



OFFICIAL MINUTES
Historic Preservation Commission Meeting
Tuesday, June 18, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

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.

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/87141893778>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 871 4189 3778

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

Ken Halliday 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 Larry Stone, and HPC Members Kelly Toon and Kenneth Howell.

Staff members present: Planner I Madison Harris

Note: Tracy Andersen is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Kelly T., Kenneth H. 4-0.

4. APPROVAL OF MINUTES

A. May 21, 2024

Motion by Larry S., second by Kenneth H., to approve the minutes of May 21, 2024 as presented. Motion passed 4-0.

Note: Tracy A. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

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 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.

A. Ordinance 16 - Series 2024 An Ordinance Amending the Town's Historic Register to Add 478 Eagle River Street – Harris

Madison H. introduced the agenda item. This is a nomination application submitted by Ms. Tracy Andersen under two different criteria. 1. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; and, represents a style that is particular to the Town) “The property is a rustic wood home near the Eagle River in Minturn. This single family two bedroom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn... It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay at the time of construction.” (Nomination application) "Log house" historically denotes a more permanent, hewn-log dwelling, either one or two stories, of more complex design, often built as a second generation replacement. Many of the earliest 18th and early 19th century log houses were traditionally clad, sooner or later, with wood siding or stucco. (Bomberger) This log house is untraditional in regards to the established Rocky Mountain cabin. “While the entrance doorway to most earlier log houses was generally placed beneath the eaves, as a means of adapting to the greater snowfall in the Rockies, here the entrance was placed in the gable end, and sometimes protected from roof slides by a porch supported by two corner posts created by an extension of the roof beyond the gable wall.” The entrance to this log house is not on the gable end, nor is it protected by a porch. 2. Geographic Importance (enhances the sense of identity of the Town or community) “This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe. Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.” (Nomination Application). Log structures, both historic and not, can be seen all over the state of Colorado, and indeed, in many states. 478 Eagle River Street is a lot

that is adjacent to the river, but can also be viewed from Main Street as you walk by. This structure is a familiar sight to any locals who have lived in or frequented Minturn.

David Ford, 478 Eagle River Street

Cherish the eclectic charm and close knit community over the last three years. This lot has a lot of potential and opportunity. Dreamed of having a lot on the river. This process has been taxing on them. Never anticipated that the dilapidated structure would be nominated as historic. Their intention is to replace the existing neglected structure with a building that respects the aesthetic of the Town. There have been many unpermitted add-ons which compromises historic and structural integrity. They feel that this building does not meet the criteria of historic preservation due to the additions which makes the building newer. The original structure has been so altered that the original historic value has been compromised. The existing house is an eyesore detracting from the beauty of the town. His neighbors are enthusiastic about a new structure. Preserving a deteriorating structure is not the appropriate response to concerns about historic character of the Town. Formally request HPC recommend denial of the nomination to the Town Council.

Kenneth H. asked if the residence was being lived in.

Mr. Ford said it is not and didn't know the last time someone lived there but believed that the previous owner had a tenant.

Kenneth H. pointed out that it hasn't been condemned then.

Kelly T. knew the owner and the tenant who lived in the valley for 25-30 years who was forced to move out due to the owner dieing.

Mr. Ford said that the tenant is who let him know that the additions in the 70s and 80s had occurred.

Kenneth H. has serious concerns about an asbestos mitigation near the river. Any additions doesn't make it less old.

Mr. Ford offered a tour of the property, the current property is not comfortable to live in. Wishes no human being on the planet would have to go through this historic preservation experience. With mold, asbestos, and structure issues no one should be living on the property.

Larry S. would like to comment on whether it's condemnable and if someone is living on the property doesn't weigh in on that factor. In a community where housing is very tight, people often live in structures that should be condemned and we should be avoiding that. The character of this town is not dependent on the structures, but the people.

Mr. Ford wants to build a tasteful, modest house and be good stewards of the land.

Kenneth H. said that if this isn't liveable then it doesn't make sense to designate as historic.

Kelly T. said that the threshold for condemnable is high as long as you aren't touching the building which causes deferred maintenance.

Public comment opened.

Andy Tannis, David's neighbor

Something that hasn't been mentioned is the parameter as to what you can do with the building inside.

Jay Micklin, 654 Main Street

A real fan of history and old structures. If someone could move this out to Camp Hale and spend a couple million dollars to fix it up it would be great, but that's not going to happen. Gave the definition of dilapidated which describes the property. If the owner had purchased something as historic, knowing going in that it was historic, this seems targeted to why this is coming up now.

Michael Pukas, PO Box 288 Gypsum

An architect that has done a lot of work in Minturn. If we look at just the historic value of the property and put aside the actual state, the only part of the structure that could fall under the historic designation would be the true log structure. The rest of the structure has been undocumented and unpermitted for the additions. It is very unlikely that any building professionals had a hand in the additions and were haphazardly done. Would guess that a quarter of the structure is original. By current living standards, this structure is subpar. Believes this structure would qualify for a Certificate of Appropriateness for demolition.

Madison H. read a public comment into the record.

Public comment closed.

Kelly T. agrees with Mr. Pukas' analysis of the property. Mike and Chris who lived in this house previous made this Town, and it is the people who make this Town. Minturn was the poorest town in our community and was where the workers lived. This is a perfect representation of who we are as a people. A great representation of railroad and mining life left in Colorado. It gives it character in the randomness of additions. Would like to repurpose building materials from this property into what gets developed on the lot. This is going from a workers house to a vacation house.

Kenneth H. maps out his decisions based on what the public is saying on top of his experience and education. Not seeing a lot of reason to approve of this nomination.

Larry S. thanked the owners for their time.

Ken H. agrees with Mr. Pukas' analysis of the property. The rest of the renovations isn't particularly compelling from a historical perspective. Wonders if they can condition a denial to salvage materials.

Larry S. didn't believe that is the appropriate avenue.

Request was made of staff to look into how to handle salvaging materials

Motion by Larry S., second by Kenneth H., to forward a recommendation of denial to the Town Council. Motion passed 4-0.

Note: Tracy A. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Kenneth H. would like to raise the question around percentage based what is historic and what is not historic to Dr. Flewelling.

Larry S. said that since they are working with Council at the July 17, 2024 meeting, people have a right to do what they want with their property, but there is a relevance to keeping historic properties historic. Can there be a weighted value to add to the property owner's decisions regarding historic preservation.

Ken H. asked Madison H. to clarify about what people can do with their

12. FUTURE AGENDA ITEMS

- A.** Joint Meeting with Council - July 17, 2024

13. ADJOURN

Motion by Larry S., second by Kenneth H., to adjourn the regular meeting of June 18, 2024 at 6:46 p.m. Motion passed 4-0.

Note: Tracy A. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Managerj