

University of Colorado at Denver and Health Sciences Center
College of Architecture and Planning

Colorado Center for Community Development

Campus Box 128, PO Box 173364
Denver, CO 80217-3364
Phone: 303-556-6650
Fax: 303-556-6651
www.cudenver.edu/CCCD

Western Slope Office
222 South 6th Street, #409
Grand Junction, CO 81501
Phone: 970-248-7310
Fax: 970-248-7317

October 31, 2005

Wiley Smith
Planning Director
Box 309
Minturn, CO. 801645

Dear Wiley,

Enclosed please find the draft document of the photo inventory. Please note the ear marked pages that we had questions on. If you could answer those few questions even before you review the entire draft and send them to us ASAP that would be appreciated.

I am having an in-house draft review by Kris Christianson who is running the Historic Preservation Center here in our centers. I have asked her to have her review done in the next two weeks.

We look forward to your review at your convenience.

Once we have completed our in house review and made revisions to our questions and any comments or changes you have, I will have the document printed as two side with the "divider" pages in a slightly contrasting color and bound.

I will send that final document and the CD at that time. I am hoping you have the time in the next month to review this document and that we might complete it by mid December.

I look forward to seeing you on Friday November 11th.

Sincerely,

Judith Bergquist
Development Coordinator
303-556-6658



University of Colorado at Denver and Health Sciences Center
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December 19, 2005

INVOICE

Wiley Smith
Planning Director
Box 309
Minturn, CO. 801645

Dear Wiley,

Enclosed please find the 100% invoice regarding **Minturn Photo Inventory**.
We hope that this will be of service to the Minturn and its residents.

We have sent a draft document for your comment and review. After your final review we will make three color bond copies and final CD and mail them to you. I hope to save paper with the final and have it copied two sided. If that is a problem, please let me know.

If you have any questions or concerns, please do not hesitate to contact me at 303-556-6658. Our fax is 303-556-6651.

Sincerely
Judith Bergquist – Rural Program – Denver Office CUHSC/DOLA

INVOICE December 19, 2005 #MinPhoto- 121605 

PROJECT: Minturn Photo Inventory

SERVICES PROVIDED:

Photo inventory and Architectural Typology Document, - Draft Document

As per the Memorandum of Understanding (MOU) dated June 20, 2005 the following fee is due for services rendered. Please feel free to contact me at (303) 556-6658 if you have any questions.

TOTAL FEE DUE:

Project Budget:	\$2,095.00
% Completed:	100%
TOTAL billed:	\$ 2,095.00
Amount Paid to Date:	\$ 0.00
Total <u>This</u> Billing:	\$ 2,095.00

PO Box 173364
 Campus Box 128
 Denver, CO 80217-3364
 1201 5th Street, Suite 260
 Denver, CO 80204
 Main Phone: 303.556.6650
 Fax: 303.556.6651
 Judith Bergquist: 303.556.6658
 Student Line: 303.556.6660

**Colorado Center for
 Community Development**

Fax

To: Wiley Smith From: Judith - CCCD
 Fax: 970-827-5545 Pages: 3
 Phone: _____ Date: _____
 Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

● Comments:

Enclosed: MOU on the photo Inventory & Typology.
 I am sending a hard copy today in the mail.
 Perhaps we can have your review & sign
 by Fax.

I am leaving July 6th I'll be in over the next
 two weeks & last day in office during the morn.
 of July 5th



Colorado Center for Community Development
DOLA - Technical Assistance Program
School of Architecture and Planning Outreach Center

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web site: <http://www.cudenver.edu/cccd>

June 2, 2005

Wiley Smith
Planning Director
Box 309
Minturn, CO. 801645

Dear Wiley,

The following is a description of the community development project we propose to undertake in and with the Town of Minturn. Your comments are encouraged. If this scope and cost is acceptable you can sign the bottom of the form to start the work process. The staff at the Colorado Center for Community Development and appropriate students will work with Town of Minturn personnel and committees to develop the following:

Scope of Services:

Minturn has requested 1) Entry Visuals along Hwy 24 from I-70 exit to the bridge in town and 2) a streetscape master plan for the section of Historic Downtown Minturn. It is our intent that these visual aids along Hwy 24 will aid the town in strengthening and enhance the town's image as residents and visitors drive into the Town of Minturn. It is hoped that the streetscape design will aid the town in strengthening its image, and features of the historic downtown to encourage visitors to leave their cars for services within Minturn.

Work will be divided into 2 projects.

1. Hwy 24 Entry Visuals

This task will provide 12 to 15 visual illustrations and appropriate mapping from the I-70 exit to the town bridge.

We will create presentation drawings that will provide conceptual ideas for the enhancement of the visual experience along Hwy 24 into the Historic Downtown of Minturn. We will provide pictorial sketches for illustrative or perspective views of each of these areas. Not to exceed 15 visuals and necessary mapping for those views. We will provide written text for each area about the suggested enhancements and possible action plans.

We have identified the following locations that will be studied for enhancement of the foreground, mid-ground and background views:

The exit at I-70; the entry to the forest service visitor center and the park-n-ride lot; the rafters parking/ pull out and adjacent building; view at the first bend; views along a truck parking property with green chain link fencing; view of the garden shop's palettes and Gross Creek Business Park; the entry to the businesses at the corner of the auto shop and the Mountain Meadows Business Park; along the Mountain Meadows property adjacent to Hwy 24; the view of recent homes in the background across from the Rail Road property; foreground views along the Rail Road property; the bend at the "entry" into town; and the bridge.

This will involve two presentations to be arranged by your office. The first one we will present a range of ideas the second will present sketch revisions based on consensus of the previous meeting. We will present the final drawings and general action plan at the second meeting.

2. Minturn Historic Downtown Streetscape

This task will provide three concept plans and general cost estimates for a streetscape along the six blocks (approx.) of the historic downtown

CCCD will develop conceptual site plan including a number of design sketch scenario's, photographs, illustrations, sketches and information to help solicit and determine the character and direction for a streetscape plan for the Town of Minturn. This will involve two presentations to be arranged by your office. The first one we will present a range of ideas the second will present the one direction based on consensus of the previous meeting. We will present the final conceptual streetscape plan and basic cost estimates at the second meeting.

This work will include a sidewalk plan, a lighting plan, parking areas and limited needs study; transit/circulation patterns; pedestrian friendly areas, traffic calming ideas; connection to trails and other important sites throughout town. We will also present site furnishings to include lighting standards and other site furniture needs. We will explore several awning/ street front treatments and present several vignette studies of building proto types as well as streetscape details and ideas for unifying the store fronts.

We will provide large presentations for all public meetings. After the final presentation minimal revisions will be made to the presentation and action plans. Then we will provide one 11X17 final. We will keep a reduced color copy.

We propose starting in June 2005 with a projected, but not guaranteed, completion date of November 2005. This will depend on a signed MOU and intern availability. The project will be jointly funded by the Town of Minturn and the Colorado Center (using DOLA Funds) on the basis of the following budget:

1. Hwy 24 entry visuals document	
Student Intern (@ \$11/hr.) 214 hour	\$ 2,354.00
Printing, drawing reproduction costs, film, etc.	\$ 250.00
Travel costs	<u>\$ 220.00</u>
Subtotal:	\$2,824.00
2. Minturn Historic Downtown Streetscape concept plans	
Student Intern (@ \$11/hr.) 310 hours	\$ 3,410.00
Printing, drawing reproduction costs, film, etc.	\$ 250.00
Travel costs	<u>\$ 132.00</u>
Subtotal:	\$3,792.00
	Total: \$ 6,616.00

The joint funding is broken down as follows:

Total: Town of Minturn	\$ 3,970
Total: Colorado Center for Community Development (DOLA)	\$ 2,646

Project one: Town of Minturn	\$ 1,694
Colorado Center for Community Development (DOLA)	\$ 1,130
Project Two: Town of Minturn	\$ 2,275
Colorado Center for Community Development (DOLA)	\$ 1,517

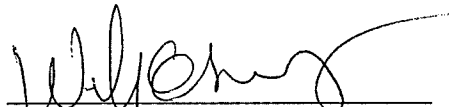
Town of Minturn will reimburse the Colorado Center for the Town's share of the costs when billed by the Colorado Center at the end of the project, or at appropriate stop points. The Center will be using DOLA Technical Assistance funds for this match.

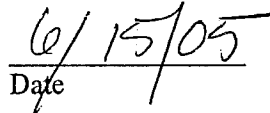
It should be understood that if professional services, such as business or economic or architectural, are required the Center would only make general recommendations. The costs for additional professional design services are outside this work scope and not included in this cost estimate.

If your understanding of the project differs from what is laid out here, please notify me immediately at (303) 556-6658. Otherwise, please sign this proposal as our MOU and return a copy of this letter. We are looking forward to a very interesting and rewarding project.

Sincerely,


Judith Bergquist
Development Coordinator
303-556-6658


Wiley Smith or Authorized Signature
970-827-5645


Date


University of Colorado at Denver

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 DOLA - Technical Assistance Program
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June 20, 2005

Wilcy Smith
 Planning Director
 Box 309
 Minturn, CO. 801645

Dear Wilcy,

The following is a description of the community development project we propose to undertake in and with the Town of Minturn. Your comments are encouraged. If this scope and cost is acceptable you can sign the bottom of the form to start the work process. The staff at the Colorado Center for Community Development and appropriate students will work with Town of Minturn personnel and committees to develop the following:

Scope of Services:

Minturn has requested a historic photo inventory and architectural typology of all primary buildings in Historic Downtown Minturn.

1. Photo inventory and Architectural Typology Document

This task will provide a single façade photograph taken from the street of 150 to 200 buildings in the historic downtown area of Minturn. We will take digital photos and provide a document to include: the front façade photograph of the building; a brief typology of the architecture style and the date of construction. The date will be obtained through the Eagle County Assessors office. If no date of construction is found in the assessors information we will provide a circa date based on style and community development date.

CCCD will develop a document that contains a numbered map and arrange the photographs with typology by sections as appropriate to the data discovered. Possible divisions of the document: by architecture style; date of construction; by blocks. Once the kind of division is determined we will mail one final draft for review and comment. Then we will provide minimal revisions and mail the final document with a workable file on CD.

We propose starting in July 2005 with a projected, but not guaranteed, completion date of October 2005. This will depend on a signed MOU and intern availability. The project will be jointly funded by the Town of Minturn and the Colorado Center (using DOLA Funds) on the basis of the following budget:

1. Photo inventory and architectural typology document	
Student Intern (@ \$11/hr.) 285 hour	\$ 3,135.00
Printing, reproduction costs, food, etc.	\$ 225.00
Travel costs	\$ 132.00
Subtotal:	\$3,492.00

The joint funding is broken down as follows:

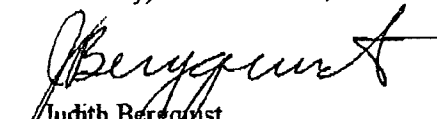
Total: Town of Minturn	\$ 2,095
Town of Minturn will also provide accommodations for two nights	
Total: Colorado Center for Community Development (DOLA)	\$ 1,397

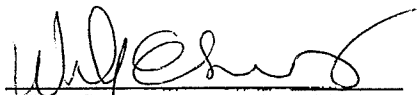
Town of Minturn will reimburse the Colorado Center for the Town's share of the costs when billed by the Colorado Center at the end of the project, or at appropriate stop points. The Center will be using DOLA Technical Assistance funds for this match.

It should be understood that if professional services, such as business or economic or architectural, are required the Center would only make general recommendations. The costs for additional professional design services are outside this work scope and not included in this cost estimate.

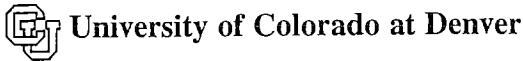
If your understanding of the project differs from what is laid out here, please notify me immediately at (303) 556-6658. Otherwise, please sign this proposal as our MOU and return a copy of this letter. We are looking forward to a very interesting and rewarding project.

Sincerely,


 Judith Bergquist
 Development Coordinator
 303-556-6658


 Wiley Smith or Authorized Signature
 970-827-3645

6/20/05
 Date



Colorado Center for Community Development
 DOLA - Technical Assistance Program
 School of Architecture and Planning Outreach Center

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March 23, 2005

Wiley Smith
 Planning Director
 Box 309
 Minturn, CO. 801645

Dear Wiley,

The following is a description of the community development project we propose to undertake in and with the Town of Minturn. Your comments are encouraged. If this scope and cost is acceptable you can sign the bottom of the form to start the work process. The staff at the Colorado Center for Community Development and appropriate students will work with Town of Minturn personnel and committees to develop the following:

Scope of Services:

Minturn has requested a Three Mile Plan update, improved mapping, and visual concepts for three proposed develop parcels to determine future growth within the town of Minturn. It is our intent that this updated Three Mile Plan will aid the town in strengthening its growth and development plans for the Town of Minturn.

Work will be divided into 3 projects.

1. Update the Three Mile Plan

This task will be in coordination with the Planning department. We will review three mile documents from the Department of Local Affairs and pursue favorable examples to improve the current Three Mile Plan. We will begin with a revision to the updates of November 5, 2003 and write a current document. We will then provide additions to the three mile plan for review and development with the planning department. We will create two drafts for review and revisions. This will involve three meetings with the planning department. At which time we will create a final draft to be mailed. The planning department will have then be the ones to complete the Final Document.

We propose the following Table of contents will be a part of this three mile plan update.

- Purpose of three mile plan
- Summary of Planning process
- Relationship of this plan to other Adopted City Plans
- Existing conditions and future development potential
 - Growth and Trends
 - Existing Development Patterns
 - Environmental Features
 - Summary of Issues and Opportunities
- Goals and Objectives
 - Up to 5 or 6 goals
- Three mile plan and Urban Growth Boundary.

Over view of plan map and land use categories
 Description of Preferred Land Use Alternative
 Recommended Plan Implementation Actions.

Hours not to exceed 250 student work hour for this project.

#2

1. Update the physical maps of the three mile plan

This work task will provide improved mapping of the town's boundary of the Three Mile Boundary and all properties under consideration in the present Three Mile Plan. We will use aerials and GIS mapping provide by the town to create these maps. We intend to create readable maps at 11 x 17 paper size that can be reproduced for large presentations. The number of maps will be decided in part as we update the Three Mile Plan and the scale at which these maps need to be created so that they are legible at 11 x 17. We will work closely with the Town of Minturn staff to verify boundaries; development names and locations; trail connections, etc. We will create additional maps if needed for clarification in the Three Mile Plan such as proposed and existing open space. Not to exceed 10 maps. One site visit, coordination with the Three mile plan update drafts.

#1

2. Provide Visuals for proposed development areas

This task will create presentation drawings that will provide conceptual ideas for the Rail Road Yard, Martine Creek Area, and Dowd Junction. We will provide two conceptual site plans for these areas with appropriate land uses. We will also provide pictorial sketches for perspective views of each of these areas. Not to exceed these three development areas, two proposed site plans and up to four elevations or perspectives of the site. Three site visits and coordination with staff.

We will provide large presentations for all public meetings. After the final presentation minimal revisions will be made to the plans and cost estimate. Then we will provide one 11X17 final plan and cost estimate. We will keep a reduced color copy of the final plan and cost estimates

We propose starting in May 2005 with a projected, but not guaranteed, completion date of Novemberr 2005. This will depend on a signed MOU and intern availability. The project will be jointly funded by the Town of Minturn and the Colorado Center (using DOLA Funds) on the basis of the following budget:

1. Update Three Mile Plan document	
Student Intern (@ \$11/hr.) <i>not to exceed 250 hours</i>	\$ 2,750.00
Printing, drawing reproduction costs, film, etc.	\$ 300.00
Travel costs	\$ 165.00
Subtotal:	\$3,226.00
2. Mapping	
Student Intern (@ \$11/hr.) 110 hours	\$ 1,210.00
Printing, drawing reproduction costs, film, etc.	\$ 200.00
Travel costs	\$ 36.00
Subtotal:	\$1,476.00
3. Visuals of three areas	
Student Intern (@ \$11/hr.) 180 hours	\$ 1,980.00
Printing, drawing reproduction costs, film, etc.	\$ 250.00
Travel costs	\$ 200.00
Subtotal:	\$2,430.00

#2

#1

Total: ~~\$ 7,132.00~~ (\$ 3,906)

The joint funding is broken down as follows:

Total: **Town of Minturn** \$ 4,280
Total: Colorado Center for Community Development (DOLA) \$ 2,852

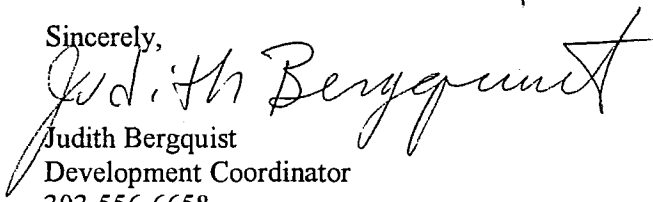
Project one: **Town of Minturn** \$ 1,936
Colorado Center for Community Development (DOLA) \$ 1,290
Project Two: **Town of Minturn** \$ 886
Colorado Center for Community Development (DOLA) \$ 590
Phase Three: **Town of Minturn** \$ 1,458
Colorado Center for Community Development (DOLA) \$ 972

Town of Minturn will reimburse the Colorado Center for the Town's share of the costs when billed by the Colorado Center at the end of the project, or at appropriate stop points. The Center will be using DOLA Technical Assistance funds for this match.

It should be understood that if professional services, such as business or economic or architectural, are required the Center would only make general recommendations. The costs for additional professional design services are outside this work scope and not included in this cost estimate.

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Sincerely,



Judith Bergquist
Development Coordinator
303-556-6658

Wiley Smith or Authorized Signature
970-827-5645

Date



University of Colorado at Denver
Colorado Center for Community Development
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March 23, 2005

Wiley Smith
 Planning Director
 Box 309
 Minturn, CO. 801645

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Total: Colorado Center for Community Development (DOLA) \$ 2,852


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Colorado Center for Community Development (DOLA) \$ 590
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If your understanding of the project differs from what is laid out here, please notify me immediately at (303) 556-6658. Otherwise, please sign this proposal as our MOU and return a copy of this letter. We are looking forward to a very interesting and rewarding project.

Sincerely,


Judith Bergquist
Development Coordinator
303-556-6658

Wiley Smith or Authorized Signature
970-827-5645

Date


University of Colorado at Denver

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June 20, 2005

Wiley Smith
 Planning Director
 Box 309
 Minturn, CO. 801645

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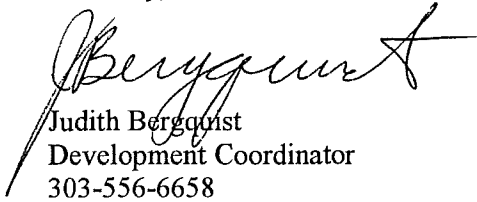
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Town of Minturn will also provide accommodations for two nights
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Sincerely,



Judith Bergquist
Development Coordinator
303-556-6658

Wiley Smith or Authorized Signature
970-827-5645

Date

Colorado Center for Community Development
DOLA - Technical Assistance Program
School of Architecture and Planning Outreach Center

Campus Box 128
P.O. Box 173364
Denver, Colorado 80217-3364
Rural Phone: 303-556-6658
Phone: 303-556-6650 * Fax: 303-556-6651
web site: <http://www.cudenver.edu/cccd>

June 2, 2005

Wiley Smith
Planning Director
Box 309
Minturn, CO. 801645

Dear Wiley,

The following is a description of the community development project we propose to undertake in and with the Town of Minturn. Your comments are encouraged. If this scope and cost is acceptable you can sign the bottom of the form to start the work process. The staff at the Colorado Center for Community Development and appropriate students will work with Town of Minturn personnel and committees to develop the following:

Scope of Services:

Minturn has requested 1) Entry Visuals along Hwy 24 from I-70 exit to the bridge in town and 2) a streetscape master plan for the section of Historic Downtown Minturn. It is our intent that these visual aids along Hwy 24 will aid the town in strengthening and enhance the town's image as residents and visitors drive into the Town of Minturn. It is hoped that the streetscape design will aid the town in strengthening its image, and features of the historic down town to encourage visitors to leave their cars for services within Minturn.

Work will be divided into 2 projects.

1. Hwy 24 Entry Visuals

This task will provide 12 to 15 visual illustrations and appropriate mapping from the I-70 exit to the town bridge.

We will create presentation drawings that will provide conceptual ideas for the enhancement of the visual experience along Hwy 24 into the Historic Downtown of Minturn. We will provide pictorial sketches for illustrative or perspective views of each of these areas. Not to exceed 15 visuals and necessary mapping for those views. We will provide written text for each area about the suggested enhancements and possible action plans.

We have identified the following locations that will be studied for enhancement of the foreground, mid-ground and background views:

The exit at I-70; the entry to the forest service visitor center and the park-n-ride lot; the rafters parking/ pull out and adjacent building; view at the first bend; views along a truck parking property with green chain link fencing; view of the garden shop's palettes and Gross Creek Business Park; the entry to the businesses at the corner of the auto shop and the Mountain Meadows Business Park; along the Mountain Meadows property adjacent to Hwy 24; the view of recent homes in the background across from the Rail Road property; foreground views along the Rail Road property; the bend at the "entry" into town; and the bridge.

This will involve two presentations to be arranged by your office. The first one we will present a range of ideas the second will present sketch revisions based on consensus of the previous meeting. We will present the final drawings and general action plan at the second meeting.

2. Minturn Historic Downtown Streetscape

This task will provide three concept plans and general cost estimates for a streetscape along the six blocks (approx.) of the historic downtown

CCCD will develop conceptual site plan including a number of design sketch scenario's, photographs, illustrations, sketches and information to help solicit and determine the character and direction for a streetscape plan for the Town of Minturn. This will involve two presentations to be arranged by your office. The first one we will present a range of ideas the second will present the one direction based on consensus of the previous meeting. We will present the final conceptual streetscape plan and basic cost estimates at the second meeting.

This work will include a sidewalk plan, a lighting plan, parking areas and limited needs study; transit/circulation patterns; pedestrian friendly areas, traffic calming ideas; connection to trails and other important sites throughout town. We will also present site furnishings to include lighting standards and other site furniture needs. We will explore several awning/ street front treatments and present several vignette studies of building proto types as well as streetscape details and ideas for unifying the store fronts.

We will provide large presentations for all public meetings. After the final presentation minimal revisions will be made to the presentation and action plans. Then we will provide one 11X17 final. We will keep a reduced color copy.

We propose starting in June 2005 with a projected, but not guaranteed, completion date of November 2005. This will depend on a signed MOU and intern availability. The project will be jointly funded by the Town of Minturn and the Colorado Center (using DOLA Funds) on the basis of the following budget:

1. Hwy 24 entry visuals document	
Student Intern (@ \$11/hr.) 214 hour	\$ 2,354.00
Printing, drawing reproduction costs, film, etc.	\$ 250.00
Travel costs	<u>\$ 220.00</u>
Subtotal:	<u>\$2,824.00</u>
2. Minturn Historic Downtown Streetscape concept plans	
Student Intern (@ \$11/hr.) 310 hours	\$ 3,410.00
Printing, drawing reproduction costs, film, etc.	\$ 250.00
Travel costs	<u>\$ 132.00</u>
Subtotal:	<u>\$3,792.00</u>
	Total: \$ 6,616.00

The joint funding is broken down as follows:

Total: Town of Minturn	\$ 3,970
Total: Colorado Center for Community Development (DOLA)	\$ 2,646

Project one: Town of Minturn	\$ 1,694
Colorado Center for Community Development (DOLA)	\$ 1,130
Project Two: Town of Minturn	\$ 2,275
Colorado Center for Community Development (DOLA)	\$ 1,517

Town of Minturn will reimburse the Colorado Center for the Town's share of the costs when billed by the Colorado Center at the end of the project, or at appropriate stop points. The Center will be using DOLA Technical Assistance funds for this match.

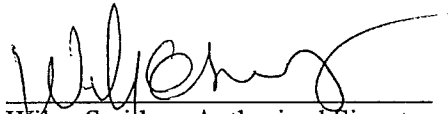
It should be understood that if professional services, such as business or economic or architectural, are required the Center would only make general recommendations. The costs for additional professional design services are outside this work scope and not included in this cost estimate.

If your understanding of the project differs from what is laid out here, please notify me immediately at (303) 556-6658. Otherwise, please sign this proposal as our MOU and return a copy of this letter. We are looking forward to a very interesting and rewarding project.

Sincerely,



Judith Bergquist
Development Coordinator
303-556-6658



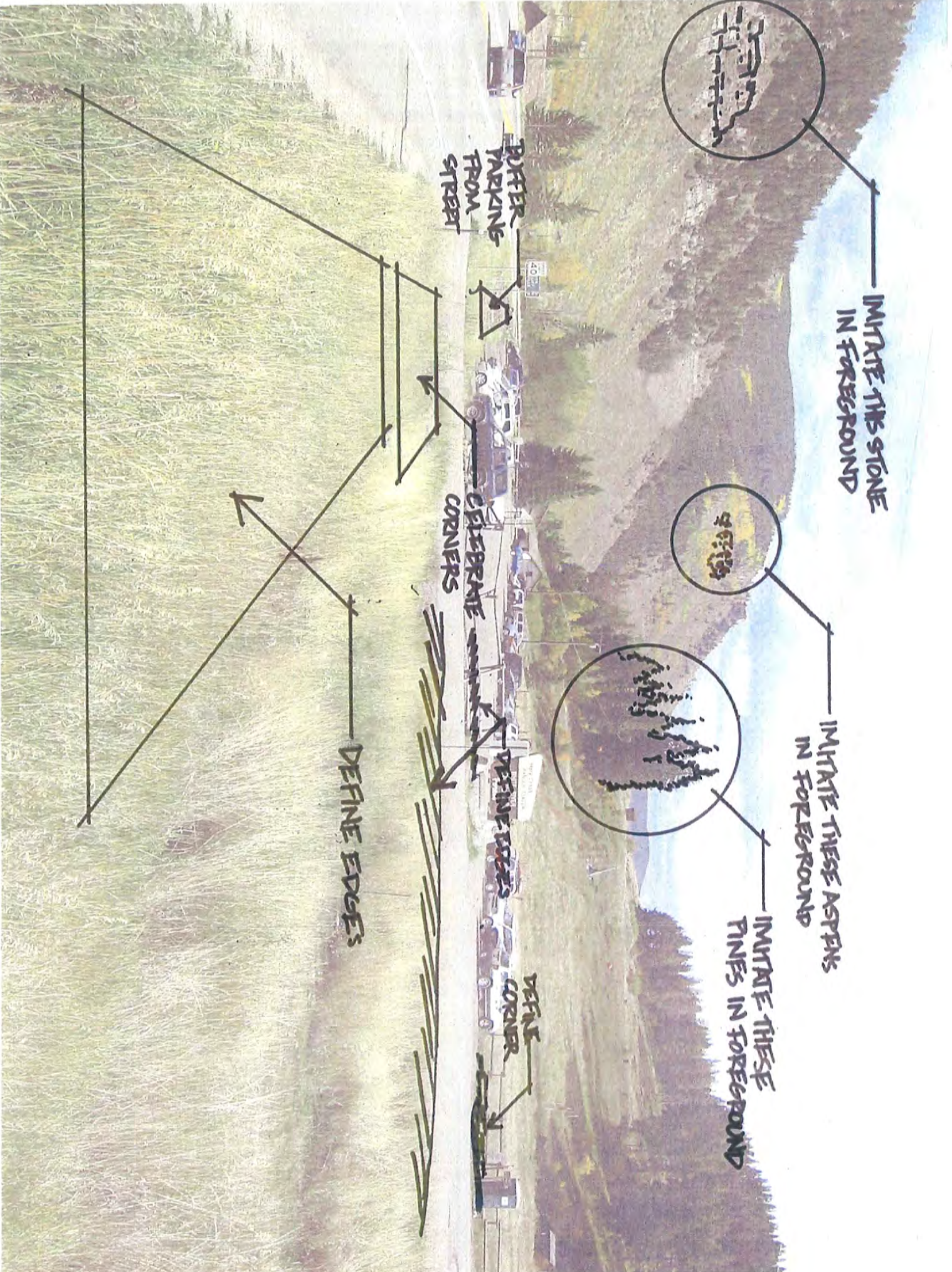
Wiley Smith or Authorized Signature
970-827-5645

6/15/05
Date

MINTURN ENTRY VISUALS







IMITATE THE STONE
IN FOREGROUND

IMITATE THESE ASPENS
IN FOREGROUND

IMITATE THESE
PINES IN FOREGROUND

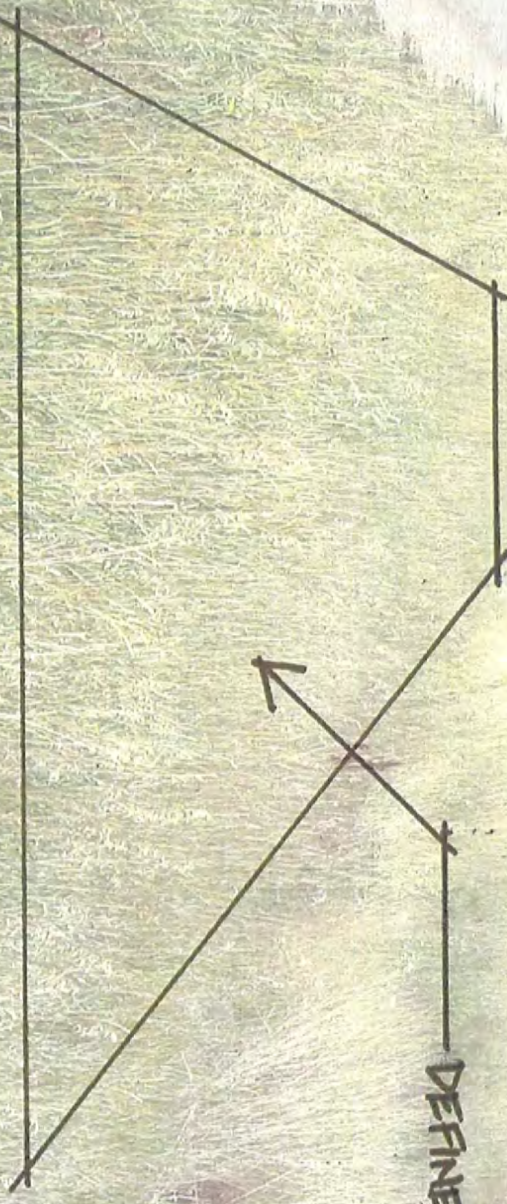
PREFER
PARKING
FROM
STREET

CELEBRATE
CORNERS

DEFINE EDGES

DEFINE
CORNER

DEFINE EDGES

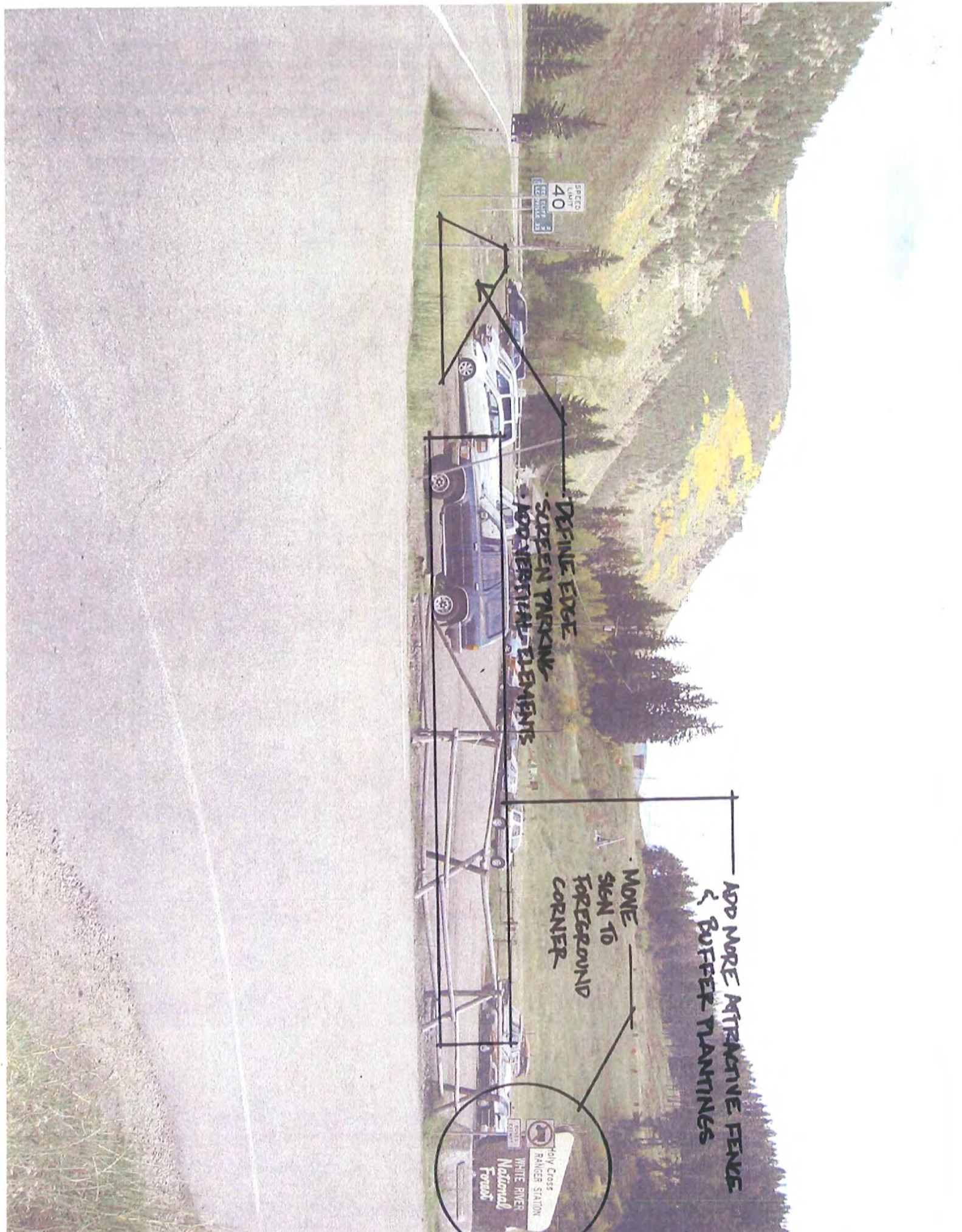






SPEED
LIMIT
40
MILES PER HOUR

Holy Cross
RANGER STATION
WHITE RIVER
National
Forest



DESIGN EDGE
SCREEN PARKING
ADD VERTICAL ELEMENTS

ADD MORE ATTRACTIVE FENCE
& BUFFER PLANTINGS

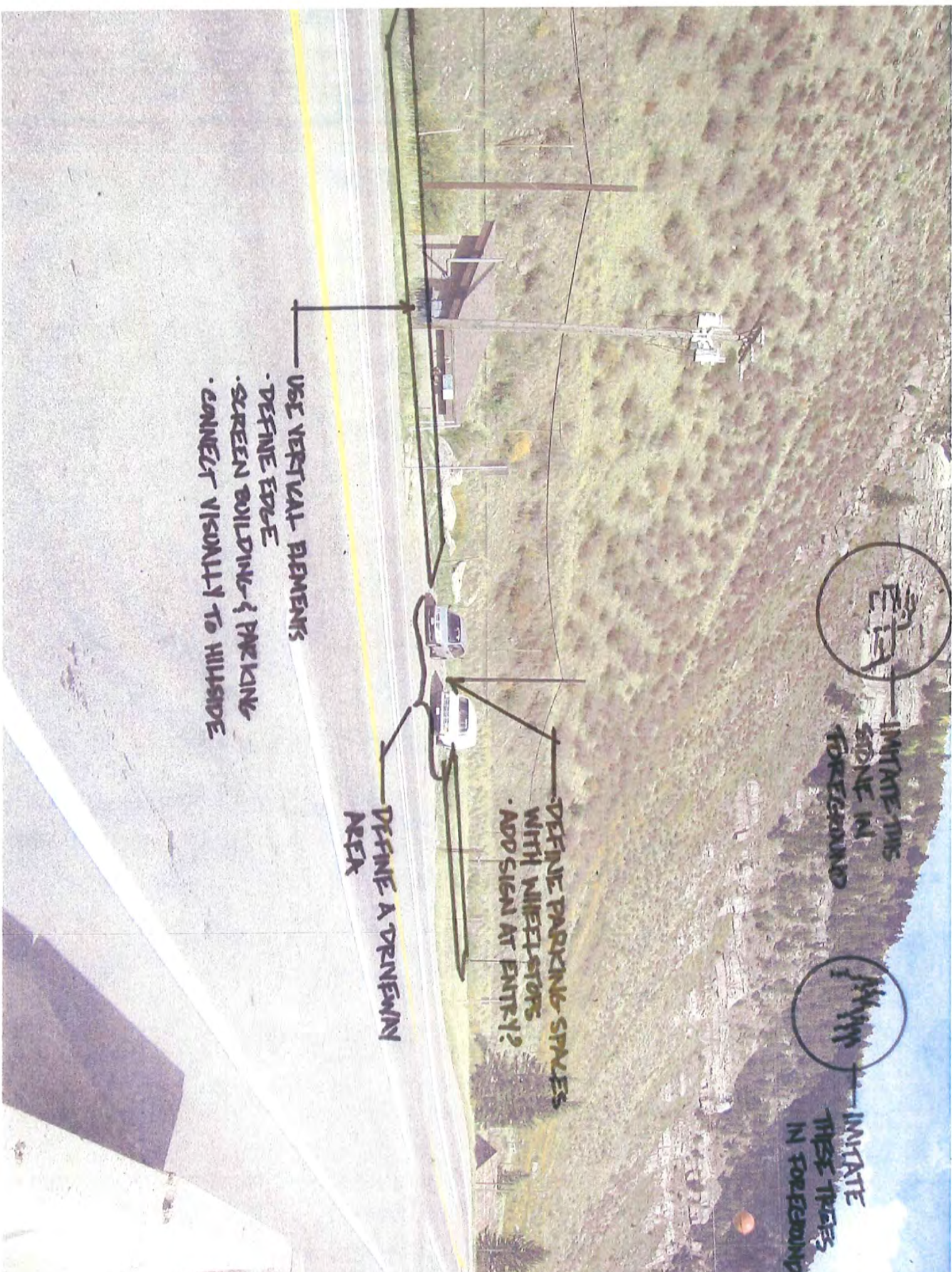
MOVE
SIGN TO
FOREGROUND
CORNER



SPEED
LIMIT
40
SEE PAGE 23







UTIL
POLES

IMITATE THIS
SCENE IN
FOREGROUND

TREES

IMITATE
THESE TREES
IN FOREGROUND

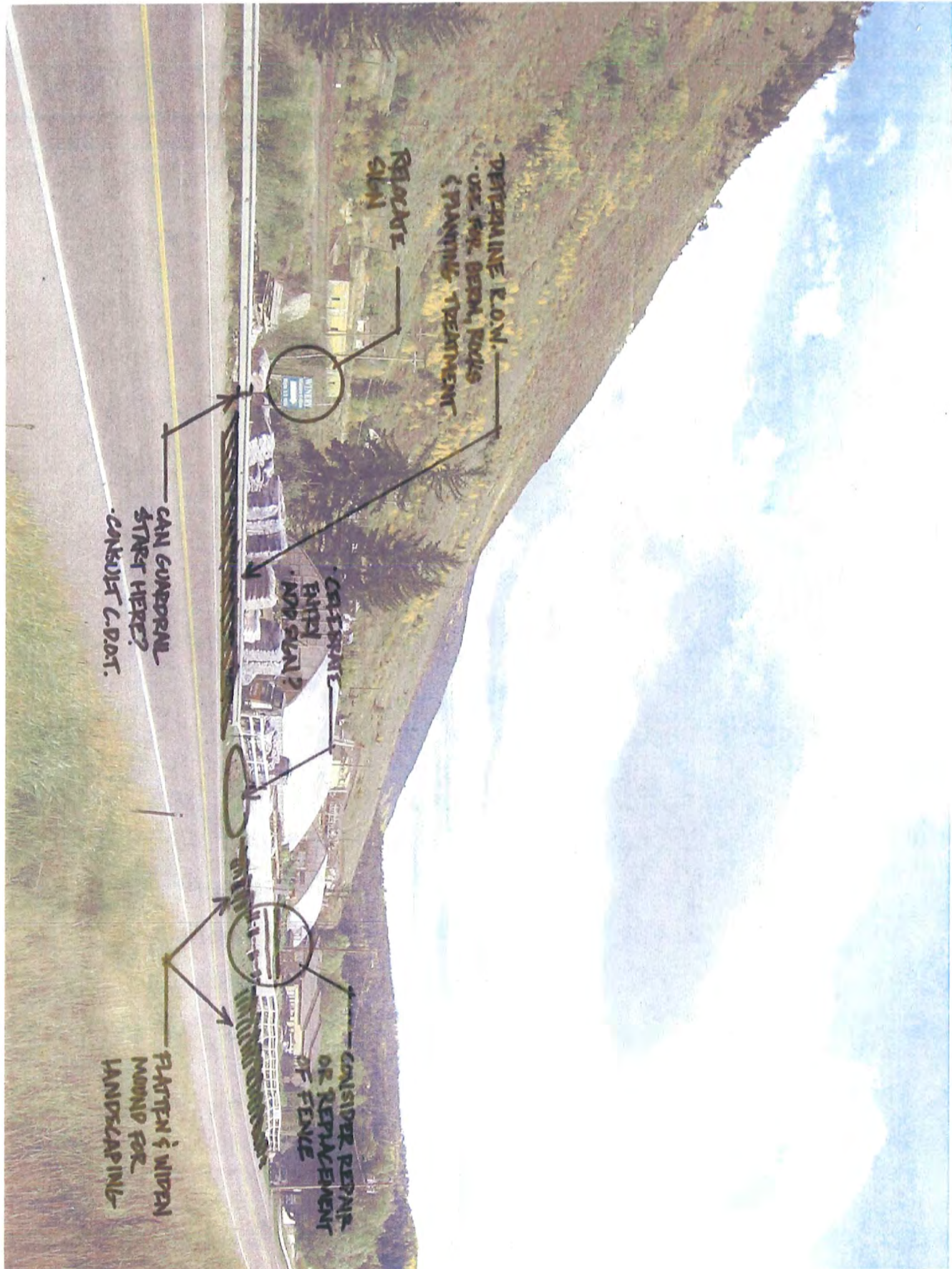
USE VERTICAL ELEMENTS
- DEFINE EDGE
- SCREEN BUILDING & PARKING
- CONNECT VISUALLY TO HILLSIDE

DEFINE A DRIVEWAY
AREA

DEFINE PARKING SPACES
WITH WHEELSTOPS
- ADD SIGN AT ENTRY?







DETERMINE R.O.W.
USE FOR BERM, FODDS
& PLANTING TREATMENT

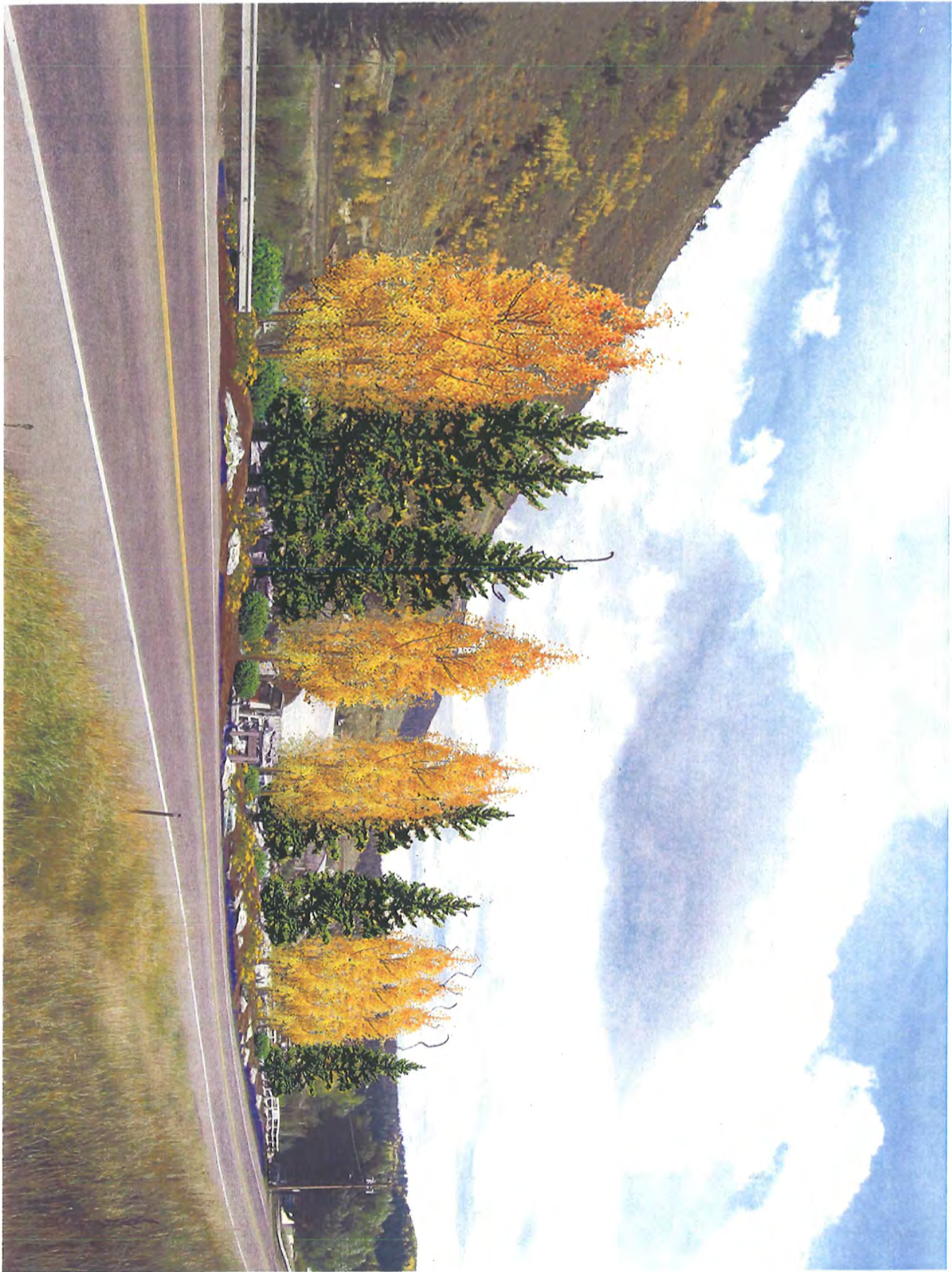
REPORTS

CAN GUARDRAIL
START HERE?
CONSULT C.DOT.

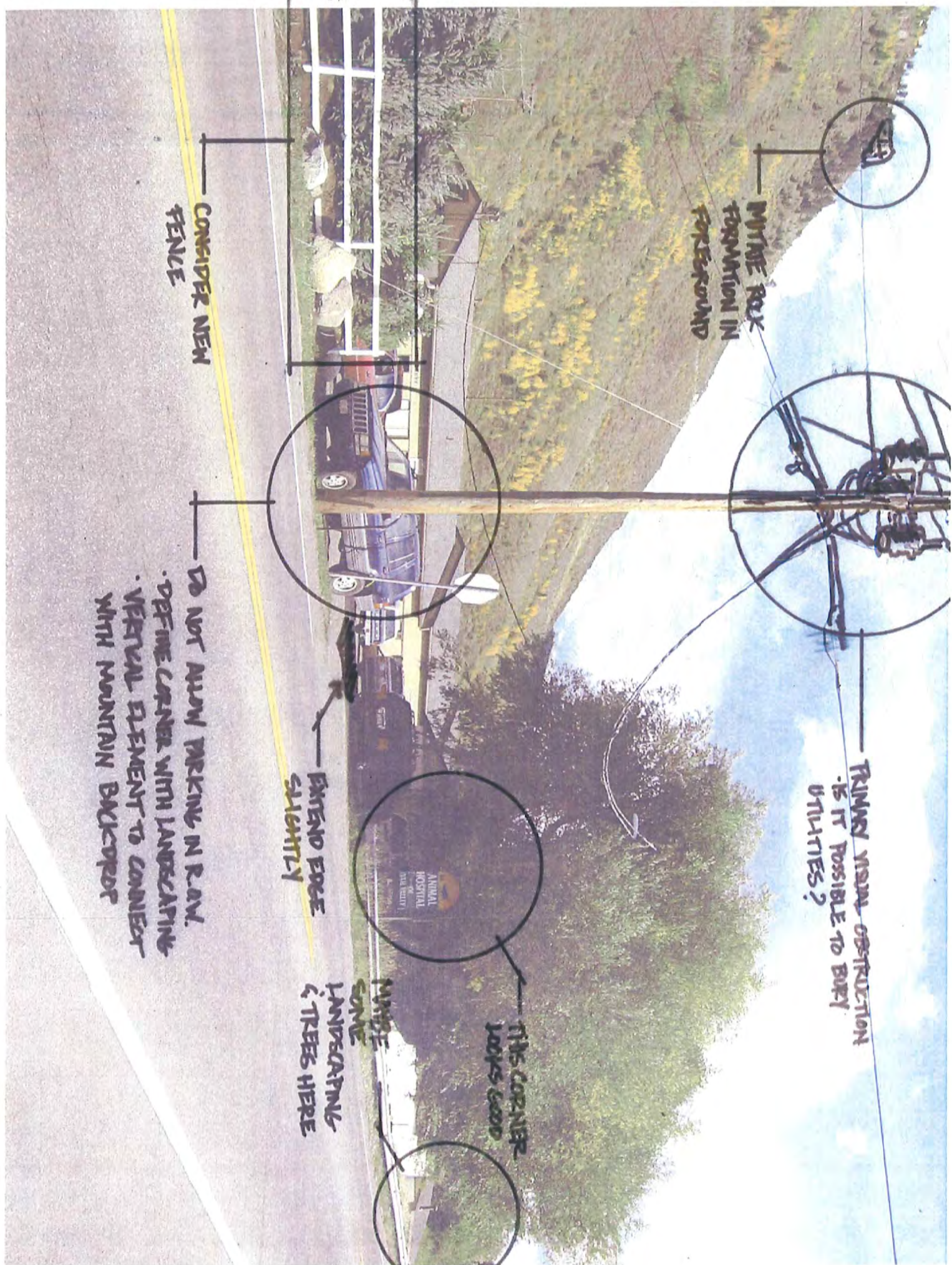
CONSIDER
BUILT
UP SIDEWALK?

CONSIDER REPAIR
OR REPLACEMENT
OF FENCE

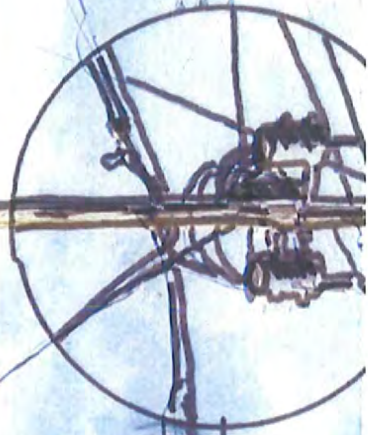
FLATTEN & WIDEN
MOUND FOR
LANDSCAPING







WHITE ROCK FORMATION IN FOREGROUND



PRUNE OR REMOVE OBSTRUCTION
- IS IT POSSIBLE TO BURY UTILITIES?



CONSIDER NEW FENCE

DO NOT ALLOW PARKING IN R.O.W.
- DEFINE CORNER WITH LANDSCAPING
- VERTICAL ELEMENT TO CONNECT WITH MOUNTAIN BACKDROP



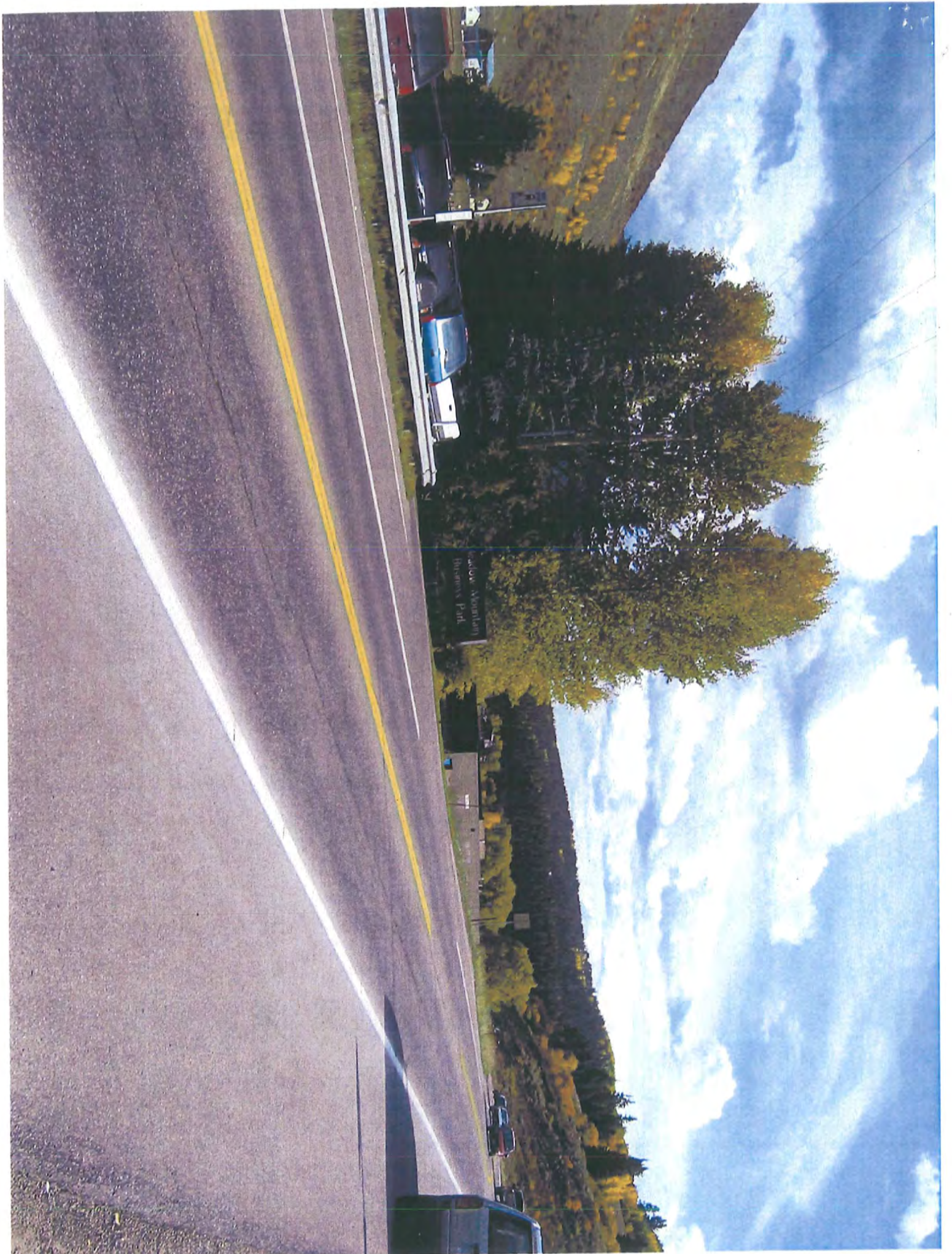
EXTEND EDGE SLIGHTLY

WIDE LANDSCAPING & TREES HERE

THIS CORNER LOOKS GOOD







DO NOT ALLOW
VEHICLES TO
BE PARKED
IN R.O.W.

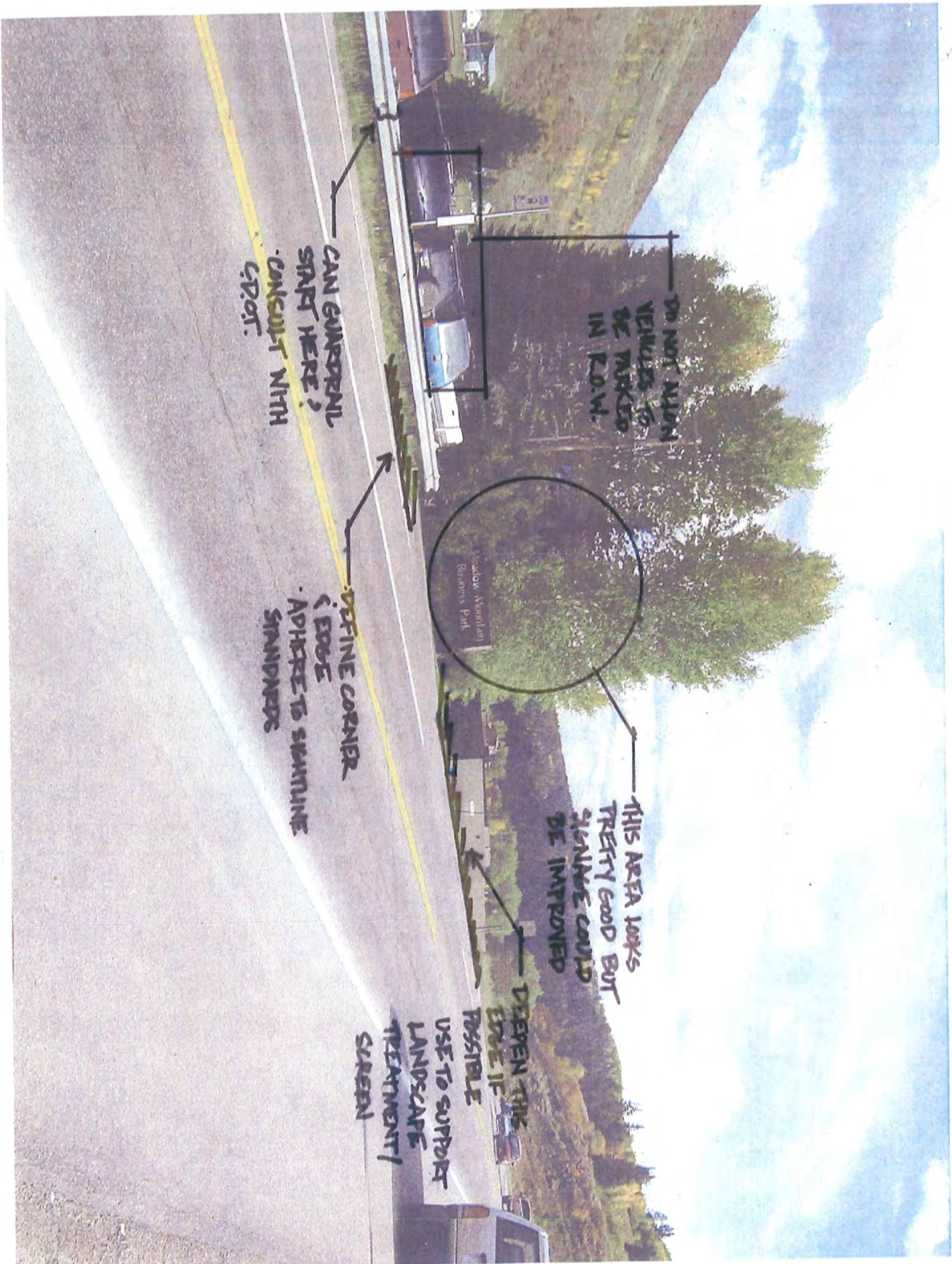
CAN GUARDRAIL
START HERE?
CONSULT WITH
SPOT.

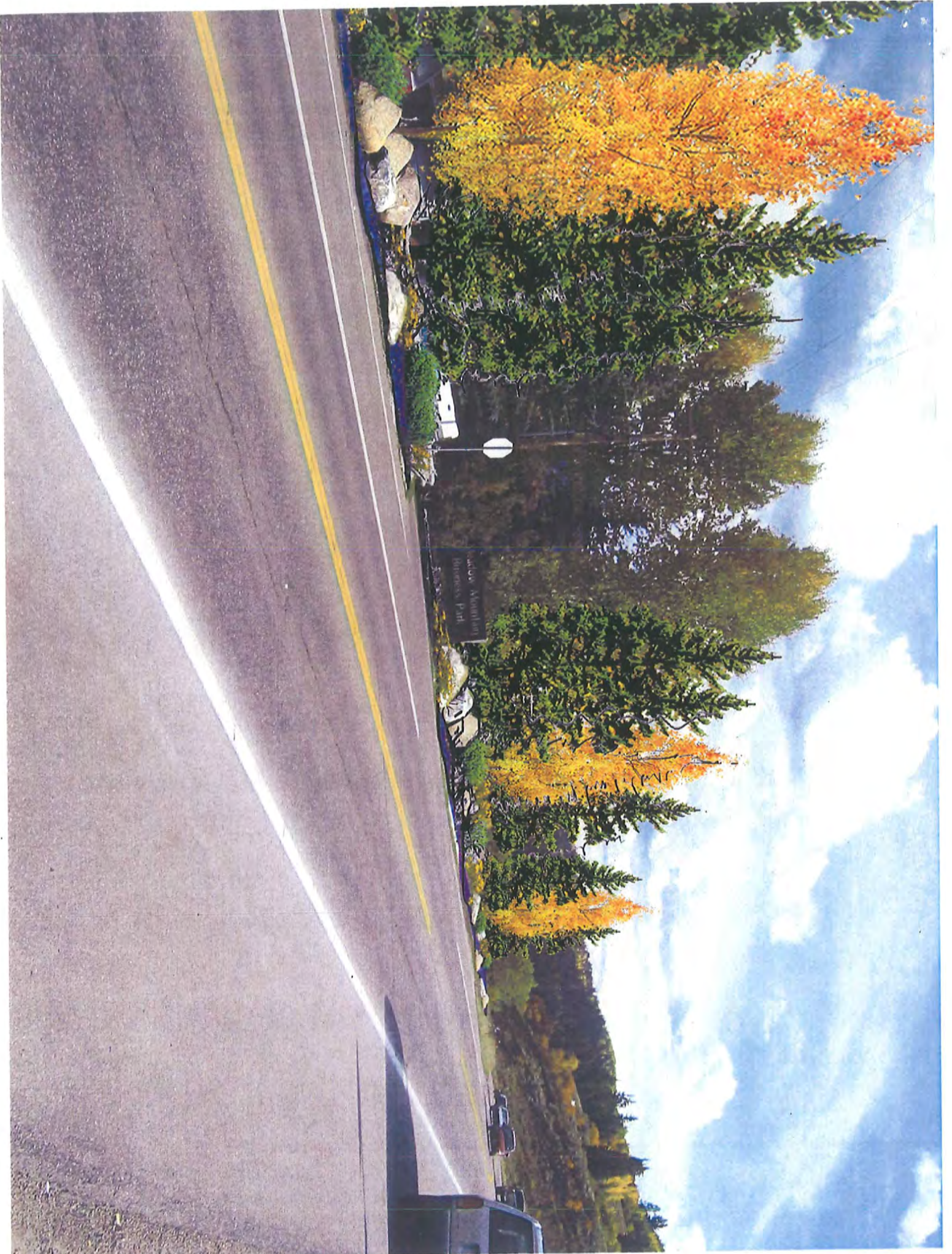


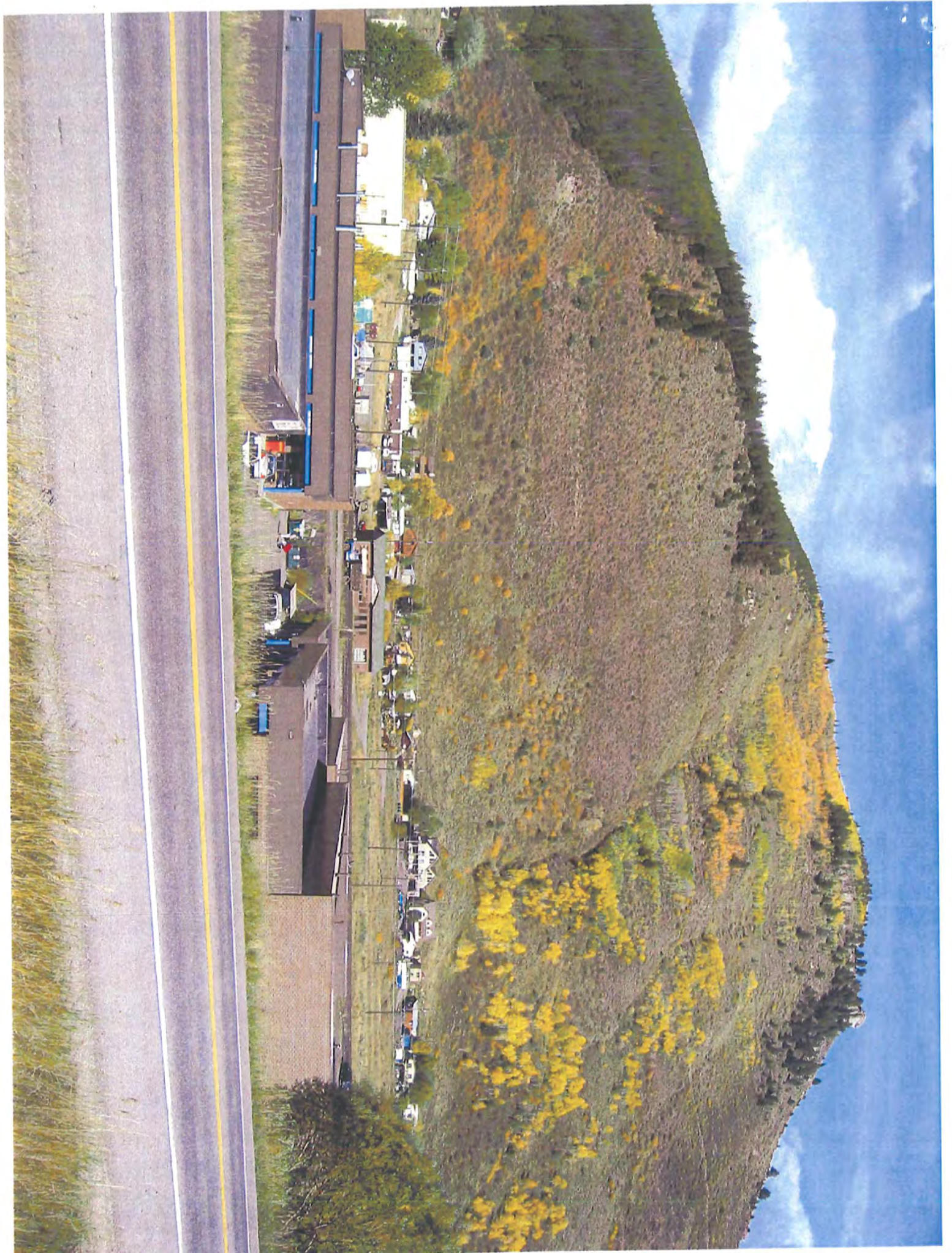
THIS AREA LOOKS
PRETTY GOOD BUT
SIGNAGE COULD
BE IMPROVED

REFINE CORNER
< EDGE
ADHERE TO SIGNATURE
STANDARDS

DEEPEN THE
EDGE IF
POSSIBLE
USE TO SUPPORT
LANDSCAPE
TREATMENT/
SCREEN



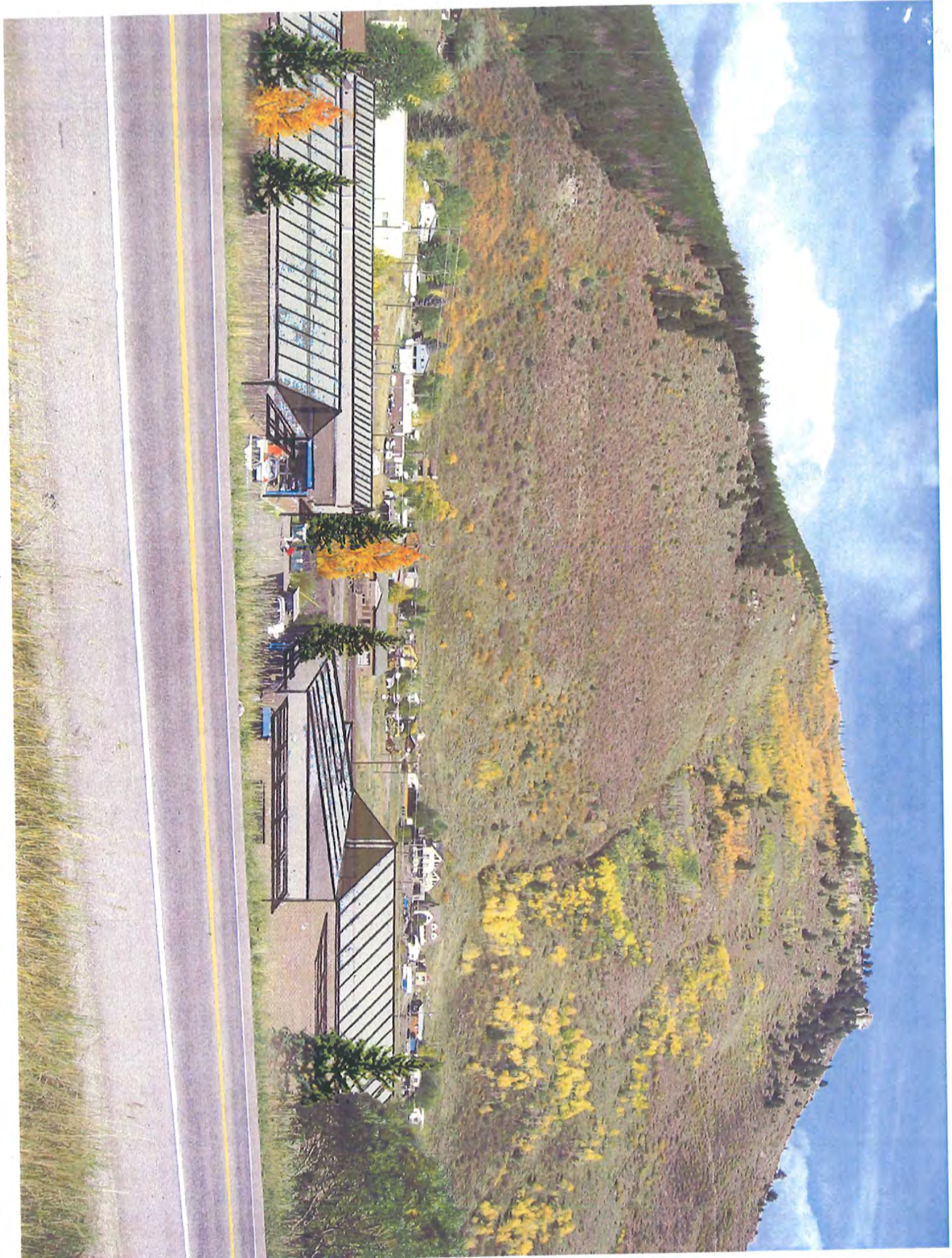


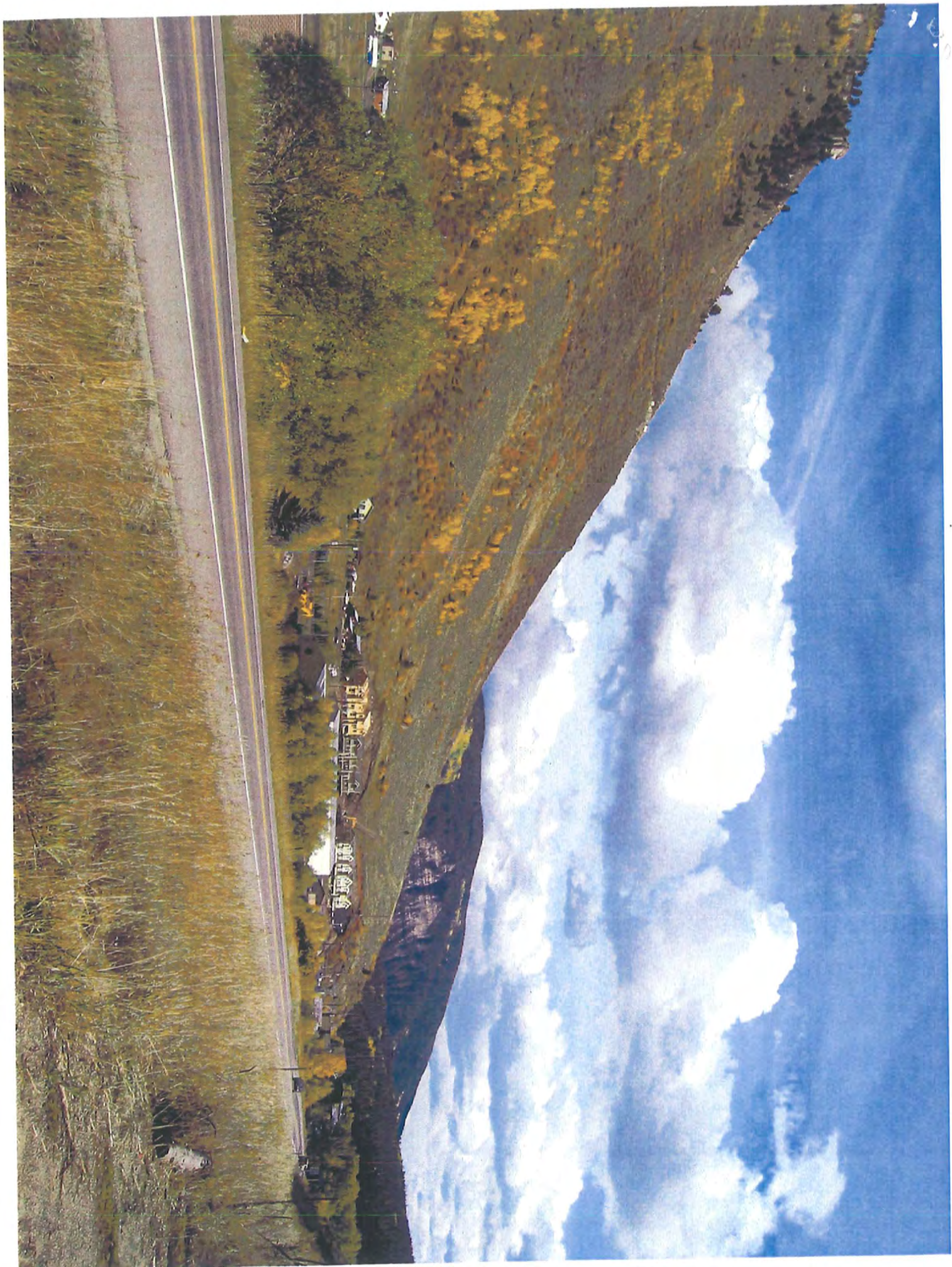


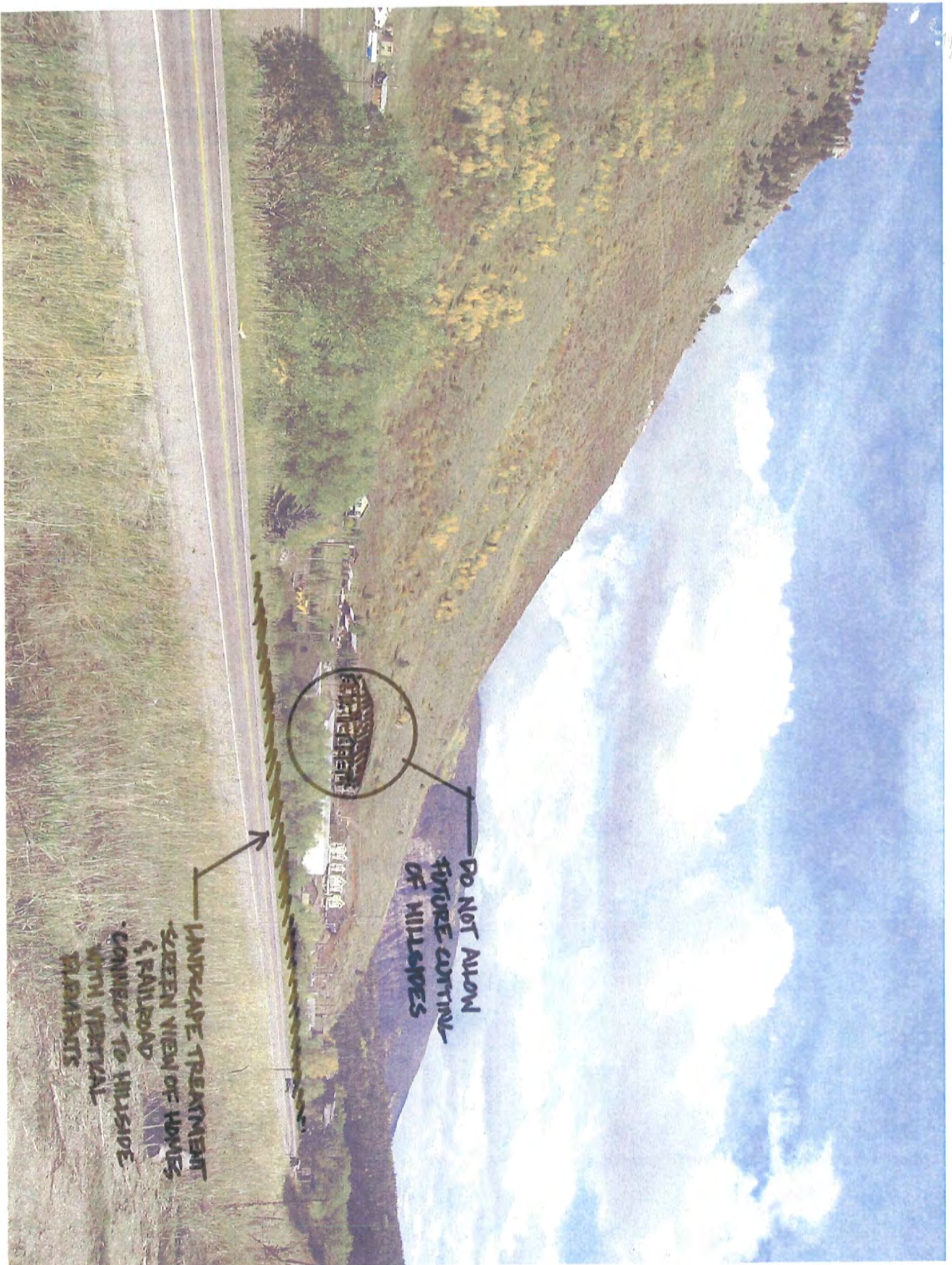
ADD ARCHITECTURAL
COMPONENTS TO
MAKE BUILDINGS MORE
ATTRACTIVE &
INTERESTING

ADD SOME TREES HERE
GREEN
CONTRAST VISUALLY WITH
HILLSIDE



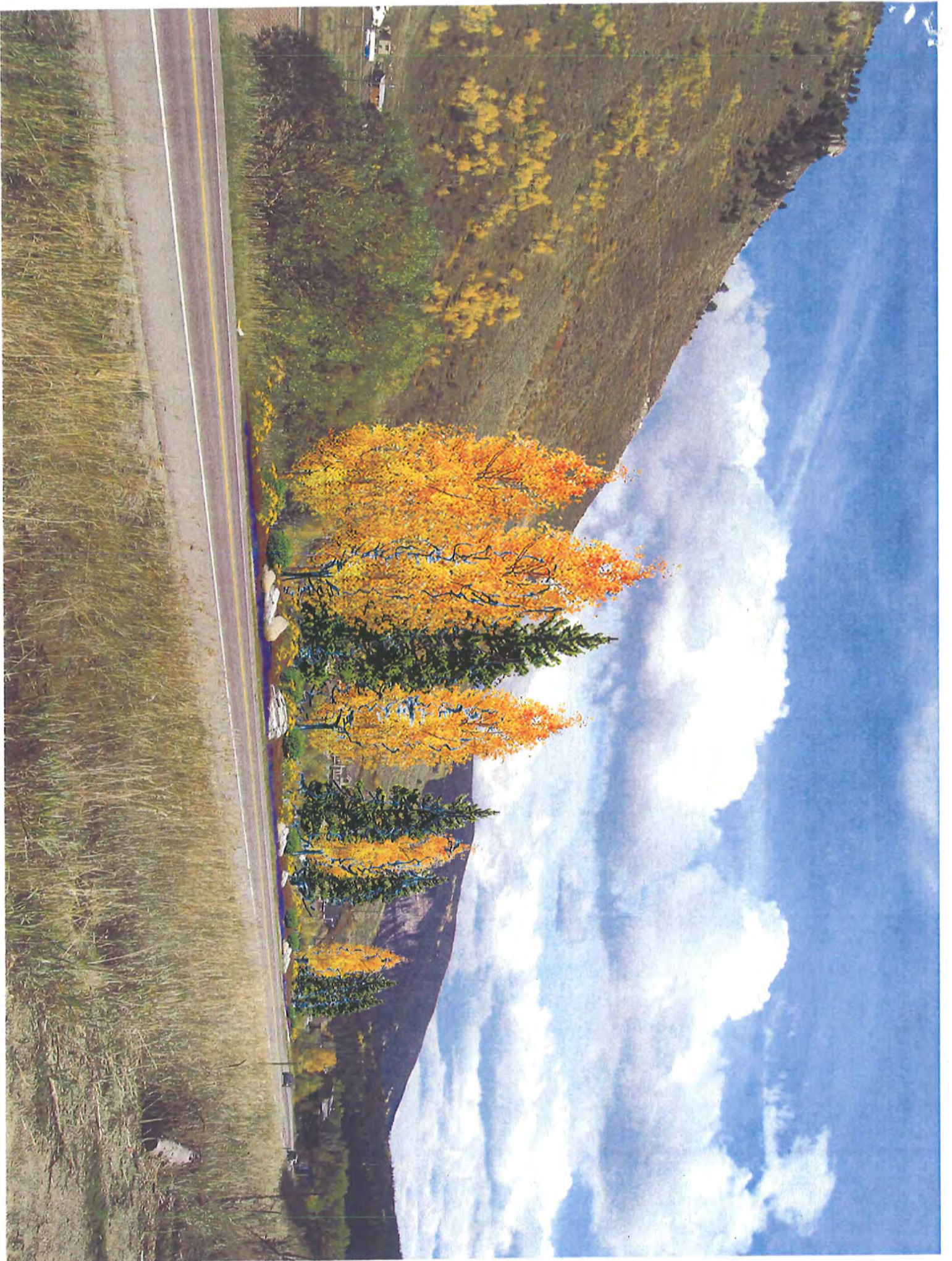






DO NOT ALLOW
FUTURE CUTTING
OF HILLSIDES

LANDSCAPE TREATMENT
- SCREEN VIEW OF HOMES
& RAILROAD
- CONFORM TO HILLSIDE
WITH VEGETAL
PLANTINGS



MINTURN HISTORIC DOWNTOWN PHOTO INVENTORY



**Prepared for the Town of Minturn
Wiley Smith, Planner
302 Pine Street
Minturn, Colorado 81645**

**Prepared by CCD Intern Mark A. Beason
And Project Manager J. Bergquist**



**Colorado Center for
Community Development**
UCDHSC-DOLA Rural Program
Campus Box 128 PO Box 173364
Denver, Colorado 80217-3364
Phone: 303.556.6650
Fax: 303.556.6651

CCCD

MINTURN HISTORIC DOWNTOWN PHOTO INVENTORY

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MINTURN HISTORIC DOWNTOWN PHOTO INVENTORY

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Please note:

Architectural terminology is based upon the following guides:

Virginia and Lee McAlester, *A Field Guide to American Houses*, 1989

Colorado Historical Society, Office of Archaeology and Historic Preservation, *A Guide to Colorado's Historic Architecture and Engineering*, available online at <http://www.coloradohistory-oahp.org/guides/architecture/archindex.htm>

The noted architectural characteristics are based upon a windshield survey.

Map images are from Eagle County, Colorado, GIS Mapping website, <http://gisweb.eaglecounty.us>.

Please note that color images may not be representative of the true paint colors on the buildings in this survey.

SECTION ONE:



The following photo inventory for Section One begins at the Eagle River Inn at the southeast corner of Main Street and Railroad Avenue. It continues south along the west side of Main Street, then winds back north along the east side of Main Street, ending at Railroad Avenue.

Minturn Housing Photo Inventory





Address: 145 Main Street

Name: Eagle River Inn

Built: 1896, modified and modernized

Style: Pueblo Revival

Characteristics: Stucco walls; projecting vigas; flat roof; stepped and parapeted roofline



Address: ? Main Street

Name: Cowboys & Indians

Built: ~~1983~~ 1914

Style: Commercial

Characteristics: Front-gabled metal roof



Address: 101 Main Street

Name: Chilly Willy's

Built: ca. 1920, modified and moved

Style: Mission / Commercial

Characteristics: Side-gabled roof; stucco walls; projecting vigas; arched porch



Address: 131 Main Street
Name: Minturn Country Club
Built: 1910; end unit added 1920
Style: Pueblo Revival / Commercial
Characteristics: Stucco walls; flat roof with brackets



Address: 141 Main Street – Units A & B

Built: 1920

Style: False Front Commercial

Characteristics: Flat roof with brackets; wood siding; recessed door



Address: 151 Main Street – Unit C
Built: 1917
Style: Folk Victorian
Characteristics: Gable-front and wing; truss in gable; wood siding



Address: 155 Main Street
Built: 1914
Style: Folk Victorian
Characteristics: Gable-front and wing, metal roof; wood siding



Address: 161 Main Street

Name: Eagle River Trading

Built: 1940

Style: False Front Commercial

Characteristics: Front-gable behind false front; wood siding; roofline balustrade



Address: 171 Main Street
Built: 1918
Style: Gothic Revival
Characteristics: Steeply pitched roof; front-gable; wood siding



Address: 191 Main Street

Name: Holy Toledo!

Built: 1910

Style: Gothic Revival

Characteristics: Side-gabled steeply pitched metal roof; Gothic arched windows



Address: 192 Main Street
Built: 1898
Style: National Folk / Classic Cottage
Characteristics: Pyramidal roof; gabled dormers



Address: 172 Main Street
Built: 1904
Style: National Folk / Shotgun House
Characteristics: Gable-front; shed roof over porch; metal roof



Address: 162 Main Street
Built: 1898 with later addition to right of chimney
Style: National Folk
Characteristics: Double front-gables; wood siding



Address: 156 Main Street
Built: ca. 1900 with modifications in 1997
Style: National Folk
Characteristics: Gable-front and wing; front-gabled second story



Address: 152 Main Street
Built: ca. 1890
Style: National Folk
Characteristics: Gable-front and wing; plain wood shingles



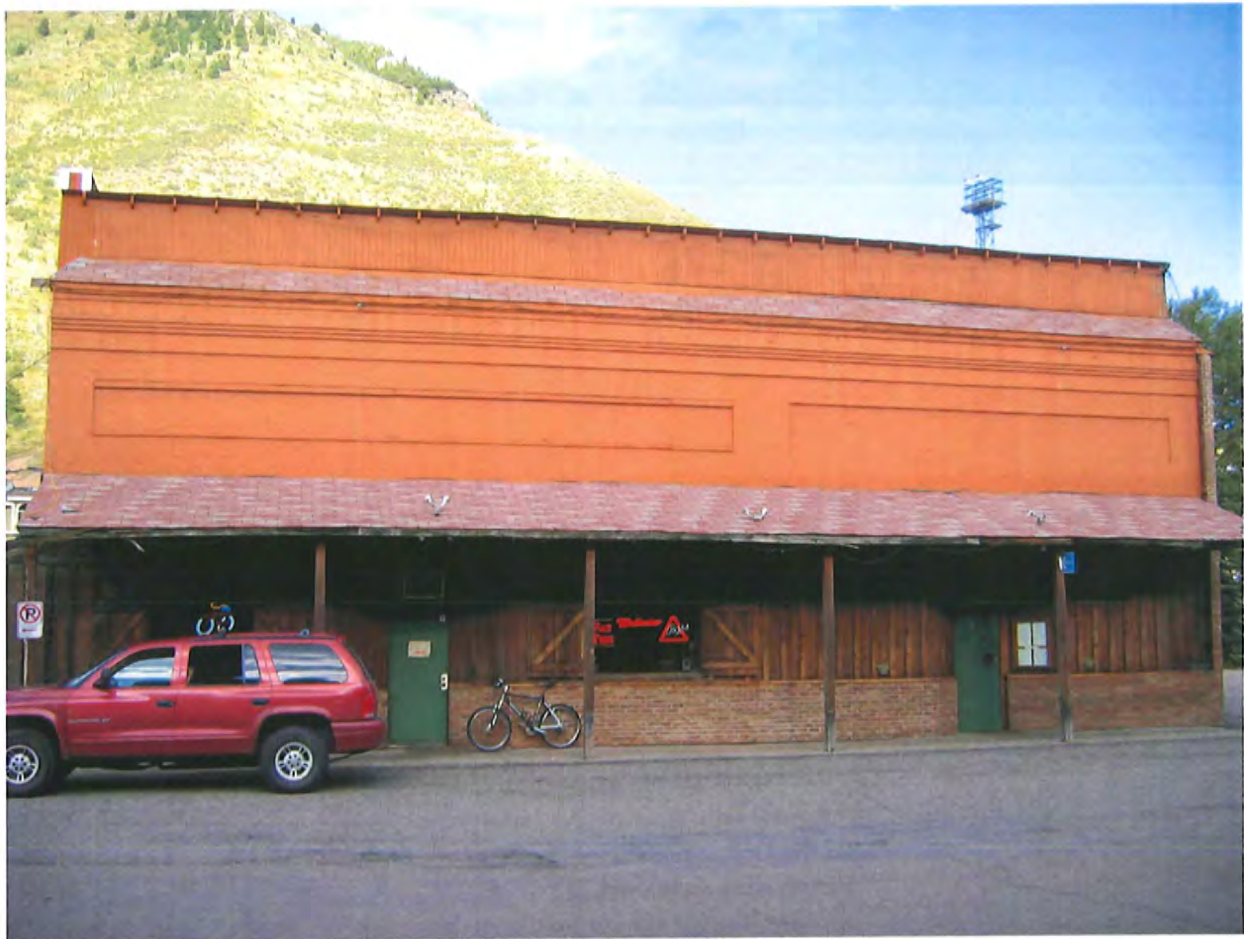
Address: 142 Main Street
Built: 1897 with later modifications
Style: False Front Commercial Building
Characteristics: False front; recessed door



- Address:** 132 Main Street – Units A & B
- Built:** 1915
- Style:** False Front Commercial Building
- Characteristics:** False front; shed roof over recessed front doors



- Address:** 112 Main Street
- Name:** Two Elk Gallery
- Built:** 1974
- Style:** Commercial with Mission and Pueblo Revival influences
- Characteristics:** Stucco walls; side-gable on hipped metal roof; flat roof on first story wings



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



Address: 165 Railroad Avenue

Name: International Trade Center; formerly YMCA

Built: 1915, modified and modernized

Style: Commercial with National Folk influences

Characteristics: Front-gable on hipped metal roof

SECTION TWO:



The following photo inventory for Section Two begins at the southeast corner of Main Street and Toledo Avenue. It continues south along the west side of Main Street to Norman Avenue, then winds back north along the east side, ending at Toledo Avenue.

Minturn Housing Photo Inventory





Address: 201 Main Street
Name: Bravo Colorado at Vail; condominiums
Built: 1991
Style: Modern commercial building
Characteristics: Stucco walls; arched top dormer



Address: 211 Main Street

Name: Blossoms of Vail

Built: 1956

Style: National Folk / Commercial

Characteristics: Front-gable; one story; false front with stucco finish



Address: 221 Main Street
Built: 1915
Style: National Folk
Characteristics: Gable-front and wing; one story; metal roof



Address: 231 Main Street

Built: 1912

Style: Folk Victorian / Queen Anne

Characteristics: Front-gable; low pitched roof; patterned shingles under the gable



Address: 245 Main Street

Built: 1908

Style: Folk Victorian / Queen Anne

Characteristics: Front-gable on hipped metal roof; spindlework on porch detailing; patterned shingles under the gable

Note: Unattached structure to the rear pictured on Boulder Street in Section Nine



Address: 251 Main Street
Built; 1969
Style: Mobile Home
Characteristics: Hipped metal roof; side-gabled extension over door



Address: 261 Main Street

Built: 1915

Style: Folk Victorian / Queen Anne

Characteristics: Side-gable; four gabled dormers; metal roof; patterned shingles in porch gable and dormers; small truss in porch gable



Address: 291 Main Street
Name: Harry's Bump & Grind
Built: 2001
Style: Modern Commercial Building



Address: 304 Main Street
Built: 1912
Style: National Folk
Characteristics: Gable-front and wing



Address: 296 & 298 Main Street
Built: 1993
Style: Modular
Characteristics: Side-gable; hardboard siding



Address: 292 Main Street
Built: 1912
Style: National Folk
Characteristics: Side-gable with decorative front gable and front extension



Address: 272 Main Street
Built: 1886
Style: National Folk
Characteristics: Pyramidal hipped roof with central gables on four sides



Address: 262 Main Street

Built: 1915

Style: National Folk

Characteristics: Hipped metal roof; two story; front-gable over door



Address: 248 Main Street
Built: 1902
Style: National Folk
Characteristics: Pyramidal roof; gabled dormers



Address: 246 Main Street
Built: ca. 1900 with later modifications
Style: National Folk
Characteristics: Hipped roof; cross-gabled second story



Address: 242 Main Street
Built: 1990
Style: Modular
Characteristics: Double front-gable; two-story



Address: 232 Main Street
Built: 1892
Style: Folk Victorian
Characteristics: Front-gable; truss in gable; extension to rear



Address: 222 Main Street
Built: 1892
Style: Folk Victorian
Characteristics: Medium pitched roof; wood siding;



Address: 202 Main Street
Built: 1898
Style: National Folk
Characteristics: Gable-front and wing

SECTION THREE:



The following photo inventory for Section Three begins at the southeast corner of Main Street and Norman Avenue. It continues south along the west side of Main Street to Harrison Avenue, then winds back north along the east side, ending at Norman Avenue.

Minturn Housing Photo Inventory





Address: 301 Main Street
Built: 1898
Style: National Folk
Characteristics: Gable-front and wing; wood siding



Address: 303 Main Street

Built: 1898 with later addition to rear

Style: National Folk / Shotgun House

Characteristics: Front-gable; wood siding



Address: 341 Main Street

Name: Minturn Liquors

Built: 2000

Style: Commercial

Characteristics: Five parallel pedimented front-gables; additional pedimented gable over entrance; wood siding



Address: 381 Main Street

Built: 1898; later addition of unattached building to the rear

Style: Folk Victorian

Characteristics: Steeply-pitched front-gable; low-pitched gable over porch



Address: 380 Boulder Street

Minturn Historic Downtown Photo Inventory



Address: 34 Harrison Avenue
Built: 1906
Style: Folk Victorian
Characteristics: Hipped roof; wood siding; side and rear dormers



Address: 25 Harrison Avenue
Built: 1896
Style: Folk Victorian
Characteristics: Gable-front with wing; wood shingles; bay window



Address: 362 Main Street
Built: 1943
Style: National Folk / Shotgun House
Characteristics: Front-gable; side extension; wood siding



Address: 342 Main Street

Built: 1926

Style: Folk Victorian / Queen Anne

Characteristics: Front-gable; overhanging second story; wood siding; decorated vergeboards



Address: 332 Main Street
Built: 1983
Style: Modular
Characteristics: Side-gable; gable over front door



Address: 322 Main Street
Built: 1963
Style: Mobile Home,
Characteristics: Front-gable; side extension



Address: 312 Main Street
Built: ca. 1960
Style: Mobile Home
Characteristics: Side-gable



Address: 308 Main Street
Built: ca. 1960
Style: Mobile Home
Characteristics: Side-gable



Address: 302 Main Street
Built: 1901
Style: A-Frame with side wing
Characteristics: Metal roof; wood siding



Address: 344 Main Street
Built: ca. 1970
Style: Mobile Home
Characteristics: Low-pitched side gable



Address: 354 Main Street
Built: ca. 1970
Style: Mobile Home
Characteristics: Flat roof



Address: 362 Main Street
Built: ca. 1970
Style: Mobile Home
Characteristics: Side-gable; detached garage



Address: 382 Main Street

Built: 1943

Style: National Folk

Characteristics: Gable-front and wing; gable-on-hip on wing; stucco walls



Address: 15 (?) Harrison Avenue
Built: ca. 1960
Style: Mobile Home
Characteristics: Side-gable; wood shingles on end wall



Address: ? Harrison Street
Built: ca. 1990
Style: Colonial Revival
Characteristics: Steeply-pitched side-gabled roof; shed dormer

SECTION FOUR:



The following photo inventory for Section Four begins at the southeast corner of Main Street and Harrison Avenue. It continues south along the west side of Main Street to Meek Avenue, then winds back north along the east side, ending at Harrison Avenue.

Minturn Housing Photo Inventory





East Elevation



North Elevation

Address: 401 Main Street

Name: Shop-n-Hop

Built: 1975

Style: Commercial / Modern Rustic

Characteristics: Front-gable; low-pitched roof; log walls; wood shingles

Minturn Historic Downtown Photo Inventory

63



Address: 451 Main Street
Built: 1931
Style: Commercial in National Folk style
Characteristics: Side-gable; medium-pitched roof; wood siding



Address: 455 Main Street
Built: 1980
Style: False Front Commercial
Characteristics: Front-gable behind false front; wood siding



Address: 455 Main Street
Name: Minturn Car Wash
Built: ca. 1980
Style: Commercial
Characteristics: Side-gabled metal roof



Address: 461 Main Street
Name: St. Patrick's Spirit Center
Built: 1947
Style: National Folk with Mission influence
Characteristics: Gable-front and wing; stucco walls; metal roof



Address: 471 Main Street
Built: 1935
Style: Folk Victorian
Characteristics: Side-gable; shed dormer



Address: 481 Main Street
Built: 1936
Style: Folk Victorian
Characteristics: Front-gable; low-pitched roof; wood siding



Address: 491 Main Street

Built: 1939

Style: Folk Victorian with Prairie influence

Characteristics: Cross-gabled, low-pitched roof; wood siding; metal roof



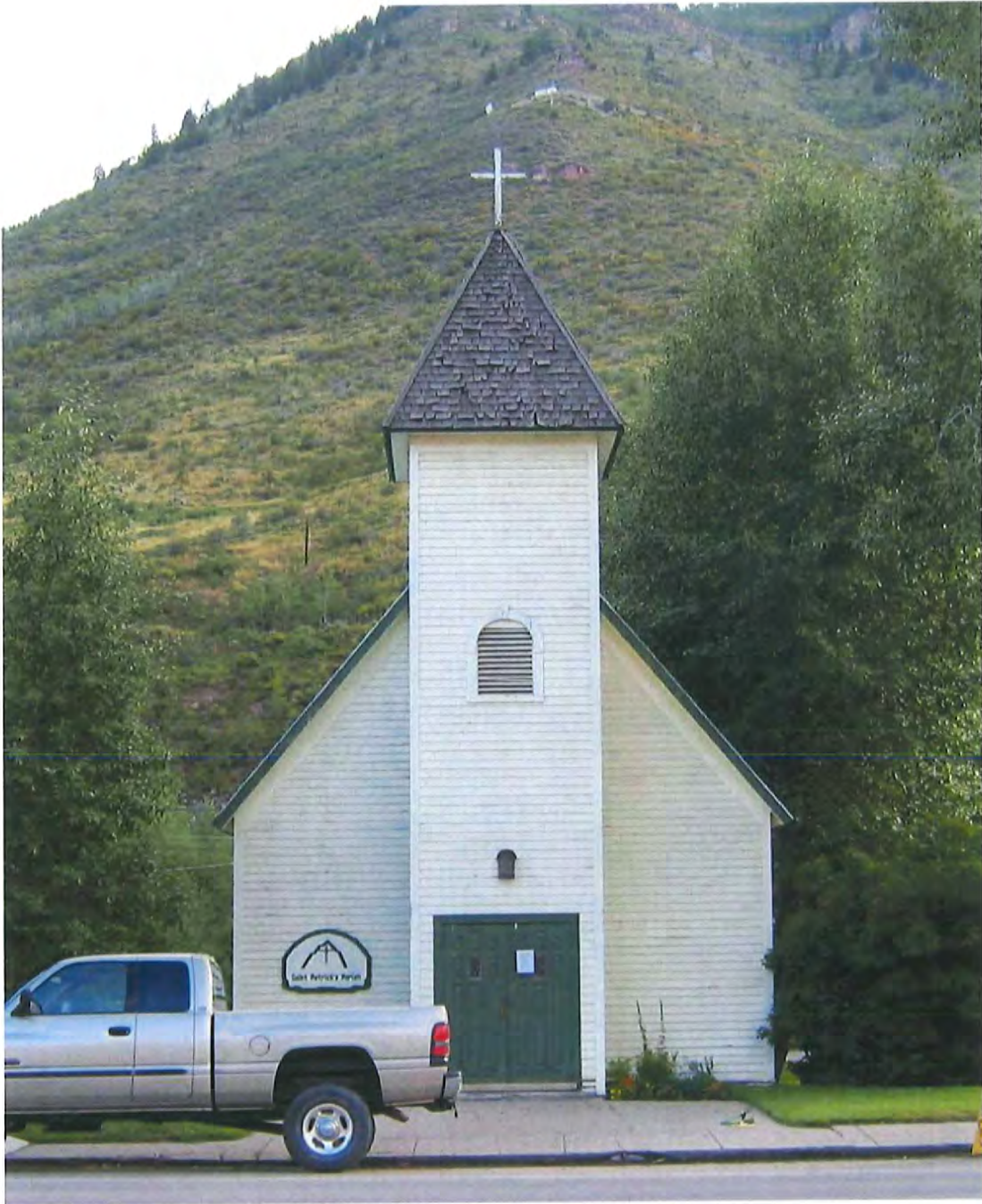
Address: 482 Main Street
Built: 1932
Style: Folk Victorian with Prairie influence
Characteristics: Side-gable; wide overhanging eaves; log walls; metal roof;



Address: 472 Main Street
Name: JB's BBQ & Mountain Pedaler
Built: 1980
Style: Commercial
Characteristics: Duplex; shed roof



Address: 482 Main Street
Name: 1st Bank of Vail
Built: 1970
Style: Commercial with Craftsman influence
Characteristics: Side-gable; stucco walls; exposed roof rafters



Address: 472 Main Street
Name: St. Patrick's Parish
Built: 1925
Style: Gothic Revival
Characteristics: Steep-pitched front-gable; square tower; wood siding

Minturn Historic Downtown Photo Inventory

74



Address: 456 Main Street

Built: 1926

Style: Craftsman

Characteristics: Side-gable; medium pitched metal roof; exposed roof rafters; gabled dormer



Address: 452 Main Street
Built: 1903
Style: Folk Victorian
Characteristics: Front-gable; wood siding; metal roof



Address: 446 Main Street

Built: 1903

Style: Folk Victorian with Tudor influence

Characteristics: Side-gable with two gabled dormers on front of house; wood shingles; decorated verge boards



Address: 442 Main Street

Name: Minturn Inn

Built: 1903

Style: Folk Victorian

Characteristics: Pyramidal hipped roof; gabled dormer on front; side and rear extensions; wood siding



Address: 432 Main Street

Built: 1919

Style: Folk Victorian

Characteristics: Front-gable; hardboard siding; front-gable over door



Address: 400 Main Street

Built: 1898

Style: Folk Victorian

Characteristics: Hipped metal roof; front-gabled extension over door

SECTION FIVE:



The following photo inventory for Section Five begins at the southeast corner of Main Street and Meek Avenue. It continues south along the west side of Main Street to Mann Avenue, then winds back north along the east side, ending at Meek Avenue.

Minturn Housing Photo Inventory





Address: 501 Main Street
Built: 1963
Style: Folk Victorian
Characteristics: Front-gable; metal roof



Address: 511 Main Street
Built: 1941
Style: Minimal Traditional
Characteristics: Side-gable; metal roof; wood siding



Address: 531 Main Street

Built: 1937

Style: Craftsman

Characteristics: Cross-gable; low-pitched roof; wide overhanging eave; knee braces; stucco walls; metal roof



Address: 541 Main Street
Built: 1938
Style: Craftsman
Characteristics: Front-gable; gabled dormer on side; wood siding



Address: 551 Main Street
Built: 1940
Style: Folk Victorian
Characteristics: Front-gable; hardboard siding



Address: 561 Main Street
Built: 1938
Style: Folk Victorian
Characteristics: Front-gable; wood siding



Address: 563 Main Street

Built: 1932 with later addition to the rear

Style: Folk Victorian

Characteristics: Side-gable; metal roof; decorated vergeboards



Address: 30 Mann Avenue
Built: 1940 with later modifications
Style: Folk Victorian
Characteristics: Front-gable



Address: 614, 610, 612, 616 Main Street

Built: 1997

Style: Neo-Colonial

Characteristics: Side-gabled gambrel roof; four arched dormers; stucco walls



Address: 562 Main Street
Built: 1930
Style: Folk Victorian
Characteristics: Side-gable; shed dormer



Address: 552 Main Street

Built: 1937

Style: Craftsman

Characteristics: Front-gable; stucco and wood siding walls; knee braces



Address: 542 Main Street
Built: 1935
Style: Folk Victorian
Characteristics: Hipped metal roof; gabled dormer over door;
wood siding



Address: 532 Main Street

Built: 1928

Style: National Folk

Characteristics: Hall and Parlor; side-gable; steep-pitched roof with extension; wood siding; enclosed porch



Address: 512 Main Street

Built: 1936

Style: Craftsman

Characteristics: Front-gables over entrance and second story addition; log walls; exposed roof rafters



Address: 502 Main Street
Built: 1930
Style: Folk Victorian
Characteristics: Side-gable with false front; wood siding; metal roof



Address: 502 Main Street

Built: 1938

Style: Craftsman

Characteristics: Front-gable; wood siding; cedar shake shingles; knee braces

SECTION SIX:



The following photo inventory for Section Six begins at the southeast corner of Main Street and Mann Avenue. It continues south along the west side of Main Street to Cemetery Road, then winds back north along the east side, ending at Mann Avenue.

Minturn Housing Photo Inventory





Address: 601 Main Street

Built: 1937

Style: Craftsman

Characteristics: Front-gable; dormer with shed roof; metal roof; stucco walls; exposed roof rafters



Address: 611 Main Street

Built: 1937

Style: Folk Victorian

Characteristics: Hipped metal roof; side and front extensions with shed roofs



Address: 621 Main Street
Built: 1974
Style: Modular
Characteristics: Side-gable; metal roof



Address: 627 Main Street

Built: 2000

Style: Modular

Characteristics: Side-gable; central front-gable over second story window; wood plank siding



Address: 635 Main Street

Built: 1938

Style: Spanish Eclectic

Characteristics: Hipped metal roof; gabled side extension; stucco walls



Address: 635 Main Street

Built: 1947

Style: Folk Victorian

Characteristics: Steeply pitched side-gable roof with front-gabled extension to the rear; log walls; wood shingles under gables



Address: 651 Main Street

Built: 1942

Style: Craftsman

Characteristics: Side-gable; central gable over front door; log walls; metal roof; exposed roof rafters



Address: 661 Main Street
Built: 1937
Style: Minimal Traditional
Characteristics: Side-gable; metal roof



Address: ? Main Street

Built: ca. 1930

Style: Folk Victorian

Characteristics: Front-gable; log walls; patterned shingles under gable



Address: 681 Main Street

Built: 1940

Style: Folk Victorian

Characteristics: Front-gable; stucco wall; wood shingles under gable



Address: 691 Main Street
Built: 1940
Style: Folk Victorian
Characteristics: Double front-gable; two-story



Address: 691 Main Street
Built: 1941
Style: Folk Victorian
Characteristics: Cross-gabled metal roof



Address: 711 B Main

Built: ca. 1990

Style: Craftsman Style

Characteristics: Front-gable; stucco and wood siding walls; exposed roof rafters; metal roof



Address: 711 A Main
Built: 1951
Style: Folk Victorian
Characteristics: Side-gable; log walls; metal roof; patterned shingles in gable



Address: 721 Main Street
Built: 1936
Style: Folk Victorian
Characteristics: Front-gable



Address: 755 Main Street

Built: 1936

Style: National Folk

Characteristics: Hall-and-Parlor with rear extension; side-gable; metal roof



Address: 745 Main Street
Built: 1990
Style: Apartment Building
Characteristics: Hipped roof; two-story; hardboard siding



Address: 702 Main Street
Built: 1998
Style: Modular
Characteristics: Side-gable; wood siding



Address: 674, 670, 672, 676 Main Street

Built: 1998

Style: Neo-Colonial

Characteristics: Side-gable; gambrel roof; arched dormers; stucco walls



Address: 664, 660, 662, 666 Main Street

Built: 1998

Style: Spanish Eclectic

Characteristics: Low-pitched hipped roof; flat roof extension; stucco walls



Address: 654, 650, 652, 656 Main Street

Built: 1998

Style: Neo-Colonial

Characteristics: Side-gable; gambrel roof; arched dormers; stucco walls



Address: 644, 640, 642, 646 Main Street

Built: 1996

Style: Spanish Eclectic

Characteristics: Low-pitched hipped roof; flat roof extension; stucco walls



Address: 634, 630, 632, 636 Main Street

Built: 1996

Style: Neo-Colonial

Characteristics: Side-gable; gambrel roof; arched dormers; stucco walls



Address: 624, 620, 622, 626 Main Street

Built: 1996

Style: Neo-Colonial / Eclectic

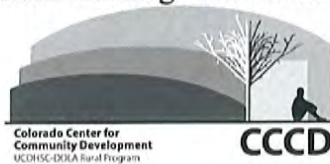
Characteristics: Side-gable; gambrel roof; gabled dormers; stucco walls

SECTION SEVEN:



The following photo inventory for Section Seven runs southward along Eagle Street.

Minturn Housing Photo Inventory





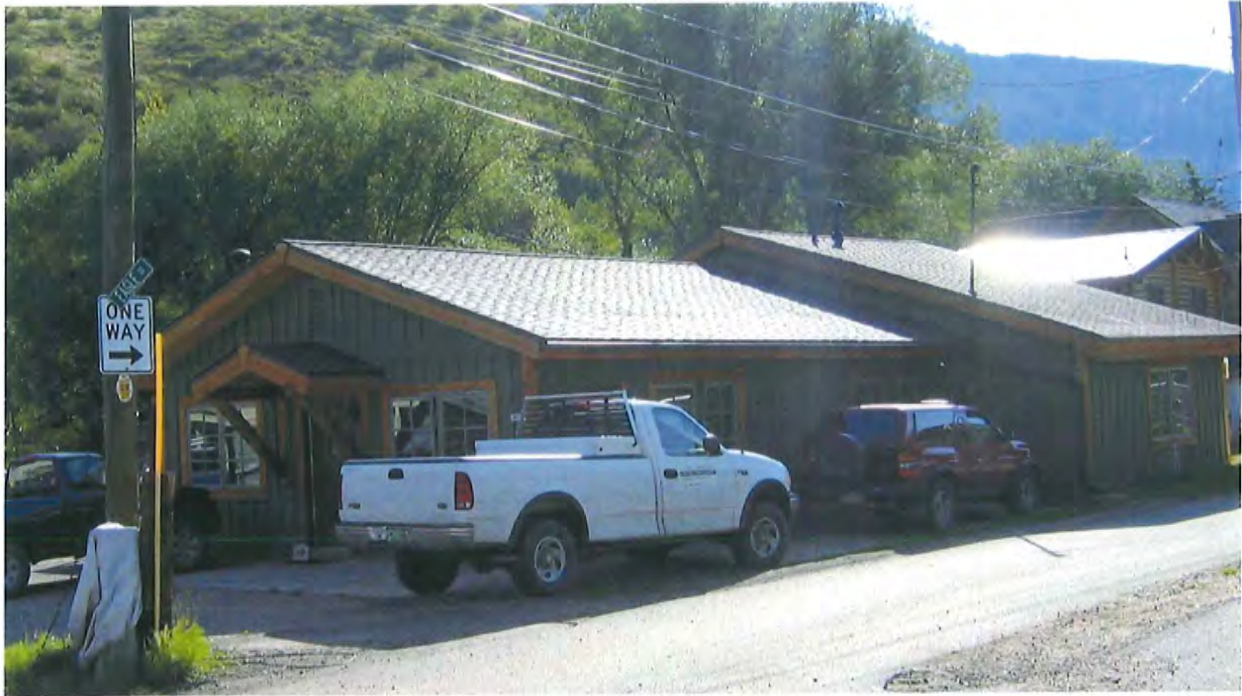
Address: 131 Eagle Street
Built: ca. 1980
Style: Folk Victorian
Characteristics: Front-gable; siding; stone base



Address: 123 & 121 Eagle Street
Built: ca. 1980
Style: Craftsman
Characteristics: Front-gable; stucco walls; knee braces



Address: 242 Main Street
Built: 1990
Style: Modular
Characteristics: Front-gable; hardboard siding



Address: 414 Eagle Street
Built: 1936 with later addition to rear
Style: Folk Victorian with Prairie influence
Characteristics: Front-gable; board & batten siding



Address: 434 Eagle Street
Built: 1992
Style: Modular
Characteristics: Side-gable; log construction; metal roof



Address: 442 & 440 Eagle Street

Built: 2000

Style: Neo-Victorian

Characteristics: Gable-front and wing; gabled dormer and front extension over garage; wood siding



Address: 444 Eagle Street

Built: 2000

Style: Neo-Victorian

Characteristics: Gable-front and wing; gabled dormer and front extension over garage; wood siding



Address: 464 Eagle Street

Built: 1940

Style: Folk Victorian

Characteristics: Front-gable; wood siding; small ornamentation in gable



Address: 474 (?) Eagle Street

Built: 1942 ?

Style: Folk Victorian

Characteristics: Side-gable; side-gabled second story addition; hipped roof side extension; wood siding; metal roof



Address: 484 Eagle Street
Built: 1938
Style: Craftsman Bungalow
Characteristics: Front-gable; exposed roof rafters; knee braces; pier porch supports; wood siding



Address: 494 Eagle Street

Built: 1993

Style: Neo-Victorian

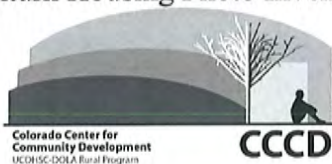
Characteristics: Side-gable; shed dormer; side-gabled extension; wood siding, metal roof

SECTION EIGHT:



The following photo inventory for Section Eight runs southward along Williams Street.

Minturn Housing Photo Inventory





Address: 103 Main Street
Name: Yarn Studio
Built: 1930
Style: Commercial
Characteristics: Side-gable; stucco walls; metal roof



Address: 105 Williams Street

Name: Yarn Studio & Knitting Salon, The Chrome Spur

Built: ca. 1930

Style: Commercial with Craftsman influence

Characteristics: Side-gable; front-gable over added entrance; wood siding; metal roof; exposed roof rafters



Address: 107 Williams Street

Name: Minturn Cellars

Built: 1920

Style: Craftsman

Characteristics: Parallel front-gables; stucco walls & wood siding; metal roof; exposed roof rafters



Address: 109 Williams Street
Name: Minturn Realty, Co.
Built: 1940
Style: Commercial with Craftsman influence
Characteristics: Side-gable; wood siding; stone base; metal roof



Address: 141 Main Street

Name: Milhoan Studios & Gallery

Built: 1950

Style: Commercial

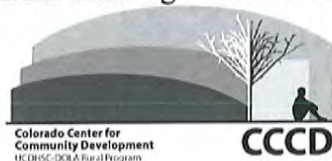
Characteristics: Flat shed roof; concrete block construction

SECTION NINE:



The following photo inventory for Section Nine begins at the southeast corner of Boulder Street and Toledo Avenue. It continues south along the west side of Boulder Street to Norman Avenue, then winds back north along the east side, ending at Toledo Avenue.

Minturn Housing Photo Inventory





Address: 213 Boulder Street
Built: 1975
Style: Mobile Home
Characteristics: Side-gable; hardboard siding; metal roof



Address: 223 Boulder Street
Built: 1912 with later addition to rear
Style: Folk Victorian
Characteristics: Front-gable; wood siding; metal roof



Address: 243 Boulder Street
Built: 1913
Style: Commercial
Characteristics: Hipped roof; metal siding



Address: 263 Boulder Street

Built: 1990

Style: Apartments with Prairie influence

Characteristics: Gable-front and wing; stucco walls; wood siding under gables



Address: 273 Boulder Street

Built: 1907

Style:

Characteristics: Front-gable; low-pitched roof with wide overhanging eave; wood siding; stone base; half-timbering in gables



Address: 283 Boulder Street
Built: 1934
Style: Folk Victorian
Characteristics: Hipped roof; stucco walls; gable over door



Address: 293 Boulder Street
Built: 1910
Style: National Folk
Characteristics: I-House with rear wing; side-gable; stucco walls; metal roof



Address: 244 & 246 Boulder Street
Built: ca. 2000
Style: Neo-Victorian
Characteristics: Parallel front-gable; Palladian windows

SECTION TEN:



The following photo inventory for Section Ten begins at 513 Boulder Street, two buildings south of Meek Avenue. It continues south along the west side of Boulder Street past Mann Avenue to the end.

Minturn Housing Photo Inventory





Address: 513 Boulder Street
Built: 1950
Style: Vernacular with Craftsman influence
Characteristics: Front-gable; side extension



Address: 543 Boulder Street

Built: 1954

Style: Vernacular with National Folk influences

Characteristics: Hall-and-Parlor; stucco walls; extensions to front and side



Address: 553 Boulder Street
Built: 1949
Style: Craftsman influence
Characteristics: Front-gable; wood siding; metal roof



Address: 573 Boulder Street

Built: 1937

Style: Folk Victorian

Characteristics: Hipped metal roof; projecting front-gabled garage; decorative wood siding in gable



Address: 98 Mann Avenue

Built: 1996

Style: Manufactured Home with Neo-Colonial influences

Characteristics: Low pitched roof; side-gable with two decorative front gables; corner pilasters



Address: 79 Mann Avenue

Built: 1941

Style: Folk Victorian

Characteristics: Side-gabled metal roof; wood siding; stone base; front-gables over door and end window; decorative wood siding in gable



Address: 627, 625, 623 Boulder Street

Built: ca. 1960

Style: Vernacular

Characteristics: Side-gables; low pitched metal roofs; shed roof porches



Address: 643 Boulder Street
Built: 1964
Style: Vernacular
Characteristics: Gable-on-hipped roof; wood siding



Address: 653 Boulder Street

Built: 1940

Style: Craftsman

Characteristics: Side-gable; three gabled dormers; exposed beams under gabled dormers; wood siding



Address: (?) Boulder

Name: Qwest

Built: 1990

Style: Commercial

Characteristics: Front-gable; cinder block construction; built up roof



Address: 671 Boulder Street A & B

Built: 1995

Style: Modern Apartments with Victorian influence

Characteristics: Triple front-gables; corrugated metal siding



Address: 681 Boulder Street

Built: 1999

Style: Apartments with Craftsman influences

Characteristics: Hipped roof on apartment building; front-gable and stucco walls on garage

SECTION ELEVEN:



The following photo inventory for Section Eleven begins at the Fire Station on the west corner of Pine Street and Toledo Avenue and continues south along the west side of Pine Street to Norman Avenue.

Minturn Housing Photo Inventory





Address: 195 Pine Street

Built: 1968

Name: Minturn Fire Station

Style: Commercial with Colonial Revival and Craftsman influences

Characteristics: Gable-front and wing; flat roof over garages; corrugated metal walls; metal roof



Address: 201 Pine Street
Built: 1985
Style: Modern with Victorian influence
Characteristics: Side-gable; brick walls; metal roof; bay window



Address: 225 Pine Street

Built: 1936

Style: Craftsman influence

Characteristics: Double front-gables; metal roof; overhanging eaves; side extensions on second story



Address: 235 Pine Street

Built: 1903 with later additions

Style: National Folk

Characteristics: Gable-front and wing; second story added to rear; metal roof



Address: 245 Pine Street

Built: 1940

Style: Folk Victorian

Characteristics: Side-gable; wood siding; patterned shingles in gable; side dormer with shed roof



Address: 253 Pine Street
Built: 1903
Style: National Folk
Characteristics: Front-gable; wood siding; metal roof



Address: 265 Pine Street
Built: 1907
Style: National Folk
Characteristics: Front-gable; wood siding; metal roof



Address: 285 Pine Street
Built: 1976
Style: Mobile Home
Characteristics: Side-gable; hardboard siding



Address: 297 Pine Street
Built: ca. 1976
Style: Mobile Home
Characteristics: Side-gable; low-pitched roof; metal siding



Address: 301 Pine Street
Built: ca. 1970
Style: Vernacular with National Folk influences
Characteristics: Front-gable; stucco walls

SECTION TWELVE:



The following photo inventory for Section Twelve begins at the southeast corner of Pine Street and Norman Avenue. It continues south along the west side of Pine Street, then winds back north along the east side of Pine Street, including City Hall.

Minturn Housing Photo Inventory





Address: 315 Pine Street

Built: 1910

Style: Folk Victorian

Characteristics: Gable-front and wing; wood siding; stone base; shingles under gable; small ornament in gable



Address: 325 Pine Street

Built: 1923

Style: National Folk

Characteristics: Front-gable; steep-pitched roof; low-pitched gable over porch; wood siding



Address: 335 Pine Street
Built: 1913
Style: Folk Victorian
Characteristics: Gable-front; wood siding; metal roof



Address: 355 Pine Street

Built: 1920

Style: Prairie influence

Characteristics: Side-gable with low-pitched gable over porch; two low-pitched gabled dormers; metal roof; side extension to garage



Address: 375 Pine Street

Built: 1983

Style: Vernacular with Gothic Revival influences

Address: Front-gable; front-gable over porch; wood siding; metal roof; rectangular chimney



Address: 395 Pine Street
Built: 1906
Style: Craftsman influence
Characteristics: Hipped roof; gabled dormer; ribbon windows



Address: 64 Harrison Avenue
Built: 1897
Style: National Folk
Characteristics: Side-gable; metal roof



Address: 302 Pine Street

Name: City Hall

Built: 2000

Style: Commercial with Craftsman influences

Characteristics: Hipped roofs; stucco and wood siding; knee braces

SECTION THIRTEEN:



PINE STREET FROM HARRISON AVENUE TO MEEK AVENUE

The following photo inventory for Section Thirteen begins at the southeast corner of Pine Street and Harrison Avenue. It continues south along the west side of Pine Street to Meek Avenue, then winds back north along the east side of Pine Street, ending at Harrison Avenue.

Minturn Housing Photo Inventory





Address: 403 Pine Street
Built: 1934
Style: National Folk
Characteristics: Front-gable; wood siding; metal roof



Address: 425 Pine Street
Built: 1936
Style: Craftsman influence
Characteristics: Front-gable; metal roof



Address: 435 Pine Street

Built: 1938

Style: Folk Victorian

Characteristics: Hipped roof with gable over front door; wood siding; metal roof; decorated verge boards



Address: 441 Pine Street
Built: 1939
Style: Craftsman influence
Characteristics: Front-gable; low-pitched metal roof



- Address:** 449 Pine Street
- Built:** 1955 with later modifications
- Style:** Craftsman
- Characteristics:** Gable-front and wing with low-pitched gable over first story; wood siding; metal roof; cutaway roof above second story



Address: 453 Pine Street, Units A & B

Built: 1937

Style: Folk Victorian

Characteristics: Side-gabled front unit; two parallel side-gabled additions to the rear; wood siding; metal roof; wood siding



Address: 465 Pine Street
Built: 2001
Style: Modular
Characteristics: Side-gable; wood siding; metal roof



Address: 473 Pine Street

Built: 1940

Style: National Folk

Characteristics: Gable-front and wing; front-gable over front door; wood siding; metal roof



Address: ? Pine Street

Built: ca. 1940

Style: National Folk

Characteristics: Side-gable; front-gabled second story added; front-gabled extension over front door; log wall; metal roof



Address: 489 Pine Street

Built: 1943

Style: National Folk

Characteristics: Side-gable; front-gable addition to the rear; metal roof



Address: 495 Pine Street
Built: 1940
Style: Craftsman influence
Characteristics: Low hipped roof; wood siding; stucco walls



Address: 76 Meek Avenue

Built: 1956

Style: Ranch

Characteristics: Low hipped roof; gable over front door; wood siding; metal roof



Address: 486 Pine Street

Built: ca. 1900

Style: Folk Victorian

Characteristics: Gable-front and wing; two story; wood siding; patterned shingle in gables



Address: 476 Pine Street
Name: St. Patrick's Parish
Built: 1990
Style: Mission influence
Characteristics: Crossed-gables; stucco walls; metal roof



Address: 470 Pine Street
Built: 1996
Style: Modular
Characteristics: Front-gable; low pitched roof



Address: 456 Pine Street

Built: 1940

Style: Craftsman

Characteristics: Gable-front and wing; exposed roof rafters; stucco walls



Address: 452 Pine Street

Built: 1940 with modifications underway

Style: Work in Progress

Characteristics: Front-gable; 1 ½ story being extended to two stories; metal roof



Address: 452 Pine Street
Built: 1964
Style: Contemporary
Characteristics: Shed roof; concrete block construction



Address: 450 Pine Street

Built: 1900

Style: School with Craftsman influence

Characteristics: Side-gable; wood siding; brick construction with metal braces



Address: 406 Pine Street
Built: 1936
Style: Craftsman influence
Characteristics: Front-gable; wood siding; metal roof

SECTION FOURTEEN:



The following photo inventory for Section Fourteen begins at the southeast corner of Pine Street and Meek Avenue. It continues south along the west side of Pine Street to Mann Avenue, then winds back north along the east side of Pine Street, ending at Meek Avenue.

Minturn Housing Photo Inventory





Address: 501 Pine Street

Built: 1941

Style: Folk Victorian

Characteristics: Front-gable; side-gable extension to the rear; stucco walls; metal roof; wood shingles in gable



Address: 515 Pine Street
Built: 1965
Style: Craftsman influence
Characteristics: Front-gable; wood siding; metal roof



Address: 525 Pine Street
Built: 1973
Style: Mobile Home
Characteristics: Side-gable; wood siding; metal roof



Address: 535 Pine Street
Built: 1966
Style: Craftsman influence
Characteristics: Front-gable; wood siding; metal roof



Address: 537 Pine Street
Built: 1980
Style: Vernacular with Victorian influence
Characteristics: Side-gable; two gabled dormers; log walls



Address: 520 Pine Street
Built: 1974
Style: Mobile Home
Characteristics: Side-gable; hardboard siding; metal roof



Address: 77 Meek Avenue

Built: 1971

Style: Warehouse

SECTION FIFTEEN:



The following photo inventory for Section Fifteen begins at the northwest corner of Nelson Avenue and Williams Street. It continues west along Nelson Avenue until it becomes Meadow Avenue, and includes the three newly constructed homes.

Minturn Housing Photo Inventory





Address: 115 Nelson Avenue – [street sign said Meadow?]

Built: 2000

Style: Vernacular with Craftsman influence

Characteristics: Front-gable; stucco finish added to walls



Address: 116 Nelson Avenue – [street sign said Meadow?]

Built: ca. 1900

Style: National Folk

Characteristics: Side-gable with false front; wood siding; metal roof



Address: 120 Nelson Avenue – [street sign said Meadow?]
Built: 2004
Style: Craftsman influence
Characteristics: Cross-gables; board & batten siding,



Address: 102 Nelson Avenue

Built: 2004

Style: International influence

Characteristics: Low-pitched side-gabled roof; multiple roof levels; asymmetrical façade; hardboard siding



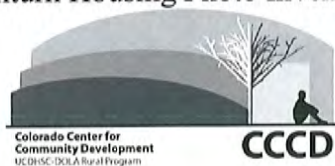
Address: 115 Nelson Avenue
Built: 2004
Style: Neo-Victorian
Characteristics: Side-gable with front-gable wings; hardboard siding

SECTION SIXTEEN:



The following photo inventory for Section Sixteen begins at the northwest corner of Toledo Avenue and Pine Street. It continues east along the north side of Toledo Avenue, then winds back west along the south side of Toledo Avenue, ending at Pine Street.

Minturn Housing Photo Inventory





Address: Corner of Toledo & Pine by fire station

Built: ca. 1900

Style: National Folk

Characteristics: Front-gable; wood siding; extension with shed roof



Address: 80 Toledo Avenue
Built: 1914
Style: Folk Victorian
Characteristics: Gable-front and wing; wood siding



Address: 50 Toledo Avenue
Built: 1900
Style: Folk Victorian
Characteristics: Front-gable; medium pitched roof; wood siding



Address: 53 Toledo Avenue

Built: ca. 1910

Style: Craftsman

Characteristics: Front-gable; log and wood siding walls; knee braces



Address: 61 Toledo Avenue
Built: 1910
Style: National Folk
Characteristics: Side-gable; metal roof; detached garage

BACK

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