

## Michelle Metteer

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**From:** Mire, Amanda <Amanda.Mire@truist.com>  
**Sent:** Wednesday, August 7, 2024 3:37 PM  
**To:** Michelle Metteer  
**Subject:** 155 & 151 Main St.

To Whom it Concerns,  
Please accept this email as support to designate 155 & 151 Main St for historical preservation.  
Kindly,  
Amanda and James Matthew Mire  
414 Eagle St.  
Minturn CO 81645

### Amanda Mire

Enterprise Technology BURM Organization  
CISA, CISSP, EDM

 [amanda.mire@truist.com](mailto:amanda.mire@truist.com)

 303.818.5908

TRUIST 

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## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:19 AM  
**To:** Madison Harris  
**Subject:** RE: Historical Preservation

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**From:** andrew lane <[andrewlane@yahoo.com](mailto:andrewlane@yahoo.com)>  
**Sent:** Tuesday, August 6, 2024 7:50 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historical Preservation

Town Council and Residents of Minturn

I'm a new fulltime resident in Minturn, and was drawn to its small-town charm, location between Avon, Beaver Creek, and Vail. The unique architecture that lines Mainstreet feels so much more authentic and organic than much of the architecture that currently exists in the Valley. I believe Minturn's colorful history is reflected through its buildings.

It's a truly special town.

Its important that Minturn protect certain special buildings that visually depict the story of its past, enhancing the special character of why so many people are drawn to Minturn as a destination in itself and not just a place to rest their head and get a meal on the way to the ski resorts.

I would appreciate it if you could share my viewpoint during the Town Council meeting and recorded in the minutes.

Sincerely,

Andrew L

## Madison Harris

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**From:** Madison Harris  
**Sent:** Thursday, July 18, 2024 9:41 AM  
**To:** Madison Harris  
**Subject:** RE: Minturn Main Street

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**From:** Barbara Nelson <[barbarasn@gmail.com](mailto:barbarasn@gmail.com)>  
**Sent:** Tuesday, July 16, 2024 1:57 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Minturn Main Street

Hello Michelle and the Minturn Council ~

I have been a visitor to Minturn for over 35 years, and a resident of the town for 5 years, and I hope to be able to stay in Minturn, but housing is sparse. I love the town, the character, the people, the businesses, and the location.

Regarding the discussion of 151 Main St and 155 Main Street this evening, I am concerned that too much regulation is missing opportunities.

When properties sit empty for months, they are not contributing to the economy of Minturn and other businesses.

The character and history of Minturn is unique in the Valley, and valuable. Yet it seems possible to maintain character, while also allowing more flexibility to develop structures that will provide more housing as well as new spaces for exciting new commerce.

In my opinion, not designating 151 Main and 155 Main st as historical, is a win for the town of Minturn, a win for new homeowners, and a win for new business on Main street.

Thank you for your time and consideration ~

Barbara Nelson  
109 Williams St  
303-881-0630

**From:** [Chelsea Winters](#)  
**To:** [Michelle Metteer](#)  
**Subject:** Commercial downtown historic preservation  
**Date:** Friday, July 12, 2024 12:13:24 PM

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Hi Michele!

I hope you are having a great summer! I just walked by Thai kitchen and I saw the flyer noting that the old uptown store and Gemini Garden are up for historic preservation. I just wanted to voice my opinion that I do believe that the commercial downtown needs to maintain the historic Minturn charm. I assume some improvements need to be made to those buildings, but keeping the character is extremely important in that downtown corridor.

I understand many of the homes that have been up for historic preservation really are tear downs and beyond our control to enforce the preservation. However, it is important that downtown stays charming and maintains a small town historic feel, rather than cookie cutter. I appreciate you passing on my opinion. Thanks Michelle!

With gratitude,

**CHELSEA WINTERS**

**RETREAT WITH ME!**

Lago Atitlan, Guatemala Nov 2024

Punta Mita, Mexico Spring 2025

Baja, Mexico Fall 2025

[anahatayogacolorado@gmail.com](mailto:anahatayogacolorado@gmail.com)

[www.AnahataYogaCo.com](http://www.AnahataYogaCo.com)

Sent from my iPhone

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 1:38 PM  
**To:** Madison Harris  
**Subject:** RE: Historical Preservation Support

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**From:** Info @ Tessa Clogs <[info@tessaclogs.com](mailto:info@tessaclogs.com)>  
**Sent:** Wednesday, August 7, 2024 12:20 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historical Preservation Support

Hi Michelle,

We are in support of the Historical Preservation of 155 and 151 Main street.

Keeping Minturns historical charm is so important and we would hate seeing it turn in to a small version of Vail and Beaver Creek.

Sincerely

Chris & Tessa Manning  
293 Boulder Street  
970-476-8083  
[info@tessaclogs.com](mailto:info@tessaclogs.com)  
[www.tessaclogs.com](http://www.tessaclogs.com)

## Madison Harris

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**From:** Madison Harris  
**Sent:** Tuesday, July 23, 2024 8:07 AM  
**To:** Madison Harris  
**Subject:** RE: Historical preservation

-----Original Message-----

From: Cynthia Burr <cburr1951@gmail.com>  
Sent: Monday, July 22, 2024 4:13 PM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Historical preservation

I strongly support the historical preservation of 155 Main St and 151 Main St, Minturn Thanks for your consideration.

Cynthia Burr  
201 Main St.  
Apt #5  
Sent from my iPad

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:17 AM  
**To:** Madison Harris  
**Subject:** RE: Historical Preservation of 151 &155

-----Original Message-----

From: Michelle DeAvilla <mgdeavilla@icloud.com>  
Sent: Monday, August 5, 2024 3:04 PM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Historical Preservation of 151 &155

Our family comes out to Colorado every year on vacation and we always make a point to drop by Minturn because we love the towns warm charming atmosphere mixed with all its authentic history.

We whole heartily support the historical preservation of buildings 151 & 155 Main Street !!!

Sincerely,  
The DeAvilla Family  
Sent from my iPhone

## Madison Harris

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**From:** Madison Harris  
**Sent:** Tuesday, July 16, 2024 9:54 AM  
**To:** Madison Harris  
**Subject:** RE: Minturn - Economic Viability for Downtown Minturn

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**From:** Denise Cheng <[agentdenisecheng@gmail.com](mailto:agentdenisecheng@gmail.com)>  
**Sent:** Monday, July 15, 2024 8:29 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Cc:** [larry@thescarab.com](mailto:larry@thescarab.com); [jeffdenise8150@gmail.com](mailto:jeffdenise8150@gmail.com)  
**Subject:** Fwd: Minturn - Economic Viability for Downtown Minturn

To the Minturn Town Council,

I understand the dilemma facing our town regarding the historic preservation of buildings versus our economic viability. While preserving our town's charm is important, it's equally crucial to ensure Minturn thrives economically.

I appreciate the sentiment behind preserving historic buildings like Helen's House on 152 Main Street. However, as I observe several empty buildings downtown, I share concerns about our town's economic health. The lack of sufficient revenue from sales taxes and worries about water rates highlight pressing financial challenges.

As we approach the council's decision on the designation of 151 Main Street and 155 Main Street as historic, I urge you to please let the council know what you think. Designating these buildings as historic could introduce regulatory hurdles and economic obstacles, potentially leaving more buildings vacant in the 100 block of Minturn. And would cost too much for any investor to find economic viability for them.

Instead, I propose supporting new mixed-use developments that combine commercial spaces on the ground floor with residential units above. These modern structures can address our low housing inventory while fostering a more economically vibrant downtown. Such developments would not only be environmentally sound but also attract businesses and residents alike, revitalizing our community.

Therefore, I respectfully request that the council vote against preserving 151 Main Street and 155 Main Street. Let's prioritize opportunities for commercial growth and creative development that can propel Minturn's economy forward. Please vote yes to support innovative housing solutions and more business opportunities downtown.

Thank you for considering the future of Minturn with a balanced vision that respects our history while embracing our economic potential.

Sincerely,

Denise and Jeff Johnson

130 E. LIONS LANE



**How to let your voice be heard: Use 1 or more options below**

1. Attend and speak up at the council meeting on Wednesday, July 17th
2. Email the town manager, Michelle Metteer | [manager@minturn.org](mailto:manager@minturn.org)
3. Call the town offices and leave a message | 970-827-5645

**Be sure to ask that your message of support be read aloud at the council meeting.**

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:20 AM  
**To:** Madison Harris  
**Subject:** RE: Support for Historical Preservation

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**From:** emily lepore <[emilylepore08@gmail.com](mailto:emilylepore08@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 5:21 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Support for Historical Preservation

Good evening,

I live in town on Main Street. My partner, Samuel and I are both born and raised in Colorado and have called Eagle County home for three years.

We both work full-time jobs in Eagle County and care deeply about the local community and its preservation.

155 Main Street and 151 Main Street Minturn should **absolutely** be preserved as historical buildings/sites.

It is no question that growth is inevitable. However, there are plenty of other places to do this outside of the historical 100 block in Main Street. This should remain untouched aside from maintenance that keeps it standing.

Thank you,

Emily Lepore

## Madison Harris

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**From:** Madison Harris  
**Sent:** Tuesday, July 16, 2024 1:42 PM  
**To:** Madison Harris  
**Subject:** RE: Minturn Town Hall

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**From:** Eric Ramsey <[ramseyeric14@gmail.com](mailto:ramseyeric14@gmail.com)>  
**Sent:** Tuesday, July 16, 2024 12:17 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Minturn Town Hall

**Good Afternoon,**

**As a resident of 156 Main Street, I respectfully request that the council vote against preserving 151 Main Street and 155 Main Street.** Let's prioritize opportunities for commercial growth and creative development that can propel Minturn's economy forward. Please vote yes to support innovative housing solutions and more business opportunities downtown.

Thank you for considering the future of Minturn with a balanced vision that respects our history while embracing our economic potential.

Thanks,

Eric

Jan Aiello

591 Main St.

To the Minturn Town Council,

As a 45-year resident of Minturn, I would like to express my reasons for adding 151/155 Main Street to the Historical Preservation process. What drew us to Minturn was the charm and hometown feel of the quaint community. I frequently ask visitors to our town what drew them to visit Minturn. Many state it is the charm of Minturn that is lacking in the other communities around Eagle County.

My father had many friends who were with the 10<sup>th</sup> Mtn and when we bought in Minturn many of them were so excited. They shared with me that their wives lived in Leadville, but when they got a night off, they would head to Minturn to dance the night away. They loved Minturn and shared many memories with me.

As Minturn and the Valley grow, I feel it is important to retain the history of this wonderful place. Look at the Saloon; they rejuvenated without tearing down and building a modern monstrosity. They got the designation and kept the original structure while modernizing the interior. The same could be done at 151/155 Main, and they could still be commercial, bringing in tax dollars.

Once history is removed, it cannot be pulled back. This is an upfront, gotta fight for, endeavor. We should not neglect our identity for the few developers, investors, and business owners who would glean the profits. To keep the whole town business community healthy, we need to draw visitors to Minturn. Those folks do not want another Vail, Avon, or Edwards.

Thank you for your time,

Jan Aiello

## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 15, 2024 1:56 PM  
**To:** Madison Harris  
**Subject:** RE: Historic Presevation

-----Original Message-----

From: Jane Rohr <jane@thescarab.com>  
Sent: Monday, July 15, 2024 11:34 AM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Historic Presevation

Michelle,

It is my understanding that the council will address the 2 properties being considered for review by the HPC. I have been following the developments and am grateful for the handful of individuals in our community who have put energy and time into this organization. I am and always have been a supporter of Minturn remaining in its integrity and having a process in place for those applying to make changes to their buildings, apply for business license or want to add a new business to our town. What worries me about the specific "historic preservation" process is the broad nature of it, leaving us as a community limited by predetermined guidelines and regulations. I would like to create our own case specific guidelines rather than the ones that are regulated by such an organization. The intent behind this movement came from some of our historic building being torn down by new owners and being disposed of without a conscious effort to preserve integrity and our towns' history.

Im not sure if this is the appropriate time to put this in my letter, but, i am remembering discussions we have had during our MCF meetings to designate the downtown as an arts district. This would have created an opportunity for us to write our own by- laws regarding tear down/ restoration etc.

The cost of real estate and the obligation of new buyers to have hurdles such as the ones lined out by the HPS, will create a lapse in the economy and the managed growth of our downtown. As a business and homeowner in the downtown, my partner and i have endured and survived over 30 years of challenges of small town economics and honestly, at times, received very little support to create a healthy economical flow to our small community. This has changed drastically in the last few years and we are grateful more people are stepping up to help with our future culture. The businesses who are in town im sure can agree that more businesses create more business, the theory of economics that has proven successful in many towns throughout the world... that being said, i know it is imperative at the moment for us to create our own "culture" as the seeds of growth have already been planted by the incoming developers who are busy building. We do not want anything to slip through cracks and micro- focus and waste valuable time.

I am not in favor of historic designation as i understand it. I am open to hearing if im missing something in my interpretation and will be available to discuss.

I think there are ways we can manage and create what we want without these so discussed laws.

I thank you for your time.

For the love of minurn,  
Jane Rohr

Sent from my iPhone

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, July 17, 2024 3:14 PM  
**To:** Madison Harris  
**Subject:** RE: Historical Preservation

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**From:** Jean Flaherty <[jlf56@comcast.net](mailto:jlf56@comcast.net)>  
**Sent:** Wednesday, July 17, 2024 1:59 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historical Preservation

*We would like to voice our support of historical designation of 151 & 155 Main St.  
We have very few historical buildings throughout Minturn and would like to see these  
remain.*

*I remember having Christmas dinner at Bertha & Smokey's at 155 Main. Jean & Hawkeye*

*Jean Flaherty*  
[jlf56@comcast.net](mailto:jlf56@comcast.net)

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:19 AM  
**To:** Madison Harris  
**Subject:** RE: 155 & 151 Main St Support

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**From:** J. Cotter Studio <[studio@jcottergallery.com](mailto:studio@jcottergallery.com)>  
**Sent:** Tuesday, August 6, 2024 2:39 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** 155 & 151 Main St Support

I am writing to voice my support for the historic preservation of 155 and 151 Main Street. We should preserve the history and authenticity of Minturn by preserving our town as best we can.

As I cannot attend the town meeting, please read my email and allow my voice to be heard.

Best,  
Jim Cotter

**J. Cotter Studio**  
663 Boulder St, Minturn, CO 81645  
(970) 827-4222

**To the Minturn Town Council,**

I understand the dilemma facing our town regarding the historic preservation of buildings versus our economic viability. While preserving our town's charm is important, it's equally crucial to ensure Minturn thrives economically.

I appreciate the sentiment behind preserving historic buildings like Helen's House on 152 Main Street. However, as I observe several empty buildings downtown, I share concerns about our town's economic health. The lack of sufficient revenue from sales taxes and worries about water rates highlight pressing financial challenges.

As we approach Minturn's decision, this Wednesday evening 7/17/24, on the designation of 151 Main Street and 155 Main Street as historic, I urge you to please consider the consequences of historic designation. Designating these buildings as historic could introduce regulatory hurdles and economic obstacles, potentially leaving more buildings vacant in the 100 block of Minturn. In short, historic designation would create burdensome costs detouring investors from finding a worthwhile opportunity to invest in Minturn.

Instead, I propose supporting new mixed-use developments that combine commercial spaces on the ground floor with residential units above. These modern structures can address our low housing inventory while fostering a more economically vibrant downtown. Such developments would not only be environmentally sound but also attract businesses and residents alike, revitalizing our community.

Therefore, **I respectfully request that the council vote against preserving 151 Main Street and 155 Main Street.** Let's prioritize opportunities for commercial growth and creative development that can propel Minturn's economy forward. Please vote yes to support innovative housing solutions and more business opportunities downtown.

Thank you for considering the future of Minturn with a balanced vision that respects our history while embracing our economic potential.

  
Sincerely,

owner Molly G. Building  
John C. Hoich  
Charles E Lakin Foundation Inc.  
Vice President  
402-677-4848  
JHoich@LakinFdn.org



## Madison Harris

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**From:** Minturn CO <noreply@civicplus.com>  
**Sent:** Tuesday, August 6, 2024 4:44 PM  
**To:** Madison Harris  
**Subject:** 151 & 155 Main Street

Name: Justine & Nathan LaCross  
Email: justinefurseth@yahoo.com

Message: Hello, Hoping it is not too late to be included in the 8/7 meeting information. We are writing today to voice support for the preservation of the homes at 151 & 155 Main street. These historical homes represent the quaint Town of Minturn and what makes it special from the rest of the valley. We have lived in Minturn for over 25 years. 5 of those years we lived across the street from the homes. We enjoyed waking up to the homes and sorry that we previously lost 1 of the homes on Main Street before

this preservation society was formed. Thank you, Justine & Nathan



## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:17 AM  
**To:** Madison Harris  
**Subject:** FW: Please read at minutes on August 7th  
**Attachments:** IMG\_20230531\_080041.jpg; IMG\_20230227\_141206.jpg

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**From:** Partin Ranch <[partinranch@gmail.com](mailto:partinranch@gmail.com)>  
**Sent:** Saturday, August 3, 2024 10:56 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Please read at minutes on August 7th

This is in preservation support of properties located at 155 Main St. & 151 Main St. Minturn.

I am President of the Kosse Heritage Society in Kosse Texas. Our small towns are in danger of all the latest and greatest in building technology coming our way.

A lot of folks look at old structures as an "eye sore" but the reality of it is, old structures have great bones, character and most importantly history. We can not lose our old structures, history and the such.

Whatever is obtainable to save these old houses should be given an effort.

The history of structures and places is so alluring for tourists. Not all tourists, but eventually, hopefully ...; "those" tourists will come around as well! Best of luck with your decisions and efforts!

Ps. I was a tourist. I have attached a project of ours, the before and ongoing!

Regards,  
Karen Partin  
Kosse Heritage Society





## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, July 17, 2024 3:15 PM  
**To:** Madison Harris  
**Subject:** RE: Historic Preservation. 151 & 155 Main St

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**From:** [k.mintz@verizon.net](mailto:k.mintz@verizon.net) <[k.mintz@verizon.net](mailto:k.mintz@verizon.net)>  
**Sent:** Tuesday, July 16, 2024 4:03 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Cc:** kenneth mintz <[k.mintz@verizon.net](mailto:k.mintz@verizon.net)>  
**Subject:** Historic Preservation. 151 & 155 Main St

Hi Michelle,  
Hope you are well.

I support the "historic" designation of these 2 wonderful iconic Minturn properties. The downtown area would lose its charm and historic character if these buildings and those great cottonwood trees were not there. Please mention my support to Council and that my support be added and read into the minutes of Council meetings on 7/17/24 and 8/7/24.

Hope to see you soon.  
Best, Ken Mintz

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:19 AM  
**To:** Madison Harris  
**Subject:** RE: Historic Preservation of 155 Main St and 151 Main St

-----Original Message-----

From: Linda Brodin <ljbrodin@icloud.com>  
Sent: Tuesday, August 6, 2024 9:41 AM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Historic Preservation of 155 Main St and 151 Main St

I would like to voice my support of these two buildings situated in the commercial core of Minturn Colorado for Historic Preservation.

Please read my support into the minutes of the Town Council Meeting on August 7,2024

These two buildings in the Commercial Core of Downtown Minturn originated as residential homes in the downtown core of the “Railroad Town” of Minturn, Colorado.

“Minturn was a railroad town where locomotives whistled shrilly, and heaven help the wife who had left her wash out on the line when a train was passing through, because those coal fires spit out smoke and cinders.” Those cinders were even put on roads, to dampen the mud and dust. No Minturn was not a Leadville, with its fancy Tabor Opera House, and certainly not a Vail, a place at its inception of recreation and leisure, nor was it an Eagle, which really was a ranching town. Minturn was a blue-collar railroad town, where jobs were hard and dangerous.”

(MINTURN, A MEMOIR Written by Bill Burnett)

Let's don't lose this connection to our past, let's embrace it!

## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 15, 2024 4:57 PM  
**To:** Madison Harris  
**Subject:** RE: Historic designation of 151 and 155 Main St

-----Original Message-----

From: Linda Osterberg <lindalevberg@gmail.com>  
Sent: Monday, July 15, 2024 3:53 PM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Historic designation of 151 and 155 Main St

Hi Michelle,

I hope all is well with you. I do not see the benefit of historic designation for these properties. Is there a way to allow for redevelopment and overlay an architectural design review for them ( the 100 block?) that maintains the feel of old downtown?

Thanks for your consideration,  
Linda

Linda Osterberg  
970-376-2245

## Town of Minturn

We would like to see the two buildings at 151 Mainst and 155 Mainst to become Historical.

I have seen Lots of Change and would like to see these buildings become Historical. Lets

Keep Minturn the wonderful Town it has been.

Lorraine Vazquez  
409 Jersey  
01 Toledo



## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 15, 2024 9:39 AM  
**To:** Madison Harris  
**Subject:** FW: Historical Designation of 151 and 155 Main St

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**From:** Young, Mark <[MarkYoung@andrewskurth.com](mailto:MarkYoung@andrewskurth.com)>  
**Sent:** Monday, July 15, 2024 8:12 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Cc:** Young, Mark <[MarkYoung@andrewskurth.com](mailto:MarkYoung@andrewskurth.com)>  
**Subject:** Historical Designation of 151 and 155 Main St

My wife and I own a home in Minturn at 996 Main St. I am writing to express our very strong support for historical designation of both 151 Main St and 155 Main St. Both of these properties are quintessential Minturn. They are, in our view, two of the foundational structures defining the historical character of Main St in the middle of town. It would be an absolute tragedy for either of these structures to ever be demolished or materially altered.

We will be unable to attend the Town Council Meetings on July 17 and August 7, and respectfully request that our support for the historical designation of these two properties be added to and read into the minutes of these Town Council meetings.

Sincerely,  
Mark Young

## Madison Harris

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**From:** Madison Harris  
**Sent:** Thursday, July 18, 2024 9:40 AM  
**To:** Madison Harris  
**Subject:** RE: Minturn Historical Designation

-----Original Message-----

From: matt@wildmountaincellars.com <matt@wildmountaincellars.com>  
Sent: Tuesday, July 16, 2024 2:04 PM  
To: Michelle Metteer <manager@minturn.org>  
Subject: Minturn Historical Designation

Dear Michelle,

My opinion is that the historical designation of 151 Main St and 155 Main St limits the economical growth of the 100 block of Minturn, because of the restrictions with the designation.

As a business owner on Main Street, I believe the town could increase workable and more modern spaces for thriving businesses, which will bring increase in revenue to other businesses as well as the town of Minturn.

Thank you ~

Matt Deem  
Wild Mountain Cellars  
152 Main St  
970-376-8835

## Madison Harris

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**From:** Michael Gottino <mthhoa.pres@gmail.com>  
**Sent:** Wednesday, July 17, 2024 5:17 PM  
**To:** Madison Harris; Michelle Metteer  
**Subject:** Vote no (against) Preserving 151 Main Street and 155 Main Street

To the Minturn Town Council,

I recognize the difficult decision our town faces between preserving historic buildings and ensuring our economic growth. While maintaining Minturn's charm is vital, it's just as important to foster economic prosperity.

I value the intention behind preserving historic sites like Helen's House at 152 Main Street. Nonetheless, observing several vacant buildings downtown raises concerns about our economic situation. The insufficient revenue from sales taxes and the apprehensions about water rates underscore our financial difficulties.

Declaring these buildings as historic may introduce regulatory challenges and financial burdens, potentially resulting in more vacant properties in the 100 block of Minturn and making it too costly for any investor to achieve economic viability. How many developers have tried to improve our town? How many have sold and turned their away? How many roadblocks and hurdles must future developers endure to accomplish reasonable and sustainable growth?

Please take a step of courage where many council members before you chose the status quo and not only promote but spark new mixed-use developments that integrate commercial spaces on the ground floor with residential units above. These contemporary structures can assist with housing while contributing to a more dynamic downtown economy. This type of forward thinking becomes sustainable whereas the vision of the past are relics and no longer sustainable.

I strongly urge the council to vote NO (against) preserving 151 Main Street and 155 Main Street. Let's prioritize opportunities for commercial growth and innovative development that can advance Minturn's economy. Please vote in favor of supporting new housing solutions and increased business opportunities downtown.

Empower a new vision where Minturn attracts businesses and residents where the future can look back and say well done!

Thank you for considering Minturn's future with a balanced approach that honors our history while embracing our economic potential.

Sincerely,

Michael Gottino

110 Taylor St.



## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 5:56 PM  
**To:** Madison Harris  
**Subject:** RE: Historic Minturn

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**From:** Mona Bellantonio <[mona\\_bellantonio@msn.com](mailto:mona_bellantonio@msn.com)>  
**Sent:** Wednesday, August 7, 2024 2:35 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historic Minturn

Greetings,

I am writing to tell you that I love Minturn, the views, the historic buildings, small town feel and visiting the town because it is Historical. Please keep the old historic buildings the way they are, it's important and it brings tourism to your town. You should see the mess Buena Vista let happen on its Historical Main Street! Let's hope this won't happen to your town.

Best regards,  
Mona Bellantonio  
Buena Vista, CO

## Madison Harris

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**From:** Madison Harris  
**Sent:** Friday, August 2, 2024 8:55 AM  
**To:** Madison Harris  
**Subject:** RE: The Historic Designation of 151 and 155 Main Street...

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**From:** Nancy Richards <[nancy@vailbunkhouse.com](mailto:nancy@vailbunkhouse.com)>  
**Sent:** Monday, July 29, 2024 5:39 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** The Historic Designation of 151 and 155 Main Street...

To the Minturn Town Council -

I will traveling during the next meeting considering the historic designation of properties 151 and 155 Main Street, but would like to share my thoughts via email. I love Minturn and the it's unique character. It is actually what drew our business here in 2016. That being said, I believe our community would be better served with new development versus historic preservation in regards to these downtown properties. I agree we should absolutely maintain our small town character, appearance, and appeal but this is already being accomplished by our current codes. Officially designating these buildings as historic will only increase cost and red tape for new potential buyers and businesses. I would hate to see these properties to continue to sit vacant. Please vote against the official historic designation of 151 and 155 Main Street.

Sincerely,  
Nancy Richards

Nancy Richards

Owner and Operator

The Bunkhouse, LLC

970-393-9003



Nella Trail  
30 Mann Avenue  
Minturn, CO

To the members of council,

I have lived in Minturn my whole life, watching it grow beyond measure in the last 39 years. Overwhelmingly, when you ask someone visiting from out of town what their favorite thing about Minturn is, the answer is usually the small town charm, uniqueness and history as it pertains to both railroad and mining. As a longtime local, it is befuddling to me when buildings like 155 and 151 Main Street are not automatically protected from destruction and redevelopment. There is somewhat of an epidemic we have on a national scale where we find it commonplace to sell, tear down and redevelop buildings that are in many cases, able to be revitalized and preserved for another generation of use. In this instance, you have what was originally built for residence, two buildings that out of need for the town to have more commerce, a rezoning of these two humble and charming structures for multi use purposes. There is a story behind that, if only there was a way to preserve that part of Minturn history?

As a whole, the character of this town is changing with all the new development on both the north and south end of town. Too many structures taking up the whole blueprint of the plots, built as high as possible, taking away from the small town charm and character Minturn has as a turn of the century railroad town. If we do not take steps to preserve downtown, the uniqueness of Minturn will continue to fade away due to greed. Many of us live and choose to stay in Minturn because of that small town charm and feel. The last thing downtown needs is for someone to redevelop anything sky high with no parking. We don't need a repeat of Hotel Minturn. Historical preservation is a necessary step to take in keeping Minturn, Minturn.

Lastly, I think it's deplorable to hear rumblings that there are folks on the Historic Preservation Commission who speak from both sides of the mouth and approve and then renege the approval of said preservation for their own greedy agenda. I see you, I don't approve.

Please preserve 155 & 151 Main Street, the charm of Minturn needs it.

Thank you for your time.

Nella

## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 29, 2024 4:59 PM  
**To:** Madison Harris  
**Subject:** RE: 151 Main Street and 155 Main Street

-----Original Message-----

From: Robert Roschman <rjr@roschman.com>  
Sent: Thursday, July 25, 2024 10:14 PM  
To: Michelle Metteer <manager@minturn.org>  
Subject: 151 Main Street and 155 Main Street

To whom it concerns,

I own property in Minturn at 585 Taylor St. I'm writing to express my concern in keeping the historic designation. Designating these buildings would impose regulatory hurdles and economic hardship, potentially making it more difficult to lease these buildings to viable tenants. Thereby having vacant buildings. Minturn should consider allowing for a more robust redevelopment that would provide for growing the tax base.

Regards

Robert Roschman



**Minturn Planning Department**  
Minturn Town Center  
302 Pine Street  
Minturn, Colorado 81645



**Minturn Historic Preservation  
Commission**  
Chair – Ken Halliday  
Tracy Andersen  
Robert Creasy  
Lynn Teach  
Kelly Toon

**To:** Town Council  
**From:** Madison Harris, Planner I  
**Date:** August 7, 2024  
**Re:** Public Comment Received on Ord. 11 & 12 - 2024 - Roy Vasquez

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Roy Vasquez, 61 Toledo Avenue, called on Wednesday, August 7th at approximately 9:00 a.m. and left a voicemail verbally expressing support for the historic designation of 151 Main Street and 155 Main Street.

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:20 AM  
**To:** Madison Harris  
**Subject:** RE: Support-151 & 155 Main

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**From:** Susan Morrison <[wtfm412@gmail.com](mailto:wtfm412@gmail.com)>  
**Sent:** Wednesday, August 7, 2024 12:48 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Support-151 & 155 Main

I am writing in support of 151 and 155 Main Street as historical buildings. These beautiful old houses are a part of the minturn history and overall feel of downtown, they contribute to its charm and unique nature of a mountain town. While growth is necessary, retaining the towns historical quaint buildings is very important, throughout town, and especially in the downtown district. I feel the town has done a good job of blending growth and "keeping Minturn, Minturn" 151 and 154 Main Street are important buildings in our downtown landscape in that effort. It would be great if as a town we could figure out a way to help owners/ businesses to thrive in these historical buildings, as the two businesses prior did for many years, bringing people to Minturn.

Thank you,  
Susan Morrison  
272 Main Street

Please share with the council

## Madison Harris

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**From:** Madison Harris  
**Sent:** Wednesday, August 7, 2024 9:20 AM  
**To:** Madison Harris  
**Subject:** RE: Historical Preservation

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**From:** Tammy Montavy <[tammymontavy@gmail.com](mailto:tammymontavy@gmail.com)>  
**Sent:** Wednesday, August 7, 2024 7:05 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historical Preservation

Town of Minturn Council

I want to express my support to the historical preservation of the buildings at 155 Main St and 151 Main St. They are lovely buildings and represent what makes Minturn unique. I have been able to stay in Minturn several times over the past couple of years and love the atmosphere the town presents. Minturn and the historical buildings make it a unique town to visit and different from the surrounding towns.

Sincerely,  
Tammy Montavy

## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 15, 2024 11:20 AM  
**To:** Madison Harris  
**Subject:** RE: Historic Preservation

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**From:** Tim Campbell <[tim@eseventh.com](mailto:tim@eseventh.com)>  
**Sent:** Monday, July 15, 2024 11:16 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historic Preservation

I request that the council vote against preserving 151 155 Main Street as a matter of commercial growth and creative development for our commercial district. Please read aloud.

Sincerely,

Tim Campbell 512 Main Street Minturn

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Tim Campbell  
President Creative Director  
eSeventh.com  
970-401-3480

## Madison Harris

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**From:** Madison Harris  
**Sent:** Thursday, July 18, 2024 9:40 AM  
**To:** Madison Harris  
**Subject:** RE: Historic Designation

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**From:** tim simon <[simonpropertyservices@gmail.com](mailto:simonpropertyservices@gmail.com)>  
**Sent:** Wednesday, July 17, 2024 3:42 PM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historic Designation

Good day Michelle, Thanks for all you do for Minturn. You do a very good job at it. I would like to voice that I oppose the designation of 151 and 155 Main Street as historic buildings. My buildings at 122 and 132 Main Street are a mix of 3 residential and 2 commercial spaces. This mix has proven to be very successful and has created a vibrancy in that area of town. Some of my tenants work in Sunrise Cafe and most of them are very well connected to all things Minturn. The studies that Minturn undertook a while back on what the future prospects for new development options in downtown may look like had incorporated residential and commercial mixes, with commercial on the street level and residential above. Having empty or run down historic buildings serves very little purpose to create economic viability downtown. The Town needs this forward thinking concept to revitalize the downtown. Regards, Tim Simon

## Madison Harris

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**From:** Madison Harris  
**Sent:** Monday, July 15, 2024 9:42 AM  
**To:** Madison Harris  
**Subject:** FW: Historical preservation

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**From:** Vicki Wrosch <[wrosch@cofo.edu](mailto:wrosch@cofo.edu)>  
**Sent:** Wednesday, July 10, 2024 10:44 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Subject:** Historical preservation

I'm sending this email in support of the preservation of 155 main St. and 151 Main St in Minturn, CO.

I've had multiple surgeries at the Steadman Clinic and each time I've come to Colorado I stay in Minturn and love the history the town provides. It is a wonderful, down to earth town and I would hate to see it lose two of its historical buildings. When we tear down our past you forget where you come from plus the warmth of old buildings attract businesses and tourists. You need a uniqueness that is not provided in Vail.

*Vicki Wrosch*

College Of the Ozarks  
Director HR/Insurance  
417.690.2205  
417.690.2199 (fax)



***Our vision: to develop citizens of Christ-like character who are well-educated, hard-working, and patriotic.***

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