



## **Historic Preservation Commission (HPC) Official Minutes**

**Tuesday March 21, 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](http://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/82656354907>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 826 5635 4907**

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.

**3. APPROVAL OF MINUTES**

3.1 February 21, 2023

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

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

Motion by Ken H., second by Kelly T., to approve the agenda as presented. Motion passed 5-0.

**5. DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest.

**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.*
9. **DISCUSSION / DIRECTION ITEMS**

9.1 25 Harrison Avenue – Meyer’s Barn

**INTRODUCTION:**

At the February 21, 2023 meeting the Historic Preservation Commission (“HPC”) asked for a discussion on the Meyers Barn at 25 Harrison Avenue. That request from HPC Member Kelly Toon is below. The town has received permission from the property owner Loren Bendele to have this discussion at a public meeting.

**REQUEST:**

“I would like to add to the HPC meeting on March 21, 2023 a discussion about the Myers barn at 25 Harrison St. Minturn Colorado the current owner is Lauren Bendele and he is in a text giving me permission to speak for him and discussing the Myers horse barn, the building being donated to the town and hopefully move to little beach park to be used however, the town sees fit whether it be a concession stand, history, Museum, or storage maybe all the above. I’ve also talked with Geri Myers the previous owner. She believes the barn was there when their family bought the house in 1893 and was used as a horse barn. Jerry is trying to get me some information in Photos about it but it’s taking times because they’re very old Ralph Myers was three years old when moved to that property and he’s now 88 he remembers it being used and riding horses in and out of that barn.” - Email from Kelly Toon dated 3/16/2023

**ANALYSIS:**

According to the Eagle County Assessor’s Site there is no build date given for the barn as the Assessor does not show it as a structure within its summary. Should any designation for this structure take place, alternative methods of determining the age will need to be used. Another consideration is, even with the willingness of the owner to “donate” this structure to the Town, the soundness of the structure needs to be determined to ensure that it would survive any potential move to a different location.

Typically, for this form of conversation to take place, the property owner would have submitted an application for demolition or relocation. Neither of those actions have taken place to date. Additionally, from the email dated 3/16/2022 and submitted by Kelly Toon, the implication is that the town will assume the costs of relocating the aforementioned

structure. This would be setting precedent and the town council would need to approve of such a request given something else would need to be eliminated from the general fund budget to cover this cost.

Finally, staff will seek direction from the HPC regarding future discussion requests and processes that should be followed.

Kelly T. said that the previous owners had been there about 80 years. This barn was a horse barn. It is 17x27', the only thing updated is a new roof. The current property owner would like to do a garage addition to his house and relocate the barn. The barn would be a multifunctional building and could possibly go to Little Beach Park for concessions or storage. Kelly T. proposed that the property owner donate it to the Town. Will likely need to be dismantled piece by piece and reassembled on a foundation. The property owner is willing to donate a couple thousand dollars as well. The property owner is hesitant to designate the building as historic, and would probably need a variance to accomplish what he wants with his property.

Tracy A. would like to clarify what the age of the barn is.

- Kelly T. said that it has been there since at least 1940s.
- Tracy A. asked what the property owner's timeline is.
- Kelly T. said that the property owner isn't in a big rush, but since it is a haven for racoons, he would like to have something happen with it.
- Larry S. said that finding out if there is an imminent date that would be helpful.
- Tracy A. asked what the cost differential is between demolishing the building vs. moving it.
- Kelly T. said it is cheaper to demolish.
- Tracy A. asked where at Little Beach this would best fit.
- Kelly T. said at the Upper Little Beach where it is flat would be best. Moving it piece by piece would be easiest rather than moving it whole.
- Discussion ensued.

Kenneth H. is in full support of getting this to Council and seeing what their feelings are about preserving this structure. This is a way to showcase Historical Preservation. Community outreach can be a big cornerstone of this.

Ken H. asked if it would be possible to meet with the Town Manager, Kelly T., and Woody Woodruff about how to possibly get around the demo>nomination>designation process.

- Michelle M. asked if they were trying to bypass the public process identified.
- Ken H. said that was not his intent.
- Michelle M. said that it would be beneficial to have the property owner involved. It is important to recognize that the community could determine that the building is best where it is. Any costs incurred should be born by the property owner, and not the public.

Kelly T. asked if it would be easier to do something with this building if it was designated.

Larry S. said that if it does come before them then they can discuss options and recommend it to the Town Council. More discussion needs to happen, and this could be a rallying point.

Kelly T. said that in its current location, most people don't see the building or know it exists and the public can't use it, but if it was out in the public space then the whole Town could use it.

Larry S. asked Ken H. to put together a preliminary report on what the options are.

Ken H. said that he would work with getting money through the Minturn Community Fund.

Tracy A. asked if the barn would work as a concession stand and whether there would be a lot of modifications.

- Ken H. said that it would and there wouldn't need to be a lot of modifications. There are other things to consider such as no water over there.
- Tracy A. said that this should not be a burden on the public to bear the cost of this.
- Larry S. said that a big question is how Council feels about this.

Larry S. said that we need to let the property owner know about the parameters about demo permits and that the property owner needs to be involved in these discussions.

Ken H. asked until the next meeting

Lynn Teach, 253 Pine Street.

Asked if there were grants available to help with this.

Kelly T. said that he isn't sure where the plans are for the building

Michelle M. said that there currently isn't funding allocated, but there could be funding in the Little Beach Escrow, but would need direction from Council

## 9.2 Historic Preservation Impacts

### **INTRODUCTION:**

On March 5, 2023 Historic Preservation Commission ("HPC") Vice Chair Larry Stone requested that a discussion be had at the March 21, 2023 meeting regarding economic growth and stability. That request from HPC Vice Chair Larry Stone is below.

### **REQUEST:**

"I want to address our board at the next meeting.

Perhaps under HPC Members to address the committee.

I may need a reminder.

To the question;

"How could the HPC disrupt economic growth and stability for a "viable" future?"

An answer;

In a real-life situation. A local business owner expressed to me that she wants to grow her business here in town. She explained that she needs to expand or move. There is a property that could work for her. But, she is "afraid" to put an offer in to buy the available commercial property because of the potential of the "historic" structure stopping her from altering it or making it bigger so that she can fulfill her business dreams. "What is allowed? ...what can I do with it?" and "What can I not do with the property?", she asked in an exhaustive and fearful way. She went on, "...there is no way of knowing!", she exclaimed, then she states, "...it's expensive, and it is risky...". I sincerely felt for her. I pleaded that she pursue her dreams and have faith that the town wants to support her. She rolled her eyes.

Think about that, please. This is a local. She operates a very frequented and loved business that brings a great deal of soul and tax dollars to our town. Her concern is about how would the HPC impact a very important decision. She is afraid.

My thoughts;

There is always a consequence to action and two sides to every equation, mathematical, social, and in governance.

I believe it is imperative that we establish some sort of guidelines as soon as possible.

Our choices are already impacting our community.” - Email from Larry Stone dated 3/5/2023

#### **ANALYSIS:**

Currently we rely on the processes laid out in Chapter 19 of the Minturn Municipal Code, and the Secretary of the Interior's Standards for the Treatment of Historic Properties, including the Standards for Rehabilitation when it comes to alterations to Historic properties and what can be done to them.

Larry S. said that we need to have guidelines and viability limitations to the size of a structure.

Kenneth H. thinks we are getting a little ahead. He feels like he needs to represent the Town and the Council. Should look at Louisville and Buena Vista, and the towns that have embraced this and how the towns have uplifted themselves. This process is meant to determine...[6:17]

Ken H. said that until the HPC gets some experience and a track record, he understands the hesitance. Referencing the rehabilitation standards from the Secretary of the Interior, there is flexibility built in there.

Kelly T. said that are not trying to preserve everything, but we are a creative Town. Need

Kenneth H. said that there are some good resources from the National Parks Service.

Tracy A. said that the onus is on the buyers to do their research. The goal of historic preservation isn't necessarily to foster more business, but it isn't to inhibit either. There is a balance to walk.

Larry S. said that there are factors for viability. Need to keep the community informed about the parameters.

Kelly T. pointed out that we have very small properties here, and if there is a need for large warehouse space then go somewhere else in the valley. There are multiple examples of additions that work with the historic factor.

Kenneth H. said that the more people that are interested in bringing these structures up to viability, and people coming up with more creative solutions.

Michelle M. said that we need to rely on a certain level of personal responsibility when it comes to doing due diligence before buying a property.

Lynn Teach, 253 Pine Street

Suggested that when people talk to commissioners about questions that those people should be directed to staff.

## **10. STAFF REPORTS**

### 10.1 987 Main Street

The property owner of 987 Main Street recently applied for a Design Review Board review of alterations to the exterior of the commercial building.

The structure was originally built in 1938, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on March 3, 2023 so any nomination must be applied for by March 17, 2023 at 5:00 pm otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for Design Board Review.

### 10.2 541 Main Street

The property owner of 541 Main Street recently applied for a building permit to re-roof the building.

The structure was originally built in 1938, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on March 15, 2023 so any nomination must be applied for by March 28, 2023 at 5:00 pm otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process.

### 10.3 Certified Local Government

Michelle M. gave an update. We will be seeking grant funding for a research survey.

## 11. **HISTORIC PRESERVATION COMMISSION COMMENTS**

Larry S. would like to apologize for sending out an email to the whole of HPC.

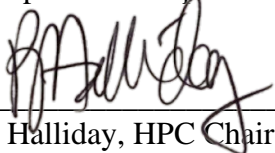
## 12. **FUTURE AGENDA ITEMS**

12.1 Meyer's Barn – Next Meeting

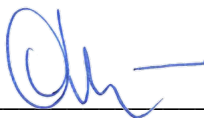
12.2 Eagle County Historical Society - TBD

## 13. **ADJOURN**

Motion by Ken H., second by Kelly T., to adjourn the HPC meeting of March 21, 2023 at 6:44 pm. Motion passed 5-0.

  
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Ken Halliday, HPC Chair

ATTEST:

  
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Michelle Metteer, Town Manager