



**Historic Preservation Commission (HPC) Agenda
Tuesday November 8, 2022 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/83970111739>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 839 7011 1739**

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 AGENDA** *Opportunity for amendment or deletions to the agenda.*
4. **DECLARATION OF CONFLICTS OF INTEREST**
5. **APPROVAL OF MINUTES**

5.1 October 18, 2022

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. HPC COMMENTS

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 Draft Historic Preservation Plan

9.2 Historic Landmark Nomination Application – Minturn Water Tank

10. DISCUSSION DIRECTION ITEMS

11. STAFF REPORTS

11.1 146 North Main Street – The Saloon

12. FUTURE AGENDA ITEMS

13. ADJOURN



Historic Preservation Commission (HPC) Official Minutes

Tuesday October 18, 2022 **4:00 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/84742887053>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 847 4288 7053**

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 – 4:00 PM

HPC Chair Ken Halliday called the meeting to order at 4:00 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 and Tracy Andersen.

Staff Members Present: Town Manager Michelle Metteer and Planner I Madison Harris.

Note: HPC member Kelly Toon is absent.

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

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

Note: Kelly T. is absent.

4. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

5. APPROVAL OF MINUTES

5.1 September 27, 2022

Motion by Ken H., second by Kenneth H., to approve the minutes of September 27, 2022 as presented. Motion passed 4-0.

Note: Kelly T. is 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. **HPC COMMENTS**

Kenneth H. thanked Dr. Flewelling for her training document.

Tracy A. thanked staff for the example plans that were included in the packet.

8. **FUTURE AGENDA ITEMS**

Michelle M. hopes to bring forth a resolution at the November meeting nominating Minturn as a Certified Local Government.

Kenneth H. would like to continue looking at PR opportunities.

9. **ADJOURN**

Motion by Tracy A., second by Kenneth H., to adjourn the HPC meeting of October 18, 2022 at 4:09 pm. Motion passed 4-0.

Note: Kelly T. is absent.

Ken Halliday, HPC Chair

ATTEST:

Michelle Metteer, Town Manager

10. **WORK SESSION**

10.1 Draft Historic Preservation Plan



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: November 8, 2022
Agenda Item: Historic Preservation Plan Draft

REQUEST:

Review the Draft Historic Preservation Plan.

INTRODUCTION:

Over the past couple of meetings, the HPC has discussed creating a Historic Preservation Plan for the Town of Minturn. When Dr. Lindsey Flewelling with History Colorado attended the September 27, 2022 meeting, she expounded on the benefits of having a plan and the goals it can help the HPC and the Town achieve.

At the October 18th meeting, a work session dedicated to drafting a Historic Preservation Plan was held. Staff received direction to draft a plan based on the discussion and goals and tasks decided upon by the HPC. Attached is the draft plan for the HPC’s review. Should the HPC recommend approval of the Historic Preservation Plan, staff will then bring this plan to the Town Council for adoption.

ANALYSIS:

A Historic Preservation Plan is one of the first steps to becoming a Certified Local Government (CLG) should that be the route the HPC and Town Council decide to move towards. On a more general scale, having a plan with clearly defined goals helps achieve transparency that the public can rely on.

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”

RECOMMENDED ACTION OR PROPOSED MOTION:

Recommend approval of the Draft Historic Preservation Plan

ATTACHMENTS:

- Draft Historic Preservation Plan

Town of Minturn

Historic Preservation Plan

Adopted _____



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

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:

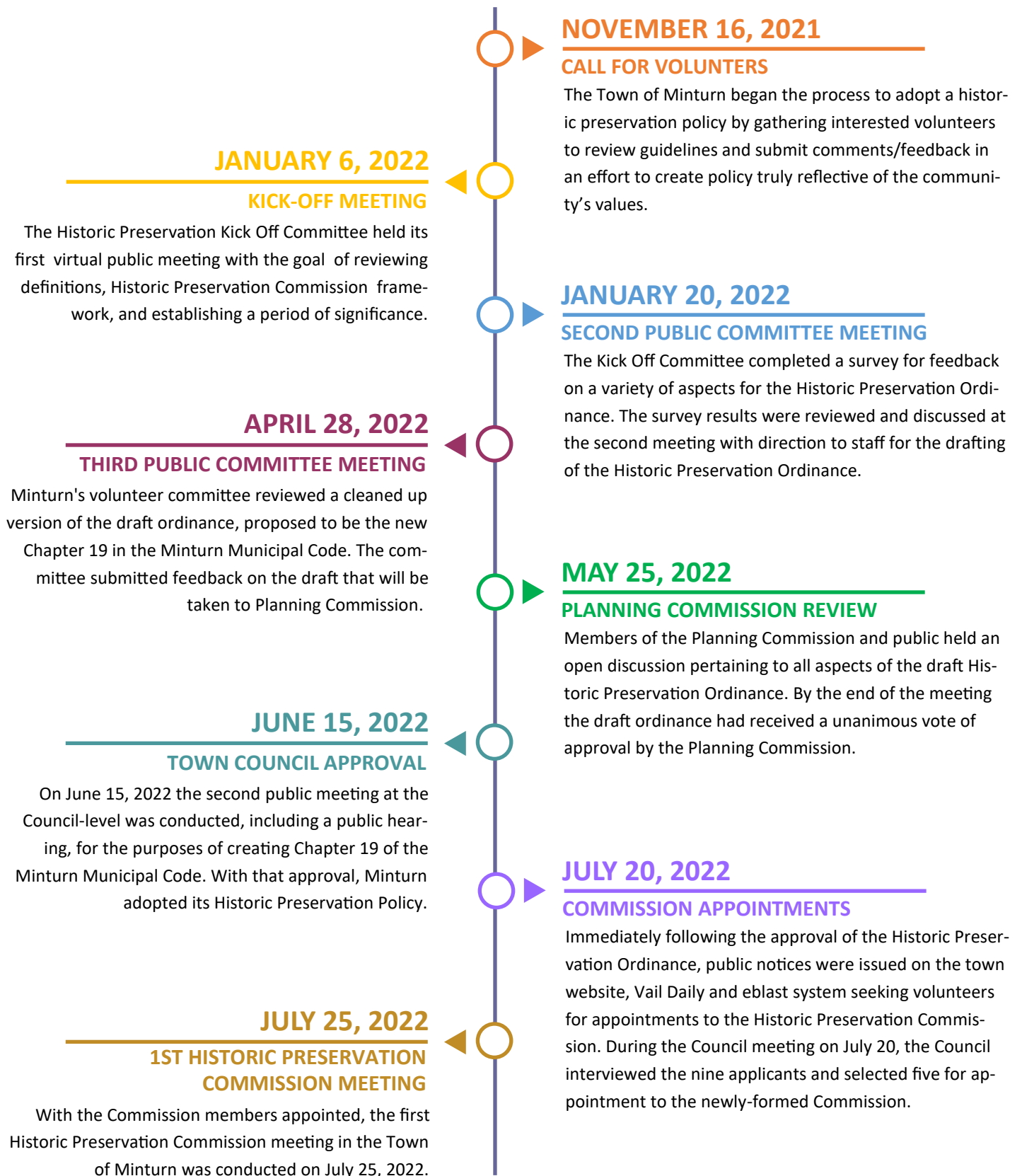
- The protection and preservation of the Town's architecture, culture, and heritage as embodied in Historic Properties and Historic Districts by appropriate regulations and incentives
- The stabilization of historic neighborhoods
- The establishment of the Town's Historic Register listing Historic Properties 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

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)

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 drafted into World War II
- 1946 Bill Burnett returns from an overseas assignment in the Philippines

1928
New Turntable



The Plan

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 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.	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
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.

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).	Staff HPC 3rd Party
Implement a Historic Preservation Plaque program that accompanies all historic designations and follows the Minturn Historic Registrar.	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 location/wall/building...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.	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

Town of Minturn

Historic Preservation Plan





To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: November 8, 2022
Agenda Item: Historic Landmark Nomination Application - Minturn Water Tank

REQUEST:

Review the Historic Landmark Nomination Application for the Minturn Water Tank for conformance with the criteria for designation.

INTRODUCTION:

The Town of Minturn has initiated the nomination for Historic Landmark status of the Minturn Water Tank that is located on the hillside above the 100 Block. Adjacent properties were notified and a notice placed in the Vail Daily 10 days before the hearing. Staff believes that the water tank is an iconic piece of history for Minturn with ties to our railroad roots.

ANALYSIS:

From the Nomination Application:

“The Minturn Water Tank dates back to 1941, when it held water to serve the Town and feed steam engines on the railroad tracks to the east. It was a venture between Minturn and the Denver & Rio Grande Western Railroad. The railroad kept water along the tracks, but not enough to fill the 10,000 gallons of water needed to power each coal-fired steam engine. So the tank was built and a pipe carried water from the tank across the Eagle River under a bridge (presumed to be the current day Bellm Bridge, then the Main Street Bridge) to the rail yard. The tank served the railroad and the town for several years, but was decommissioned in the early 1990s due to infrastructure challenges.”

The Water Tank is over 75 years old, and staff believes that 1) it has association with events that have made a significant contribution to history, 2) is a site of a historic event that had an effect upon society, 3) has geographic importance, and 4) enhances the sense of identity of the Town or community.

The process as laid out in Sec 19-4-30 of the MMC for review of designation applications is as follows:

1. HPC shall review the application for conformance with the established criteria for designation and with the purposes of this Article.
2. HPC shall recommend approval, approval with conditions, or denial of the application to the Town Council.
3. This recommendation will be forwarded to the Town Council.
4. If additional information is necessary for HPC to make a decision, the hearing may be continued.

The eligibility criteria to evaluate the application for designation are laid out in Sec. 19-3-20 and are as follows:

- a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
 - i. Association with events that have made a significant contribution to history;
 1. Is a site of a historic event that had an effect upon society; or
 2. Exemplifies cultural, political, economic, or ethnic heritage of the Town.
 - ii. Connection with persons significant in history.
 - iii. Distinctive characteristics of a type, period, method of construction, or artisan:
 1. Exemplifies specific elements of an architectural style or period;
 2. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 3. Demonstrates superior craftsmanship or high artistic value;
 4. Represents a style that is particular to the Town;
 5. Represents an innovation in construction, materials, or design; or
 6. Represents a built environment of a group of people in an era of history.
 - iv. Geographic importance:
 1. Enhances the sense of identity of the Town or community; or
 2. Is an established and familiar natural setting or visual feature of the Town or community.
 - v. Possibility to yield important information related to prehistory or history:
 1. Addresses research questions or fills recognized data gaps;
 2. Embodies construction, development, or design adaptations; or
 3. Informs on the development of engineering systems.
- b. 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.

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”

RECOMMENDED ACTION OR PROPOSED MOTION:

Recommend approval to the Town Council of the Historic Landmark Nomination Application for the Minturn Water Tank.

ATTACHMENTS:

- Historic Landmark Nomination Application for the Minturn Water Tank



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.

Section 3 - Eligibility Criteria:

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

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

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

- Sec. 19-3-20 MMC



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 - Basic Property Information:

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

Minturn Water Tank

Address of Property

Street Address: Nelson Ave (Parcel # 2103-263-00-009)

Legal Description of Property: Water Tank

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: Town of Minturn

Mailing Address: PO Box 309, Minturn, CO 81645

Email: events@minturn.org

Phone: 970-445-2415

Applicant Information (if different):

Name: Same

Mailing Address:

Email:

Phone:

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: 10/24/22 Planner: Madison Harris

Historic Preservation Commission -

Approval

Denial

Comments:

302 Pine St X Q

Show search results for 302...

Q [Map Icon] [Layers Icon]



Account: R003477

Location

Situs Address NELSON AVE
 Tax Area 024 - MINTURN (TOWN) - 024
 Parcel Number 2103-263-00-009
 Legal Summary Section: 26 Township: 5 Range: 81
 PCLIN NW1/4NE1/4

Owner Information

Owner Name TOWN OF MINTURN
 Owner Address PO BOX 309
 MINTURN, CO 81645-0309

Assessment History

Actual (2022)	\$259,120
Assessed	\$75,140
Exempt	(\$75,140)
Total Taxable	\$0
Tax Area: 024 Mill Levy:	72.0450
Type Actual	Assessed Acres
Land \$259,120	\$75,140 1.115

Transfers

Sale Date
[09/30/1940](#)

Sale Price

Doc Description
[WARRANTY DEED](#)

Images

- [Photo](#)
- [GIS](#)





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?

The Minturn Water Tank dates back to 1941, when it held water to serve the Town and feed steam engines on the railroad tracks to the east. It was a venture between Minturn and the Denver & Rio Grande Western Railroad. The railroad kept water along the tracks, but not enough to fill the 10,000 gallons of water needed to power each coal-fired steam engine. So the tank was built and a pipe carried water from the tank across the Eagle River under a bridge (presumed to be the current day Bellm Bridge, then the Main Street Bridge) to the rail yard. The tank served the railroad and the town for several years, but was decommissioned in the early 1990s due to infrastructure challenges.



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.

N/A - Water Tank

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The overall appearance of the property has never changed. The only alterations were the (unofficial) painting of the new Minturn letters on the tank, and the eventual repainting of the tank itself. The letters that we know today were done in the 1970s, previously the font used was much narrower.

List of References:

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

<https://www.vaildaily.com/news/water-tank-filled-with-history/>

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.

Signature:

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 N/A



MINNAPURN



MINTURN

HOTEL MINTURN

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: November 4, 2022
To: Minturn Historic Preservation Commission
From: Madison Harris, Planner I
Re: Historic Preservation Update

146 North Main Street

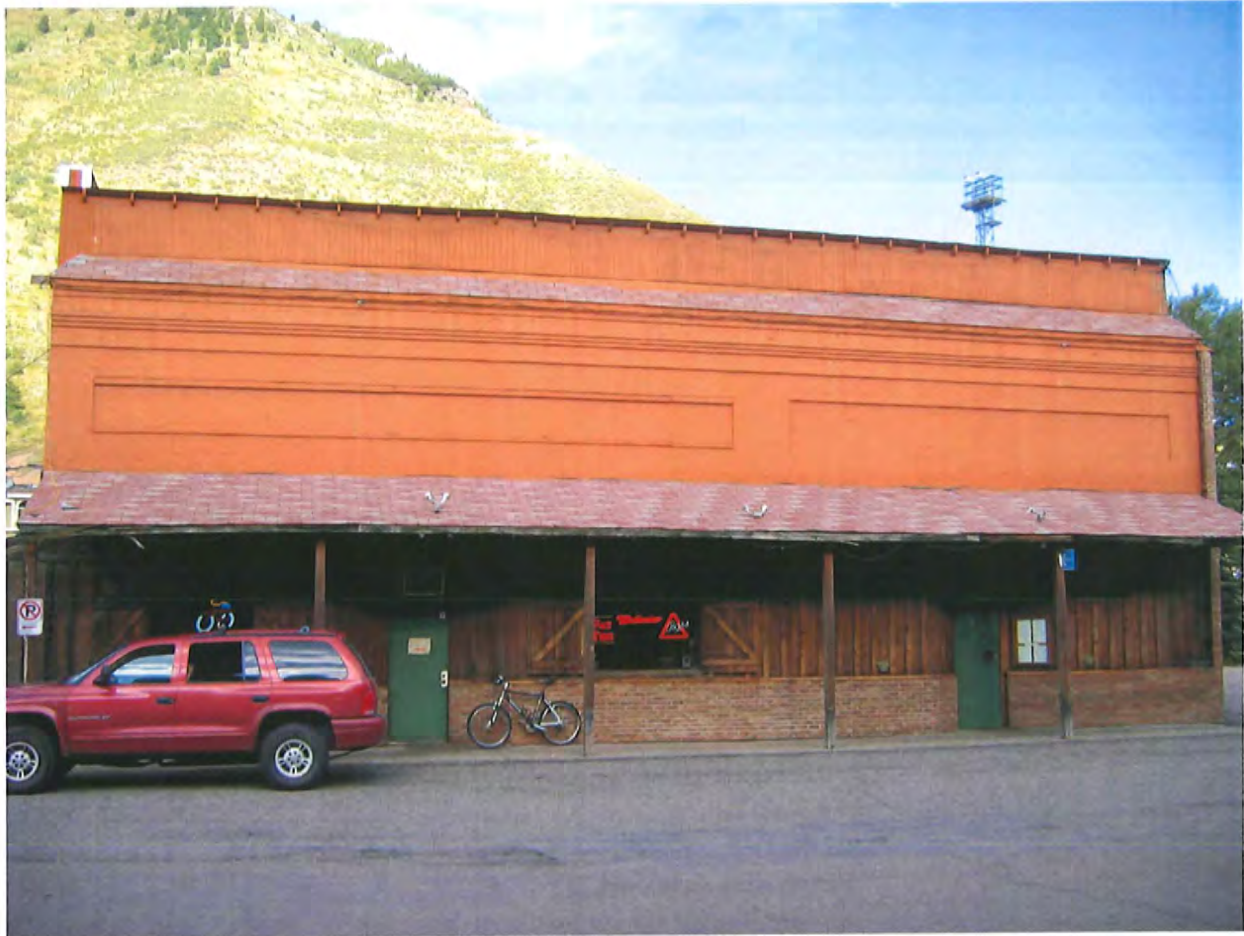
The property owner of 146 North Main Street - The Saloon - recently applied for a Design Review Board review of changes to approved plans to rebuild the walkway roof along North Main Street.

The structure was originally built in 1901, 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 November 2, so any nomination must be applied for by November 15 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 Design Review and building permit.

Attachments:

- Minturn Historic Photo Inventory 146 North Main Street
- Eagle County Property Record Card for 146 North Main Street



Address: 146 Main Street
Name: Minturn Saloon
Built: 1901
Style: Commercial
Characteristics: Flat roof; flush entrance; decorative brickwork

Property Record Card

Eagle

LOS AMIGOS - PROPERTY COMPANY LLC

245 PARK AVE FL. 44
NEW YORK, NY 10167-4400

Account: R003440

Tax Area: 024 - MINTURN (TOWN) - 024

Acres: 0.208

Parcel: 2103-263-08-002

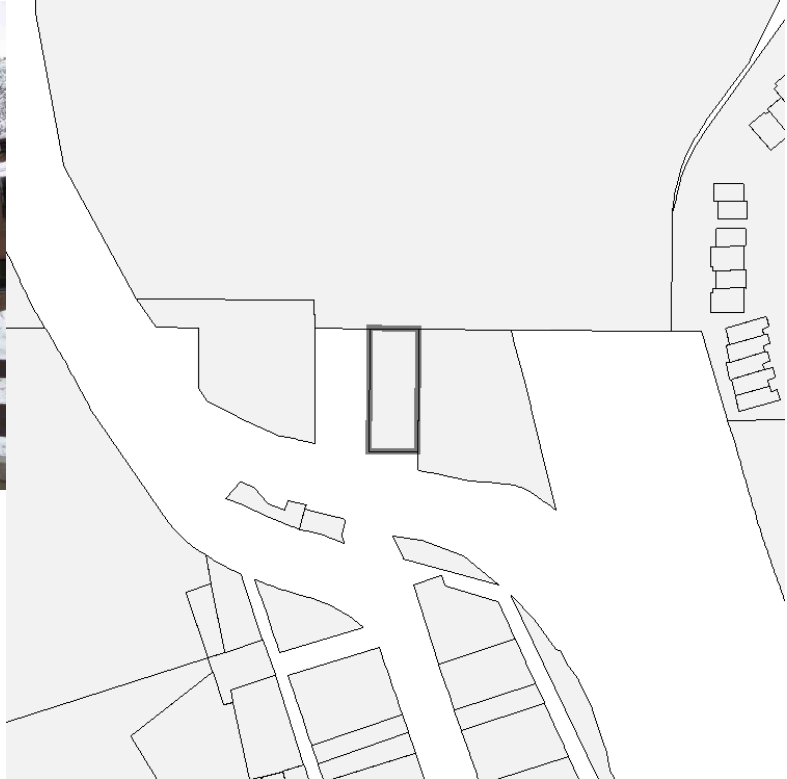
Situs Address:
146 N MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$231,230	N/A
Commercial (1)	\$167,720	N/A
Total	\$398,950	\$398,950

Legal Description

Subdivision: BOOCO Block: B Lot: 5 AND:- Lot: 6, TOGETHER WITH 20' X 50' OF LAND ADJOINING SOUTH END OF LOTS 5 & 6



Public Remarks

Entry Date	Model	Remark
12/19/2006	Commercial Occurrence 1	SALOON

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202128007	12/17/2021	SWD	UV	Y	\$2,100,000	19.00	\$2,100,000	19.00	\$2,100,000	19.00
920775	06/15/2005	WD	QV	Y	\$550,000	72.54	\$550,000	72.54	\$550,000	72.54

Land Occurrence 1

Abstract Code	2130 - SPEC.PURPOSE-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.208		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
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Property Record Card

Eagle

Land Occurrence 1

Land S		9068			
Total		9,068.00			
	Value	Rate	Rate	Rate	Rate
	\$231,230	25.50			

Commercial Occurrence 1

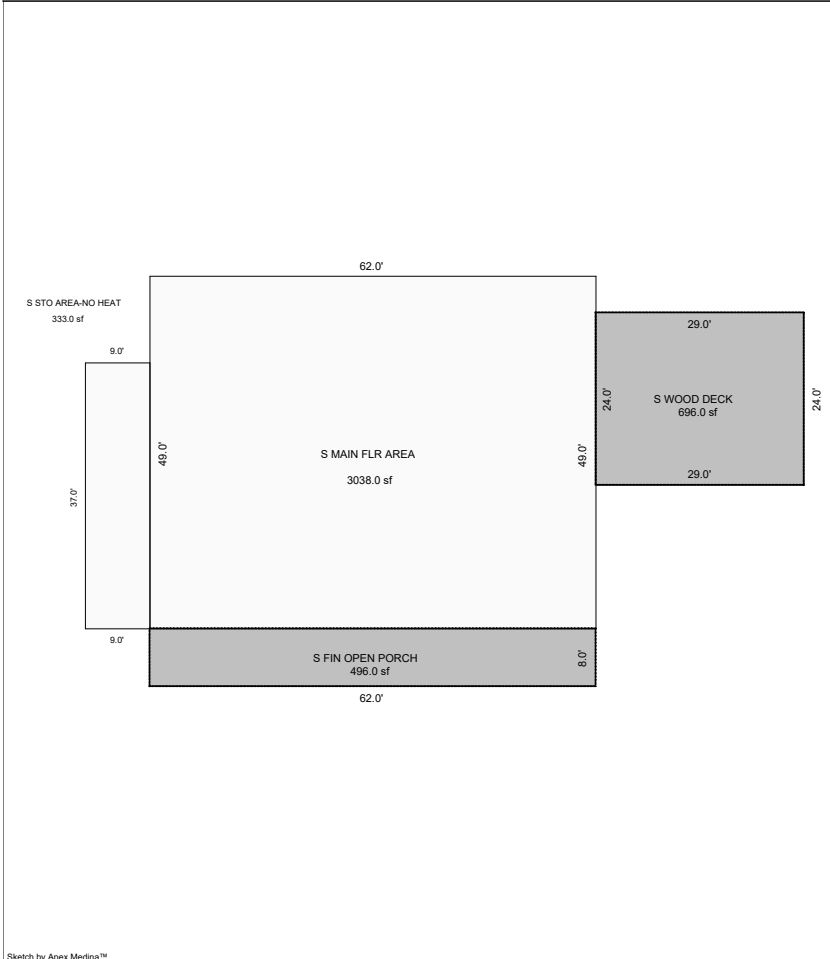
Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	223000 - SPEC PURPOS	Arch Style	45 - RESTAURANT
Exterior Wall	14 - WOOD SIDNG 36 - BRICK/BRIC	Percentage	10.0 90.0
Roof Structure	2 - SHED	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	5 - ASPH TILE
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	4 - ROOF TOP
Actual Year Built	1901	Bedrooms	0
Bathrooms	3	Construction Quality	3 - FAIR
Effective Year Built	1970	Fixtures	12
Rooms	3	Units	1
Bathrooms	3	Bedrooms	0
Actual Year Built	1901	Effective Year Built	1970
Economic Obsolescence	77	Special Code	9 - COVID ADJ
Units	1	Stories	1 - STORIES 1.0
Use Code	2000 - COMMERCIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	3038	3038	3038	3038
FM1				
FOP	496	149		496
UTL	330	149		330
WDD	696	35		696
Total	4,560.00	3,371.00	3,038.00	4,560.00
	Value	Rate	Rate	Rate
	\$167,720	36.78	49.75	55.21
			55.21	36.78

Property Record Card

Eagle

Commercial Occurrence 1



Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2130	SPEC.PURPOSE-LAND	\$231,230	\$67,060	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$167,720	\$48,640	NA	NA
Total		\$398,950	\$115,700	NA	NA