



**Historic Preservation Commission (HPC) Agenda  
Tuesday December 20, 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](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/87527978977>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 875 2797 8977**

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 November 8, 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 Resolution TBD – Series 2022 establishing procedures to govern action of commissions in the general conduct of business and to serve as a reference in settling parliamentary disputes – Peterson-Cremer

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

**10. DISCUSSION DIRECTION ITEMS**

10.1 Meeting Cadence

**11. STAFF REPORTS**

**12. FUTURE AGENDA ITEMS**

**13. ADJOURN**



**Historic Preservation Commission (HPC) Official Minutes  
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](http://www.minturn.org).

**MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION**

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

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

**1. CALL TO ORDER – 5:30 PM**

HPC Vice Chair Larry Stone called the meeting to order at 5:36 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, Kelly Toon, and Tracy Andersen.

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

**3. 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 5-0.

**4. DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest.

**5. APPROVAL OF MINUTES**

**5.1 October 18, 2022**

Motion by Kenneth H., second by Tracy A., to approve the minutes of October 18, 2022 as presented. Motion passed 5-0.

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

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

8. **HPC COMMENTS**

Tracy A. appreciates the layout and details of the draft Historic Preservation Plan.

Kelly T. said that Holy Toledo has a time capsule on their property that has been buried for 75 years.

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

Michelle M. introduced the draft plan based on the work session that occurred at the last meeting. This is a combination of a lot of efforts. This plan is to be an educational tool, a piece to apply for grants, and a layout of the goals identified.

Kenneth H. thinks that as the plan gets updated in the future years, the timeline should be updated in even chunks (10-15 years).

Kelly T. thinks that background to who Bill Burnett is should be added to give context to why he is in the timeline.

- Larry S. thinks that his book should be referenced rather than the two dates that are relevant to him.
- Kenneth H. thinks that there is opportunity to possibly post-humously give him the title of First Historian.

Kenneth H. thinks that Objective 2.3 should be expanded to include businesses.

- Kelly T. thinks that it should be expanded for tourists.
- Larry S. thinks that it should be expanded for property owners.

Kelly T. thinks that we should display more of our historic photographs and items in more accessible places in Town Hall.

Kenneth H. suggests that we should use monument instead of location/wall/building.

- Tracy A. suggested kiosk.

Ken H. expressed concern about HPC Design Guidelines and starting that process.

- Michelle M. suggested that we add that as an action item under Goal 3.
- Tracy A. suggested that we have a tiered roll-out where we adopt the state guidelines with some caveats, then maybe meeting with Planning Commission and the public as we come up with our own guidelines.

New Action Item under Goal 3: Understanding and education.

Larry S. asked if we could leverage Historic designation over non-conforming structure guidelines.

Kelly T. would like to lessen building code requirements for historically designated structures.

Ken H. would like to ask Dr. Flewelling for examples of HPCs working with their Councils to grant variances through historic preservation.

Larry S. asked to add objective under goal 3 for DSGs and provide an avenue for a “historic variance”.

Public comment is opened.

No public comment.

Public comment is closed.

Motion by Kenneth H., second by Ken H., to recommend to the Town Council approval of the Historic Preservation Plan with the amendments discussed. Motion passed 5-0.

## 9.2 Historic Landmark Nomination Application – Minturn Water Tank

Madison H. introduced the application. 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. 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.

Public comment is opened.

No public comment.

Public comment is closed.

Motion by Ken H., second by Kenneth H., to recommend approval of the application for nomination to the Town Council. Motion passed 5-0.

## **10. DISCUSSION DIRECTION ITEMS**

## **11. STAFF REPORTS**

### 11.1 146 North Main Street – The Saloon

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.

Tracy A., Larry S., and Kenneth H. are in favor of nominating the structure now, not waiting.

Kelly T. and Ken H. are in favor of allowing a member of the community to submit an application for nomination, and waiting until November 14.

Motion by Ken H., second by Tracy A., to have staff nominate on the behalf of the HPC the saloon if no one else has submitted an application by November 10 end of day. Motion passed 5-0.

## **12. FUTURE AGENDA ITEMS**

- 12.1 Establish a time frame/framework for DSGs
- 12.2 Understand State Guidelines
- 12.3 Historic Preservation Plaque Program
- 12.4 Commission Code of Conduct

**13. ADJOURN**

Motion by Ken H., second by Tracy A., to adjourn the HPC meeting of November 8, 2022 at 7:32 pm. Motion passed 5-0.

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Ken Halliday, HPC Chair

ATTEST:

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Michelle Metteer, Town Manager

Glenwood Springs – Main Office

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Glenwood Springs, CO 81602

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Aspen, CO 81611

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Montrose, CO 81402

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*[\\*Direct Mail to Glenwood Springs](#)*

DATE: December 9, 2022  
TO: Minturn Planning Commission  
FROM: Karp Neu Hanlon, P.C.  
RE: Commission Conduct and Procedures Resolution

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Last month, Town Council adopted Resolution No. 2022 - 35, which replaced Resolution No. 2008 – 41 adopting procedures and standards of conduct for Council. The resolution in your packet comes in similar form and content to the Council resolution, but is tailored to the jurisdiction and practice of the commissions in the Town. It is intended as a code of conduct and procedural rules for handling the most common agenda items that commissions consider – namely applications for approvals, and text amendments to the municipal code. This resolution at this time would apply only to the Planning Commission and the newly constituted Historic Preservation Commission, but if others are created pursuant to Charter Article 7, this would apply to them as well.

The rules and guidelines in this document are intended to foster efficient and civil meetings that provide adequate due process to the public and applicants. Importantly, appropriate conduct in meetings is vital in protecting the Town from legal challenges to decisions. We will be discussing these issues further during the Commission meeting, including a review of public entity ethics and the distinction between legislative and quasi-judicial proceedings and decisions.

We are asking that Planning Commission consider recommending this resolution for adoption by Town Council.



TOWN OF MINTURN, COLORADO

RESOLUTION NO. \_\_- SERIES 2022

A RESOLUTION ESTABLISHING PROCEDURES TO GOVERN ACTIONS OF COMMISSIONS FOR THE TOWN OF MINTURN IN THE GENERAL CONDUCT OF BUSINESS AND TO SERVE AS A REFERENCE IN SETTLING PARLIAMENTARY DISPUTES.

WHEREAS, the Home Rule Charter for the Town of Minturn provides at Section 4.8 that the Town Council shall determine the rules of procedure governing meetings; and

WHEREAS, by Resolution No. 35, Series 2022 the Town Council established Procedures to govern actions of the Town Council in the general conduct of business and as a reference in settling parliamentary disputes; and

WHEREAS, there exist within the Town government duly established commissions that make decisions and recommendations to the Town Council on their respective areas of expertise; and

WHEREAS, Town Council wishes to adopt a similar resolution on the appropriate conduct of Commission members; and

WHEREAS, the Town Council has determined that it is in the best interest of the Commissions of the Town of Minturn to have established procedures for the general conduct of its business and to serve as a reference to settle parliamentary disputes.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Adoption of Policy.

**CONDUCT OF COUNCIL MEETINGS**

The Town Council hereby adopts the following procedures for conduct of business at Commission Meetings. For the purposes of this policy, "Commission" shall mean a board or commission duly constituted under Article 7 of the Town's Home Rule Charter. This procedure shall govern the conduct of all Commission Meetings, however, in handling routine business, the Commission may, by general consent, use a more informal procedure than that set forth in this procedure.

I. **Code of Conduct.** Commission Members shall follow this code of conduct to ensure safe, orderly, and professional atmosphere during all business conducted by the Town. Violation of this code of conduct may result in censure by the Town Council.

A. Commission Members shall at all times conduct themselves in a professional manner. Member comments shall be constructive and not be attacks on the Public, Staff, or other Commission Members. Members shall respect the floor, not interrupt, and follow reasonable and appropriate direction of the presiding officer during meetings.

B. All communications with staff, the Town Attorney, and Town consultants shall be coordinated with the Town Administrator.

C. Any meeting requested by a Commission Member with subordinate staff related to Town business shall be arranged through the Town Administrator.

II. **Presiding Officer.** The Chair is responsible for conducting meetings in an orderly and democratic manner and assuring that minority opinion may be expressed and that the majority is allowed to rule. At the same time, the Chair retains all of the prerogatives of a duly appointed commission member; the Chair may make and second motions and take part in discussions and must vote on all matters not involving the Chair's personal financial interest or the Chair's official conduct.

III. **Agenda.**

A. Items are placed on the agenda by the staff in consultation with the Chair. The order and priority of agenda items are determined in part by the processing of relevant applications and staff recommendations.

B. The general order of the agenda shall be generally as follows:

1. Call to order by the Chair.

2. Determination of quorum. Roll Call and Pledge of Allegiance.

3. Approval of the minutes of preceding meetings.

4. Approval of regular agenda. This provides opportunity to amend the agenda. No items may be added to the regular agenda that require public notice under the Code or the laws of the State of Colorado.

5. Declaration of Conflicts of Interest. Opportunity for Commission members to declare any known conflicts of interest pursuant to Charter Section 4.9 and Code Chapter 2 Article 4.

6. Public Comment (5 minute limit per person, on a first come first served basis).

Citizen participation is a time set aside for citizens to address the Commission concerning Commission related business not otherwise on the agenda. The Commission reviews citizen participation and assures that an appropriate response is given if the Commission determines that a response is required. Such review is usually immediately following the citizen participation. Staff and Commission responses are discouraged at the meeting, except for referral to the staff for further analysis and reports and ultimate Commission decisions on a future agenda. Chair may ask Commission if direction shall be given to staff.

7. Special Presentations. Government officials, community organizations, and similar interests may be invited to present on topics relevant to the Commission. These presentations are limited to 5 minutes unless prior arrangements are made with the relevant staff and approved by a majority of Commission.
8. Consideration of action items. Expected substantial public comment items pertaining to Commission actions are generally placed first on the agenda, but critical short items or items of extreme public interest may be placed first when deemed appropriate by staff and by the Chair.
9. Discussion/Direction. Commission may discuss items where staff is requesting direction that does not require a majority vote of the Commission.
10. Reports from Town Staff.
11. Commission Comments. At this point, any Commission member may place before the Commission matters which are not included in the formal agenda. This item is generally limited to responses to citizen participation, sharing of information, and requests for advice concerning matters pending before other bodies. No decision may be made based on a Commission Comment.

Matters requiring a formal Commission vote are normally placed on the agenda through the regular agenda review process, rather than dealt with under this item.

12. Concluding statement by Chair;
13. Future agenda items.
14. Adjournment. The Commission's goal is that all meetings be adjourned by 10:30 p.m. An agenda check will be conducted at or about 10:00 p.m. Generally, absent a deadline which the Commission cannot affect, no new substantial item will be addressed after 10:30 p.m. unless two-thirds of the Commission members in attendance at that time agree. All Commission meetings shall be adjourned at or before 11:00 p.m. unless two-thirds of the Commission members in attendance, by motion duly adopted, extend that deadline. Items not completed prior to adjournment will be continued to a date certain.

IV. **Rules of Speaking.**

- A. To obtain the floor, a Commission member or staff member addresses the Chair.
- B. To assign the floor, the Chair recognizes by calling out the person's name. Only one person may have the floor at a time. A person shall not speak while another has the floor. The Chair generally next recognizes the person who first asks for the floor after it has been relinquished.
- C. During citizen participation or public hearings, members of the public are recognized by the Chair. No person, other than staff, applicant, or invited presenter shall make a presentation (not including Council questions) longer than 5 minutes, unless given permission by majority direction of the Commission to extend the time limit.
- D. All Commission members, staff members and members of the public shall direct their remarks to the Commission action that they are requesting. Speakers engaging in personal attacks shall be gavelled out of order by the Chair. The staff and the Chair will attempt to focus discussion of agenda items in accordance with the materials which should contain a proposed outline of decisions.
- E. Staff presentations shall occur first and not be subject to any time limitations.
- F. Applicant presentations in a quasi-judicial proceeding shall occur after Staff presentation and shall not exceed 15 minutes unless provided for by majority vote of the Commission. Additional support from applicant's positions may come from additional witnesses during public comment.
- G. Commission Members will generally not speak during staff and applicant presentations. Commission Members may ask questions of the Staff and the Applicant after their presentations.
- H. The Chair shall open the public comment of the public hearing. Speakers shall not exceed 5 minutes each. All comments shall be directed to the Chair. Commission Members shall not engage directly with members of the public except to request clarification from members of the public.
  - 1. Permission may be granted by the Commission for members of the public to pool their time if the Commission determines that time can be saved and issues better addressed in order to facilitate public participation in Commission decision making. Speakers who desire to pool their time will not be granted the full pooled total, but a portion determined by the Commission in light of the complexity of the issues to be addressed and the projected time saved from the pooling. All persons wishing to pool their time must be present at the meeting in order for the Commission to recognize pooled time. No pooled time presentation will be permitted to exceed 20 minutes total.

- I. After public comment is closed, the Applicant shall have the opportunity to respond to points made during the public comment and shall not exceed 15 minutes.
- J. After the Applicant, Staff, and Public Comment are finished, Commission Members shall have the opportunity to present questions to the Applicant and Staff. Questioning shall be rotated so that to the extent practicable, a different Commission member goes first on each agenda item. Each Commission Member shall have 5 minutes during each turn.
- K. Commission members shall not debate matters prior to a motion being presented on the matter under consideration. The Chair may intervene to avoid extended debate prior a motion being presented. Commission members may also request intervention by making a point of order.
- L. Tabling or continuing motions are generally discussed before they are made, in order to allow for a reasonable amount of Commission discussion prior to making a nondebatable motion.
- M. The Chair may intervene in Commission debate in order to determine whether Commission wishes to postpone Commission action if more information or staff work appears warranted to facilitate a Commission decision.

V. **Procedure in Handling Motions.**

- A. A Commission member, after obtaining the floor, makes a motion. (If long or involved, the motions should be in writing). The Commission member may state reasons briefly before making the motion; but may argue the motion only after it has been seconded.
- B. Another Commission member seconds the motion. All motions require a second, to indicate that more than one member is interested in discussing the question. The person seconding the motion does not, however, have to favor the motion in order to second it, and may both speak and vote against it. If there is no second the Chair shall not recognize the motion.
- C. The Chair states the motion and asks for discussion.
- D. General debate and discussion follow, if desired. Each Commission Member shall have 5 minutes in which to make their remarks. The Commission Member who made the motion may not speak again until Commission Members who wish to be heard had the opportunity to speak. Commission Members, the Town Administrator, or the Town Attorney, when wishing to speak, follow the rules of speaking outlined above. Remarks should be addressed to the Chair.

- E. The Chair restates the motion and puts the question. Negative as well as affirmative votes are taken. In the case of a tie vote, the motion is lost.
- F. The Chair announces the result. The motion is not completed until the result is announced.

VI. **Voting.**

Voting ultimately decides all questions. A roll-call vote shall be taken upon the approval of all action items (i.e. proposed text amendments, resolutions, quasi-judicial proceedings). For other matters the Commission may use any one of the following methods of voting.

- A. Voice Vote: All in favor say “AYE”, and all opposed say “NO”. If the Chair is in doubt of the result of a voice vote the Chair may call for a roll call vote. If any Commission member is in doubt of the result of a voice vote, the Commission member may obtain a roll call vote by calling for it (without the need to be recognized by the Chair).
- B. Roll Call: The Chair (or Clerk at the Chair’s request) calls the roll of the Commission members and each member presents votes “aye” or “no” as each name is called.

VII. **Research and Study Sessions.**

- A. Information/Research Requests. Requests for information or for a briefing should be directed to the lead staff member assigned to the Commission, who shall direct the request to the appropriate staff member or the Town Attorney. A single commission member may request the appropriate lead staff member to provide available information or to answer any question concerning an agenda item. A majority vote of Commission members is required to assign a matter for research by staff, an attorney, or consultant.
- B. Work Sessions. Material for work sessions generally will be made available to the Commission and the public at least twenty-four hours before the date of the work session. Notice will be given as for other Commission meetings. Work Sessions are open to the public. Testimony of persons other than staff or invited guests is not permitted. The Commission will give direction to staff at work sessions for the presentation of action items at future regular Commission meetings. Summaries of work sessions are placed on the Commission agenda for approval, including the direction given, any remaining issues, and any staff reaction or proposed plan in response to the work session.

VIII. **Parliamentary Procedure.**

Except as otherwise provided herein, all matters of procedure are governed by Bob’s Rules of Order, Simplified Parliamentary Rules of Order for Colorado Local Governments

(2020), as amended.

IX. **Executive Sessions.**

All executive sessions shall comply with the provisions of the Colorado Open Meetings Law. Additionally, Commission Members shall each have the floor during an executive session for 5 minutes before the Chair calls on the next Member for comment. The time that a Commission Member may have the floor during an executive session may be enlarged by majority vote of the Commission.

RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

TOWN OF MINTURN

By: \_\_\_\_\_  
Earle Bidez, Mayor

ATTEST:

\_\_\_\_\_  
Jay Brunvand, Town Clerk



To: Historic Preservation Commission (“HPC”)  
From: Michelle Metteer  
Date: December 20, 2022  
Agenda Item: Historic Landmark Nomination Applications - Saloon Building Located at 146 N Main Street

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**REQUEST:**

Review the Historic Landmark Nomination Applications for the Saloon Building located at 146 N Main Street for conformance with the criteria for designation.

**INTRODUCTION:**

Two nominations have been submitted for Historic Landmark status of the Saloon Building located at 146 N Main Street. Adjacent properties and the owner were notified and a notice placed in the Vail Daily 10 days before the hearing. Staff believes that the Saloon is an iconic piece of history for Minturn with ties to our mining and railroad roots.

**ANALYSIS:**

From one of the Nomination Applications:

*“W.H. Luby first opened The Saloon in 1901 to accommodate Minturn’s population of 428 souls, as well as miners, railroad workers, a few gamblers and their families from the nearby towns of Red Cliff and Gilman.”*

The Saloon is over 75 years old, and the nomination applications identify that 1) it has association with events that have made a significant contribution to history, 2) exemplifies cultural, political, economic, or ethnic heritage of the Town, 3) has distinctive characteristics of a type, period, method of construction, or artisan, 4) represents a style that is particular to the Town, 5) exemplifies specific elements of an architectural style or period, 6) has geographic importance, 7) enhances the sense of identity of the Town or community, and 8) is an established and familiar natural setting or visual feature of the Town or community.

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 Applications for the Saloon located at 146 N Main Street.

**ATTACHMENTS:**

- Historic Landmark Nomination Applications for the Saloon located at 146 N Main Street
  - Krista Driscoll
  - Lynn Teach



# 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:

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



# 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:

--

### Address of Property

Street Address:
-----------------

Legal Description of Property:
--------------------------------

### 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:
-------

Mailing Address:
------------------

Email:	Phone:
--------	--------

### Applicant Information (if different):

Name:
-------

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: _____	Planner: _____
----------------------	----------------

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 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?



# 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.

### Narrative Description:

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

### List of References:

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

### 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:

Krista Driscoll

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



**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**

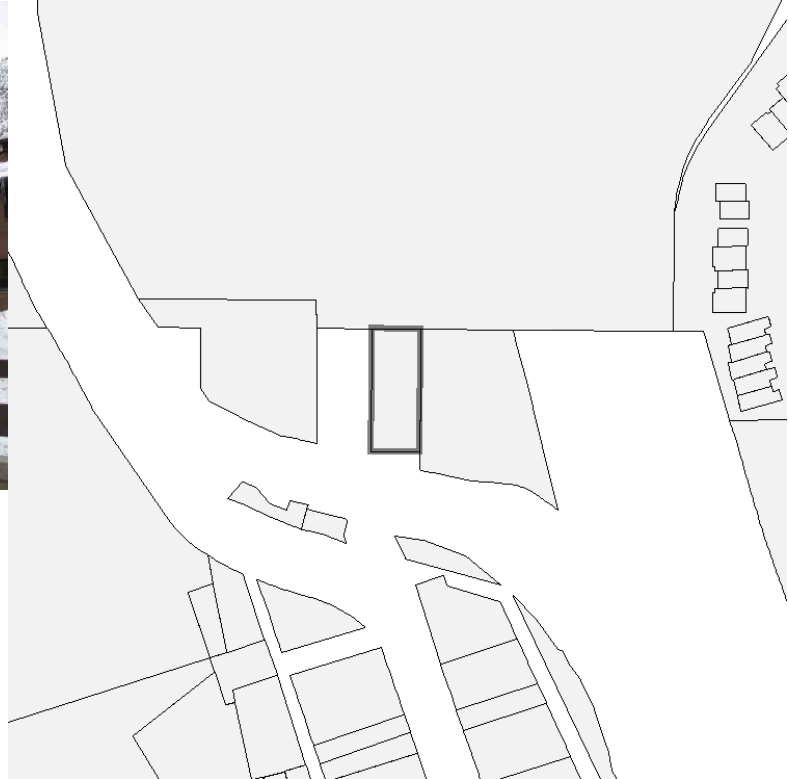
Situs Address:  
146 N MAIN ST  
MINTURN AREA, 0

## Value Summary

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

## 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		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$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		

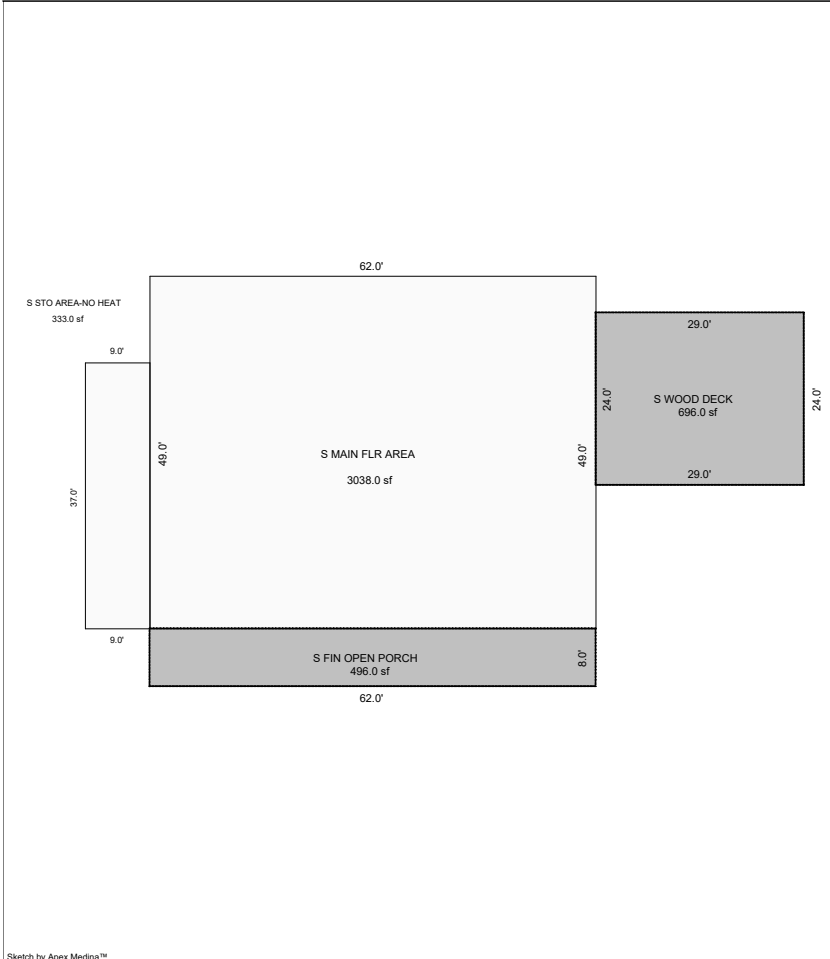
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	3038	3038	3038	3038
FM1				
FOP	496	149		496
UTL	330	149		330
WDD	696	35		696
Total	4,560.00	3,371.00	3,038.00	4,560.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$167,720	36.78	49.75	55.21
			55.21	36.78



# Property Record Card

Eagle

## Commercial Occurrence 1



Sketch by Apex Medina™

## 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
<b>Total</b>		<b>\$398,950</b>	<b>\$115,700</b>	<b>NA</b>	<b>NA</b>



# 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 SALOON

Address of Property

Street Address:

146 MAIN ST.

Legal Description of Property: Subdivision BOOCO Block B Lots AND - Lot 6 Together with 30'x50' land adjoining South End of lots 5 & 6

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:

CONNIE & TONY MAZZA  
Los Amigos-Property Company LLC  
NEW YORK, NY 10167-4400

Mailing Address:

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

Email:

Phone:

Applicant Information (if different):

Name:

LEONARDA TEACH (Mym)

Mailing Address:

PO 654 MINTURN CO 81645

Email:

Phone:

970-827-4133

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

Yes  No

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

For Official Use:

Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_

Historic Preservation Commission -

Approval

Denial

Comments:





# HISTORIC LANDMARK NOMINATION

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 Saloon is one of the earliest commercial buildings in Minturn (1901)

It served as a gathering place for the miners and railroad workers who lived in Minturn.

It still serves as a loved gathering place for the people who call Minturn home and also those who visit our historic town



# 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.

PLEASE SEE ATTACHED

### Narrative Description:

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

ORIGINAL DECORATIVE BRICKWORK  
THE SOUTHSIDE OF BUILDING WAS A PARKING  
HOT AND IS NOW AN OUTDOOR PATIO.

### List of References:

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

ELLA BURNET - HAS LIVED IN MINTURN FOR 24 YEARS  
PHYLLIS RUDER - " " " "  
LYNN KAVAKIS - 248 MAIN ST MINTURN APPX. 60-65 YRS  
HAS LIVED IN MINTURN  
IOA

Eagle County Property CARD

### Photographs:

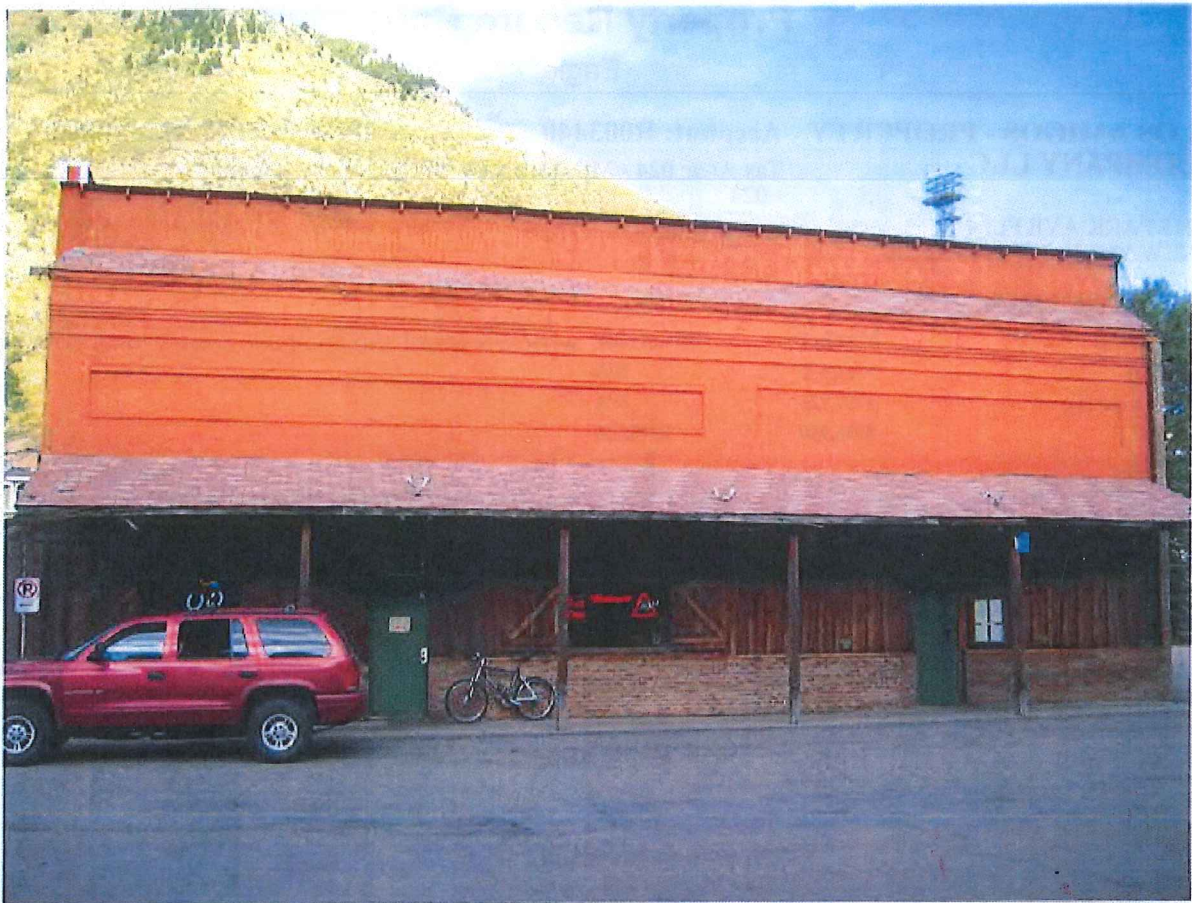
Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

### Signature:

Leonardo Teach 11/10/22

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





**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**

**Account: R003440**

**Parcel: 2103-263-08-002**

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

Tax Area: 024 - MINTURN (TOWN)  
- 024

Situs Address:  
146 N MAIN ST  
MINTURN AREA, 0

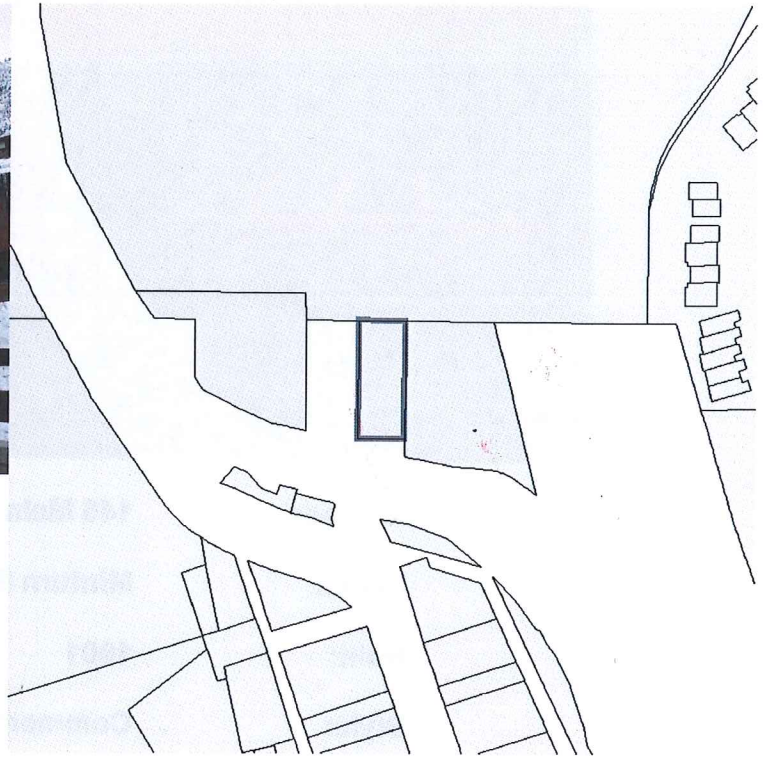
Acres: 0.208

## Value Summary

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

## 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		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$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		

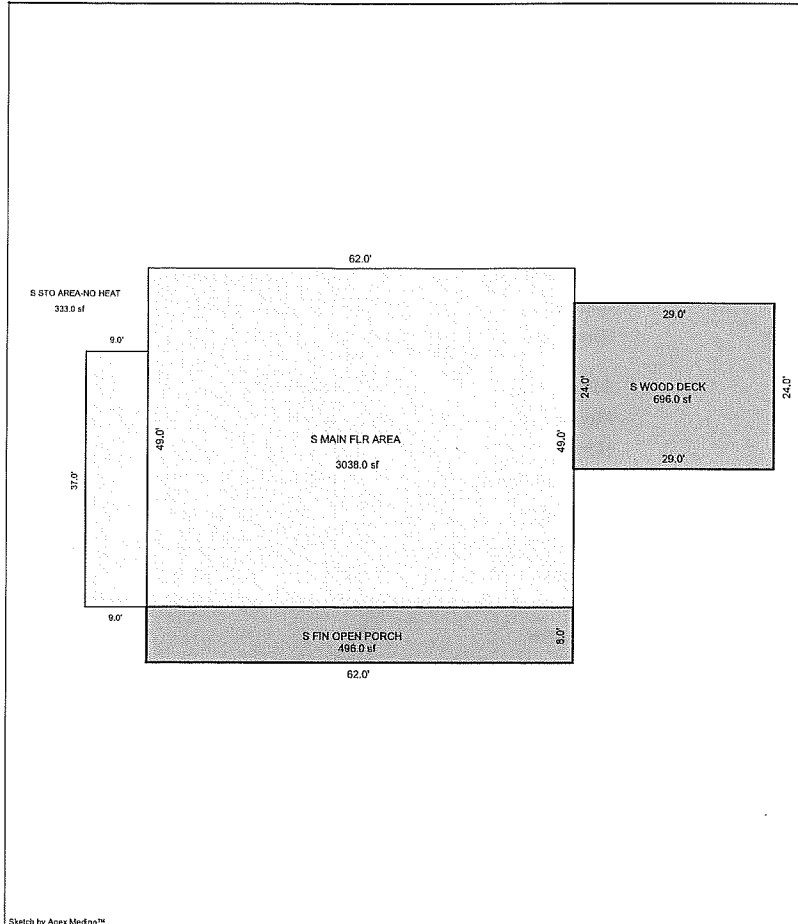
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	3038	3038	3038	3038
FM1				
FOP	496	149		496
UTL	330	149		330
WDD	696	35		696
Total	4,560.00	3,371.00	3,038.00	4,560.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$167,720	36.78	49.75	55.21
				36.78



# 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
<b>Total</b>		<b>\$398,950</b>	<b>\$115,700</b>	<b>NA</b>	<b>NA</b>







146 N



Show search results for 146...



24

24

Main St

Eagle River St

Eagle River

0 30 60ft

39.590 -106.432 Degrees

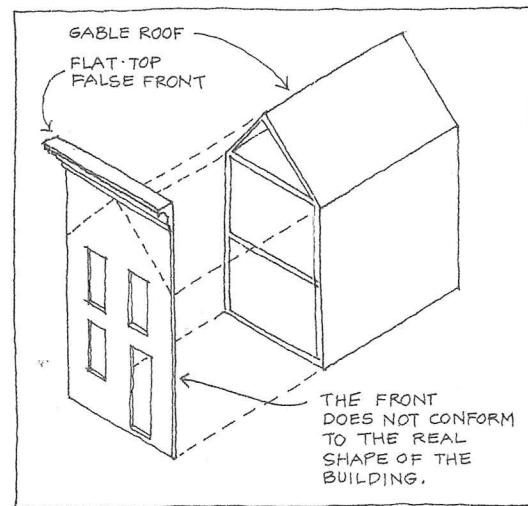


# False Front

Countrywide 1860

False front buildings first appeared in great numbers in the aftermath of the California Gold Rush of 1849. They were the result of small frontier town merchants attempting to make their simple shed and gable roof buildings appear larger, and more important, like the flat-roof buildings of eastern cities. The merchant wanted the casual shopper to see his sign (usually located on the false front), not the snow capped mountains behind his building. So the view was blocked and the false fronts dominated the street.

As the town's wealth increased, the use of the false front to create an urban atmosphere was no longer necessary. The false front, however, remained a significant commercial architectural form all over the country, in older, less prominent towns. The false front rarely was applied to residential architecture. The few houses on which they appeared were most often located on the main street and built to conform to the rest of the streetscape.

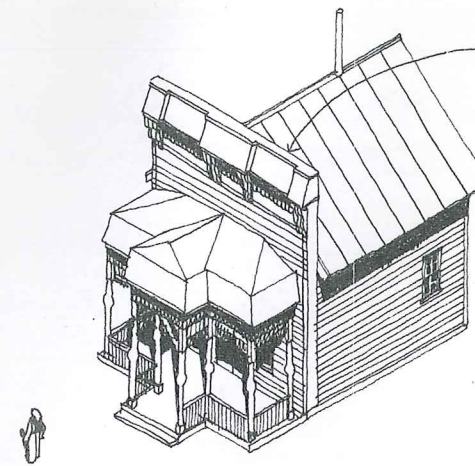


FALSE FRONT



1860 FALSE-FRONTED MAIN STREET OF EUREKA, COLORADO

Many false fronts were reminiscent of the Jacobean Style, illustrated on page 64 and the early Dutch Colonial stepped gable facade, as shown on page 58. Some historians think that the False Front Style was based on the Dutch Colonial Style.



AN ELABORATE FALSE FRONT MEANT TO SIMULATE THE MANSARD ROOF OF THE FRENCH SECOND EMPIRE STYLE (P. 148)

GALVANIZED SHEET METAL ROOF

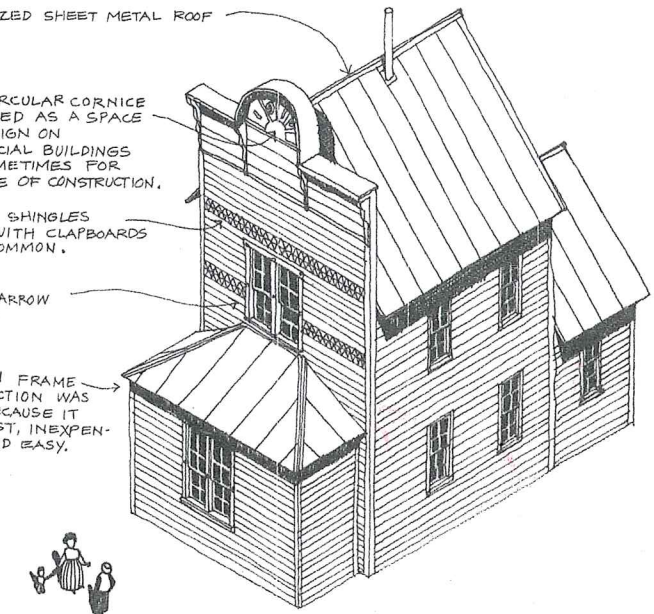
SEMICIRCULAR CORNICE WAS USED AS A SPACE FOR A SIGN ON COMMERCIAL BUILDINGS AND SOMETIMES FOR THE DATE OF CONSTRUCTION.

ROWS OF SHINGLES MIXED WITH CLAPBOARDS WERE COMMON.

TALL NARROW WINDOWS

BALLOON FRAME CONSTRUCTION WAS USED BECAUSE IT WAS FAST, INEXPENSIVE, AND EASY.

1860 FALSE FRONT HOUSE, LEADVILLE, COLORADO



1874 FALSE FRONT HOUSE, CRESTED BUTTE, COLORADO

WOODEN STEPPED GABLE FALSE FRONT

WOODEN JACOBEBAN STYLE FALSE FRONT

ROOF LINE BEHIND THE FACADE SHOWN DOTTED

1864 TOWN HALL, BENOA, NEVADA

GENERAL STORE, WOLF POINT, MONTANA