



**OFFICIAL MINUTES**  
**Historic Preservation Commission Meeting**  
**Tuesday, October 15, 2024**  
**Town Hall / Council Chambers - 302 Pine St Minturn, CO**

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The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.  
This agenda and meetings 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/81880173258>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 818 8017 3258

**Please note:** All virtual participants are muted. In order to be called upon an 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 1, prior to the meeting and will be included as part of the record.

**1. CALL TO ORDER - 5:30 PM**

Robert Creasy called the meeting to order at 5:30 p.m.

**2. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Members present: HPC Chair Ken Halliday, HPC Vice Chair Robert Creasy, and HPC Members Kelly Toon, Lynn Teach, and Tracy Andersen.  
Staff members present: Planner I Madison Harris.

**3. APPROVAL OF REGULAR AGENDA**

Opportunity for amendment or deletions to the agenda.  
Motion by Lynn T., second by Kelly T., to approve the agenda as presented. Motion passed 5-0.

**4. APPROVAL OF MINUTES**

**A. September 17, 2024**

Motion by Tracy A., second by Lynn T., to approve the minutes of September 17, 2024 as presented. Motion passed 5-0.

## 5. DECLARATION OF CONFLICTS OF INTEREST

Ken Halliday and Kelly Toon have a conflict of interest with Agenda Item 8A Certificate of Appropriateness - Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park.

## 6. PUBLIC COMMENTS

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 comments.

## 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.

### A. Historic Preservation Commissioner Training

Sam Light with CIRSA gave a presentation going over the role of the HPC, legislative, and quasi-judicial actions. Discussion ensued.

*Note: 5 minute recess called at 7:12 p.m.*

## 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.

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

### A. Certificate of Appropriateness - Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park

Madison H. introduced the agenda topic. A Certificate of Appropriateness application has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top. Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground. There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site. Planning Commission will need to view the application for the construction of this structure at Little Beach Park which can be a condition of approval. Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

Woody Woodruff, 344 Eagle River Street, Applicant

This town has a real history, but there isn't much place for it. The owner of the barn originally wanted to demolish the structure, and there was drive to save it. This fits within the LBP Sub Area master plan that can function as a concessions stand. Looked at moving the structure as a whole, but financially it makes sense to disassemble and reassemble. This is something that hasn't been done before. The building currently sitting on a slope which affects the lower logs, and so when it is moved to a flat area they will need to replace them.

Lynn T. likes the way that this has been laid out/itemized what needs to be done.

Robert C. thinks this is a way to preserve an existing historic structure and a great way to re-use. Has concerns with moving the structure and losing the connection to the original owners, the Meyer's. Asked if there was thought to a plaque explaining the history.

- Mr. Woodruff said that there would be a plaque explaining and also mentioning everyone who donated their time.
- Robert C. would like to add a condition of approval saying that there will be a plaque. Also has a question about the feasibility of dismantling a potentially frail structure, and putting it back together and maintaining the integrity.
- Mr. Woodruff explained the disassembling process.
- Robert C. asked if they are intending to rethink the structure.
- Mr. Kelly Toon, 531 Main, Applicant  
Haven't thought too much of winter use, but it could be something done in the future.
- Robert C. believes that the historic look of the structure should be maintained.
- Mr. Woodruff said that any plans in the future to chink the structure on the outside will come back before the HPC

Robert C. clarified that the original roof and two openings will stay.

- Mr. Toon said yes.

Tracy A. asked if the future site has already been designated.

- Mr. Halliday said that this is something they are working out with the Town.
- Tracy A. has concerns about trees coming down to support this moving.
- Mr. Halliday said that they are not taking down any trees.

Public comment opened.

No public comment.

Public comment closed.

Motion by Lynn T., second by Tracy A., to approve with conditions the Certificate of Appropriateness - Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park. Motion passed 3-0.

1. The Applicant shall work with the Town of Minturn to initiate a Design Review Board application for the placement of the Meyer's Barn at Little Beach Park.
2. Once the building has been relocated, the Applicant shall erect a plaque detailing the history of the original placement of the structure.

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

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

### **A. Flexibility**

Madison H. introduced the topic. As part of Council's review of Ordinance 20 - Series 2024 amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation, Council directed the HPC to vet additional options to encourage flexibility and economic sustainability for owners of historic properties. Staff encourages the members of the HPC brainstorm ideas to encourage flexibility to discuss and vet at the October 15, 2024 HPC meeting. At the September 17, 2024 HPC meeting, Buena Vista's Sect. 19-9 was suggested to consider implementing. Sec. 19-9. - Revocation of designation. (a) If a designated structure or physical feature on a designated site is destroyed or demolished through no fault of the owner or in compliance with this Chapter, the owner may apply to the Town for revocation of designation. The Commission shall recommend revocation of a historic designation if it determines that, without the demolished structure or physical feature, the structure or site as a whole no longer meets the purposes and criteria of this Chapter and if the public benefits of alteration, removal, or demolition of the structure or physical feature outweigh the public benefits of maintaining the designation. (b) Upon the Commission's recommendation, the application scheduled for

consideration by the Board of Trustees. The Board of Trustees shall, by resolution, approve, modify and approve, or deny the application. The resolution, if it approves or modifies and approves the revocation, it shall be recorded with the Chaffee County Clerk and Recorder no sooner than thirty (30) days after the decision.

Lynn T. stated that she put this forward based on something a Council member had questioned.

Kelly T. questioned if there is a percentage that qualifies.

Direction to staff was to bring an ordinance adding the Buena Vista code section to the MMC.

Ken H. would like to reopen the conversation about setback and parking relief.

Robert C.:

3 ft side setback.

5 ft front setback for relocated structure

5 ft rear setback as long as it doesn't interfere with the live stream setback

Lynn T. has no issue with the side setback in the downtown area, but thinks there might be issues in a residential area. Also has concerns about how this affects the parking requirements.

Robert C. said it is incumbent on the HPC to provide options for property owners who own historically designated property.

Lynn T. asked if a variance could be used.

- Yes, but it isn't an incentive then because it isn't guaranteed.

Ken H. would like to look into lot utilization (building and impervious coverage).

Robert C. suggested making changes to commercial and/or mixed use ahead of residential.

Direction to staff was to draft an ordinance looking at setbacks and lot utilization.

Lynn T. argued against allowing parking relief.

Robert C. pointed out that unless there is residential component, parking should be exempt for commercial/mixed-use which would also allow the rear setbacks to be lessened.

Ken H. would like to add an FAQ page to the historic preservation website and Robert C. would like to link to History Colorado about grants and tax credits.

## **10. STAFF REPORTS**

### **A. Planning Department Update**

#### **701 Main Street**

The property owner of 701 Main St. in Minturn recently applied to alter the exterior of the structure. The structure was originally built in 1941, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for demolition has been submitted, and that the structure is eligible for nomination to be designated as a historic property. The sign was posted on September 18, 2024 so any nomination must be applied for by October 1, 2024 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.

### **532 Main Street**

The property owner of 532 Main St. in Minturn recently applied to demolish the structure. The structure was originally built in 1928, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for demolition has been submitted, and that the structure is eligible for nomination to be designated as a historic property. The sign was posted on September 30, 2024 so any nomination must be applied for by October 14, 2024 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.

Madison H. showcased the old wooden water line that has been donated to the Town by Mr. and Mrs. David and Lilly Ford.

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

Lynn T. said that Ella Burnett's 98<sup>th</sup> birthday is October 17<sup>th</sup>.

Ken H. suggested capturing the oral history of all the old timers.

Kelly T. would like to add addresses to Bill Burnett's book.

### **12. FUTURE AGENDA ITEMS**

### **13. ADJOURN**

Motion by Kelly T., second by Ken H., to adjourn the regular meeting of October 15, 2024 at 9:10 p.m. Motion passed 5-0.

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Ken Halliday, Commission Chair

ATTEST:

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Michelle Metteer, Town Manager