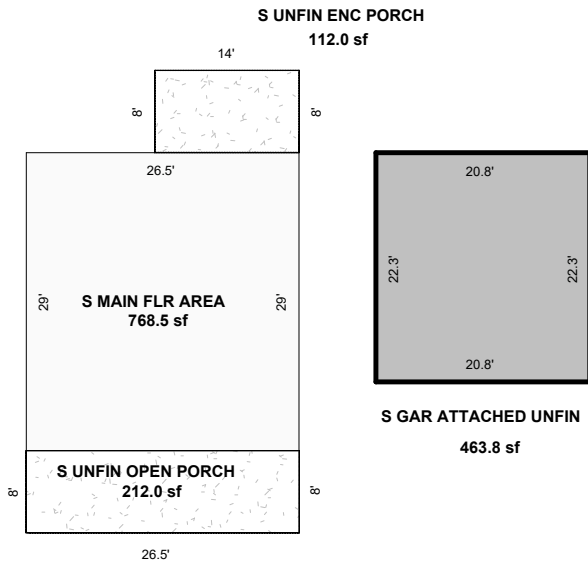
Property Record Card

Eagle

Single Family Residence Occurrence 1

Use Code	1000 - RESIDENTIAL	Neighborhood	326 - SOUTH MINTURN
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	14 - WD SID AVG	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	6 - MANSARD
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	9 - SOFTWOOD	Percentage	100.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1938
Bedrooms	2	Bathrooms	1
Construction Quality	2 - POOR	Effective Year Built	1938
Fixtures	5	Rooms	5
Units	1	Special Code	3 - APPLIED PHYSICAL
Special Condition	90	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	1.5 - GARAGE 351-500

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	768.5	768.5	768.5	768.5
GAU	463.8			463.8
UEP	112.0	39.2		112.0
UOP	212.0	42.4		212.0
Total	1,556.30	850.10	768.50	1,556.30
	Value	Rate	Rate	Rate
	\$144,090	92.58	169.50	187.50



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
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Property Record Card

Eagle

Abstract Summary

1112	SINGLE FAM.RES.-LAND	\$1,146,320	\$79,670	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$144,090	\$10,010	NA	NA
Total		\$1,290,410	\$89,680	NA	NA