



# HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

## Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

## Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

## Narrative Description:

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

The current appearance is a small Victorian structure in a mix of the Folk Victorian and Minimal Traditional styles. It has blue siding, a green metal roof, and white trim. It has a small front porch and a large window on the street. It has a pitched roof in an L-shaped fashion. The color has changed over the years, but to my knowledge not much materially has changed.

## Photographs:

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

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes  No

## Signature:

*Madi Bonfanti*



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## Section 3 - Basic Property Information:

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

151 Main Street - Nelson House

### Address of Property

Street Address: 151 Main Street

Legal Description of Property:

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 6 AND:- Lot: 7 AND:- Lot: 9 N1/2 PART OF

### Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

### Property Owner Information:

Name: A&M LLC (Marco Tonazzi)

Mailing Address: PO Box 4115, Vail, CO 81658-4115

Email: marco@mtimportsinc.com

Phone: 970-827-9091

### Applicant Information (if different):

Name: Town of Minturn

Mailing Address: PO Box 309, Minturn, CO 81645-0309

Email: planner1@minturn.org

Phone: 970-445-2429

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

Yes  No

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

### For Official Use:

Date Received: 04/01/24 Planner: Madison Harris

Historic Preservation Commission -  Approval  Denial

Comments:



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### Section 4 - Eligibility Criteria:

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

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

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria. - Sec. 19-3-20 MMC

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

According to the 1902 and 1904 assessment rolls, Peter and Ben Nelson are listed as owning sizable amounts of land in and around Minturn. Of these, a portion of the Mackedon addition was a part of the ownership tracts. (See attached pictures provided by the Eagle Valley Library District of the assessment rolls.)

According to multiple sources (minturn.org, "Minturn, A Memoir" by Bill Burnett, and vailmag.com) the Nelson's contributed heavily via land and produce to the reason why Minturn was briefly known as the lettuce capital of the United States.

The structure itself exemplifies a transitional period between late Folk Victorian and early Minimal Traditional which would eventually rise to prominence all over the country early and post WWII (thoughtco.com and History Colorado).



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## Section 5 - Category and Resources:

### Category of Nomination (check one):

- Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

### Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

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. Built in 1917, this structure represents a transitional period for all, but especially for Minturn. The building is a mix of Folk Victorian (1870-1910) and Minimal Traditional (1935-1950) with its simple form, low pitched roof, and front porch. ("House Style Guide to the American Home", Craven) This structure was build only 13 years after the Town officially incorporated in 1904 as one of the oldest towns in Eagle County (minturn.org).



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## Section 6 - Description:

### Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

This is a Late Victorian structure built in a mix of Folk Victoria and Minimal Traditional.

### List of References:

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

Minturn, A Memoir by Bill Burnett

Field Guide to Colorado's Historic Architecture & Engineering by Office of Archaeology and Historic Preservation Colorado Historical Society (<https://www.historycolorado.org/sites/default/files/media/document/2017/1625Field.pdf>)

House Style Guide to the American Home by Jackie Craven (<https://www.thoughtco.com/house-style-guide-american-home-4065233>)

A Quick Guide to Meadow Mountain by Kirsten Dobroth (<https://www.vailmag.com/best-of-vail/a-quick-guide-to-meadow-mountain>)

Town of Minturn Timelines (<https://www.minturn.org/historic-preservation/pages/timelines>)

Keller Williams Mountain Properties (<https://www.searchvailhomes.com/community/id/1910681/area/Minturn/>)

Minturn Trails by Town of Minturn (<https://www.minturn.org/explore-minturn/pages/minturn-trails>)

Zachary Catt, Local History/Genealogy Librarian with the Eagle Valley Library District

1902 and 1904 Assessment Rolls