

# Town of Minturn

## Historic Preservation Plan

Adopted December 7, 2022



# Acknowledgements



Roundhouse Crash , 1913

## TOWN COUNCIL

Earle Bidez, Mayor  
Terry Armistead, Mayor Pro Tem  
George Brodin  
Lynn Feiger  
Gusty Kanakis  
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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

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History Colorado  
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## IMAGE & SKETCH CREDITS

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



# Introduction

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## Intent of Historic Preservation in Minturn

*"...to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of Buildings, Structures, Sites, Objects, and Historic Districts for preservation."*

- MMC Sec. 19-1-30

1900  
Minturn Store  
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## 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**

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# Historic Preservation Process & Timeline

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## Minturn's History

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

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

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



# Minturn's History

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

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

1892



First School  
225 Pine St.



## Minturn's History (continued)

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

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

1928  
New Turntable



## The Plan

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

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

## Minturn Post Office



1940's

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# The Plan

## Goals, objectives, and action items



## Goal #1

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

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

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

# The Plan

## Goals, objectives, and action items



## Goal #2

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

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

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

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

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

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



# The Plan

## Goals, objectives, and action items



## Goal #3

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

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

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

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# Town of Minturn

## Historic Preservation Plan

