



Historic Preservation Commission (HPC) Official Minutes

Thursday, July 6, 2023 5:30 PM

Minturn Town Hall / 302 Pine St Minturn, CO

The agenda is subject to change, include the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82438657404>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 824 3865 7404**

Please note: all virtual participants are muted. In order to be called upon and unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 5:30 PM

HPC Chair Ken Halliday called the meeting to order at 5:30 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: HPC Chair Ken Halliday, HPC Vice Chair Larry Stone, and HPC members Kenneth J. Howell, Tracy Andersen, and Kelly Toon.
Staff Members Present: Planner I Madison Harris

3. APPROVAL OF MINUTES

3.1 March 21, 2023

Motion by Kenneth H., second by Kelly T., to approve the minutes of March 21, 2023 as presented. Motion passed 5-0.

4. APPROVAL OF AGENDA *Opportunity for amendment or deletions to the agenda.*

Motion by Larry S., second by Kenneth H., to approve the agenda of July 6, 2023 as presented. Motion passed 5-0.

5. DECLARATION OF CONFLICTS OF INTEREST

Kelly T. and Ken H. are applicants on Agenda item 8.1 and will be recusing themselves.

6. **PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.*
No public comment.
7. **SPECIAL PRESENTATIONS** *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.*
8. **BUSINESS ITEMS** *Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.*

8.1 25 Harrison Avenue – Meyer’s Barn Nomination for Landmark Designation

Note: Ken H. and Kelly T. recused themselves.

Ken Halliday, 811 Main Street, Applicant

The property owner has agreed to this, and has approved a preliminary budget that he will pay for.

Kenneth H. is looking to put pressure on the Town Council to put money and resources towards historic preservation.

- Mr. Halliday said that staff made it clear that there are no funds available, but will help with equipment. However he and Woody Woodruff are on the Community Fund and are looking to fundraise through that entity. The goal is to get approvals this year and move it next year. The current vision is move the building to the top of the paved asphalt path at Little Beach Park.

Tracy A. asked what the purpose of the building would be.

- Kelly Toon, 531 Main Street, Applicant, said that when they go to Council they will be asking for community input on what the building should be used as. His personal thought is to have the barn restored and have it be used in photographs with the cliffs in the background. A possible use is for concession stands and storage for PA equipment, as well as have historic photos inside.

Mr. Halliday said that there is an option for electricity and water to be added to the building.

Larry S. said that the fundraising is one of the most important elements. Asked if they had thought to use the restaurants and retail to promote the need for funds. Might want to set up a Venmo account to let people donate on the spot.

Tracy A. said that each restaurant might be able to donate something to the barn.

Public comment

Lynn Teach, 253 Pine Street.

Clarified if there are any grants available.

Madison H. read into the record public comment that had been received prior to the meeting. These emails have been included as an appendix to these minutes.

Public comment closed.

Tracy A. asked if there was any preliminary budget.

- Mr. Halliday said that the move is \$4-7000, but other than that they do not know.

Kenneth H. is excited to see what the public's input on this is.

Mr. Toon said that this would be a huge benefit and attraction to Little Beach Park that we currently don't have.

Tracy A. thanked Mr. Toon and Mr. Halliday for their work

Motion by Tracy A., second by Kenneth H., to forward a recommendation of approval to the Town Council of the Designation of the Meyer's Barn as a Historic Structure without conditions. Motion passed 3-0.

Note: Ken H. and Kelly T. unrecused themselves.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Tracy A. asked if we wanted to start working on a sales pitch to let Land Owners the benefit of designating their property.

Kenneth H. said that this is a good idea, but the flow chart might be something to promote first.

Ken H. said that we need to explore grants more. At some point the Town will need to invest in this, we need to find avenues of financial support for historic buildings. Asked staff to look into a package of incentives and present an idea at the next meeting. Also wanted to ask Dr. Flewelling what the HPC should expect from the Town. Do other small towns have a budget for this? Would like to know what they don't know.

Kenneth H. said that as we look to the next budget cycle, what do we need to present to Council to allocate funds for things like a plaque program. What does Council want to invest in?

Kelly T. would like to look into incentives other than monetary such as variances.

- Kenneth H. said that variances allow things to get done. Want to figure out how to make this more open to people.

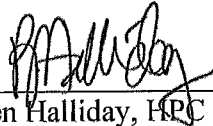
Ken H. is interested in what Gypsum is doing with their TIF. Maybe that is something that can flow through the HPC.

12. FUTURE AGENDA ITEMS

- 12.1 Budget Cycle
- 12.2 Historic Variances
- 12.3 What should HPC expect from the Town in terms of collaboration
- 12.4 Package of incentives for property owners

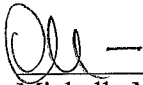
13. ADJOURN

Motion by Kenneth H., second by Kelly T., to adjourn the HPC meeting of July 6, 2023 at 6:28 pm. Motion passed 5-0.



Ken Halliday, HPC Chair

ATTEST:



Michelle Metteer, Town Manager

Madison Harris

From: Kenneth Schapiro <ken@condorcapital.com>
Sent: Wednesday, July 5, 2023 3:26 PM
To: Madison Harris
Subject: 25 Harrison ave

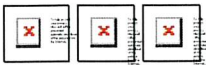
Dear historic commission

I am a neighbor of this structure. My house is located at 424 eagle river st one house away. This structure is in need of repair and falling apart. Ralph Meyer, the prior owner, used to keep his horses in it back in the day and really only kept it to preserve the ability to have an Adu on his property. The historic commissions purpose is to preserve structures which are in more public spaces like the 100 block and which are part of the fabric of our town. Given the state of disrepair and its location I see no need to preserve this. However if the town moved this to little beach park and preserved it there it would make more sense. Most notably in its current state it is an eyesore and a potential place which could be used on eagle river st for snow storage. If you want to talk with me personally please contact me on my cell at 732 991 8414.

Ken Schapiro, CFA®
Chief Executive Officer



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Madison Harris

From: BYRON ALICE WALKER <byronalice@msn.com>
Sent: Saturday, July 1, 2023 11:48 AM
To: Madison Harris
Subject: Meyer's Barn

I am in favor of this designation. Byron