

To: Historic Preservation Commission  
From: Madison Harris  
Date: April 12, 2024  
Agenda Item: Landmark Designation for 151 Main Street

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#### **REQUEST:**

Review the landmark designation nomination of 151 Main Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and forwarding a recommendation of approval, approval with conditions, or denial to the Minturn Town Council.

**Application:** #2024L – 001  
**Address:** 151 Main Street  
**Zoning:** Old Town Character Area – 100 Block A  
**Owner:** A & M LLC (locally Marco Tonazzi)  
**Applicant(s):** Town of Minturn

#### **CASE SUMMARY:**

Staff has submitted a nomination for Historic Landmark status of 151 Main Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on April 16, 2024. Adjacent properties and the owner of 151 Main Street were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

#### **DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:**

To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

#### **MMC Sec. 19-3-20. Eligibility Criteria.**

- 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:
  - 1) Association with events that have made a significant contribution to history
  - 2) Connection with persons significant in history
  - 3) Distinctive characteristics of a type, period, method of construction, or artisan
  - 4) Geographic importance
  - 5) Possibility to yield important information related to prehistory or history

#### **CRITERIA EVALUATION**

Town staff found that the application for designation demonstrates that the structure meets the following criteria.

#### **A. Connection with persons significant in history**

The Nelson's were an institution for Minturn with Mr. Ben Nelson running the Nelson Dairy and Mr. Peter Nelson running the Nelson ranch starting in 1888. According to *Minturn*, A

*Memoir* Pete Nelson “homesteaded the ranch at the foot of Meadow Mountain where the Forest Service complex was built in the late 1980s.” “The Nelsons owned all the land that was later know as Maloit Park, which they later sold to the New Jersey Zinc Co., but in the ‘30s they used all this land and all of the Cross Creek area for pasture and winter feeding.” The Nelsons trucked lettuce to Denver weekly for several years, contributing to the unofficial title of lettuce capital of the country for Minturn.

- B. Distinctive characteristics of a type, period, method of construction or artisan** (exemplifies specific elements of an architectural style or period; represents a style that is particular to the Town; and, represents a built environment of a group of people in an era of history)

151 Main Street reflects the Late Victorian style of architecture, specifically Folk Victorian and Minimal Traditional that was constructed in North America in the early to mid-20<sup>th</sup> century. (Craven) Traditional Minimal became extremely popular just before and post WWII. The preference of this architecture was to make relatively simple houses out of materials that were readily available and “[as] the railroads expanded, factory-made building parts could be sent to far corners of the continents” (Craven).



Photo Credit: Nomination Application

This familiar style can be seen in many places.

- C. Geographic Importance** (enhances the sense of identity of the Town or community; is an established and familiar natural setting or visual feature of the Town or community)

“This is an iconic structure with it's twin sitting next door (fitting as these were houses for brothers). They are one of the first buildings one sees as they drive into the heart of Minturn. They represent a time when Minturn used to be ranches and farmland as the people who built these houses ran cattle, sheep, a dairy farm, (“Minturn, A Memoir”, Burnett) and lettuce fields that contributed to Minturn being called the lettuce capital of the United States for a brief time. They have since been co-opted into commercial stores rather than residences and continue to contribute to the character of the Town. There was public outcry at the potential of this building being torn down, with a packed council room filled with community members.” (Nomination Application)

This structure represents a transitional period of Minturn’s history where Minturn recently incorporated as one of the oldest towns in Eagle County. 151 Main Street is a lot that is in the middle of the Town’s commercial core. This building is a familiar sight to any locals and visitors who have lived in or frequented Minturn.

**PUBLIC REVIEW PROCESS:**

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610.

**PUBLIC COMMENTS:**

As of April 12, 2024, no public comments have been received regarding this application.

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Recommend approval to the Town Council of the Historic Landmark Nomination Application for 151 Main Street.

**ATTACHMENTS:**

- Historic Landmark Nomination Application for 151 Main Street

**REFERENCES:**

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