



**Historic Preservation Commission (HPC) Official Minutes
Tuesday, September 19, 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/84972315264>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 849 7231 5264**

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

Historic Preservation Commission Chair Ken Halliday called the meeting to order at 5:33 p.m.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at the meeting: HPC Chair Ken Halliday and HPC Member Tracy Andersen, Kenneth J. Howell, Larry Stone, and Kelly Toon.

3. APPROVAL OF MINUTES

3.1 August 15, 2023

Motion by Kelly T., second by Ken H., to approve the minutes of August 15, 2023 as presented. Motion passed 5-0.

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

Motion by Kenneth H., second by Larry S., 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.*

7.1 Eagle County Historical Society – Kathy Heicher

ECHS is a non-profit that was established in the early 1980s. Operate on about 20k a year. Operate a history museum and work with the library district to maintain an archive. Have a physical archive in the Eagle library. Have 8000 photos online. Have a railroad caboose that is part of their museum, and the reason they acquired it is to tell the history of Minturn.

Larry S. asked if that caboose could come to Minturn.

- Ms. Heicher said that it was an ordeal to get that to Eagle, but contacting the Rio Grande might get one for Minturn.

Ms. Heicher continued her presentation. The museum is only open in the summer as there is no heat in the building. They have done a cemetery tour in Minturn. The majority of the workers are volunteers. Has worked with Avon's Historic Preservation Commission. It's important to protect the old buildings, as it is the character of the Town.

Ken H. asked if there were any resources for moving structures.

- Ms. Heicher recommended calling the Town of Basalt as they have moved a barn to their park and repurposed it.

Kelly T. asked if there was contact with Aspen's Historical Society.

- Ms. Heicher said they do work with them and other regional partners. Have put together a traveling exhibit of the Ute Native Tribe that is still going around.

Kenneth H. asked if we could partner with ECHS to spread the word about Minturn's Historic Preservation.

- Ms. Heicher said that is something they can help with. Also pointed out that the Library District has a full time Historic Librarian who is a great resource.

Tracy A. asked if Ms. Heicher had any books to recommend.

- Ms. Heicher said that Early Days on the Eagle is one of the most comprehensive histories of the Eagle Valley. Would like to update the book with photos.

Tracy A. asked if Ms. Heicher had a vision for Minturn.

- Ms. Heicher said that she would love the buildings on Main Street to be maintained where they are. It would be nice to honor the Booco family, the first

settlers.

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 Tax Credits and Incentives

Madison H. introduced the topic. While the three jurisdictions exhibited in the memo (Manitou Springs, Steamboat Springs, and Pueblo) all have multiple incentives, Minturn can only focus on the ones that will not require monetary funds at this time.

Larry S. recommended that we look more into Breckenridge as they have more structures, as well as looking into how well these incentives have been utilized.

Kenneth H. said that listing the non-financial incentives on paper and discussing that at Council would be a goal so that we can get Council's viewpoints.

Kelly T. would like to see something where more stringent regulations can be loosened as an incentive, especially since it is more expensive to build everything to the 2021 Building Codes now.

- Madison H. pointed out that Manitou Springs has an incentive where a letter of support can be issued for waiver or amendment of building code requirements as long as safety is not compromised.

Discussion ensued.

Public comment opened.

Lynn Teach, 253 Pine St.

Would like to know where Pueblo got their info to make their statement that no properties have had lowered property values. It might be good to contact the people who worked on the hotel in Leadville for the Historic Plaque

Direction given was for Madison H to strip down the list to those items that would not financially impact the Town such as rebates and contact Manitou Springs about their implementation of their incentives section of code.

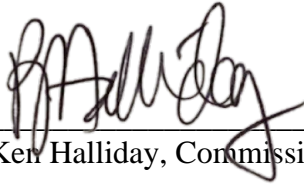
10. **STAFF REPORTS**

11. **HISTORIC PRESERVATION COMMISSION COMMENTS**

12. **FUTURE AGENDA ITEMS**

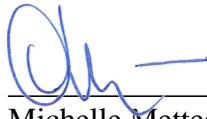
13. ADJOURN

Motion by Kenneth H., second by Kelly T., to adjourn the regular meeting of September 19, 2023 at 6:54 p.m. Motion passed 5-0.



Ken Halliday, Commission Chair

ATTEST:



Michelle Metteer, Town Manager