

To: Minturn Historic Preservation Commission
From: Madison Harris
Date: October 11, 2024
Agenda Item: Certificate of Appropriateness for 25 Harrison Avenue
(Meyer's Barn)



REQUEST:

Review the Certificate of Appropriateness application of 25 Harrison Avenue (Commonly known as the Meyer's Barn) based on the criteria outlined in the Minturn Municipal Code Sec. 19-6-20, citing as findings of fact for this recommendation, and public testimony.

Current Location: 25 Harrison Avenue
Proposed Location: Little Beach Park
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: Powpownow LLC (locally Loren Bendele)
Applicant(s): Ken Halliday, Woody Woodruff, and Kelly Toon

CASE SUMMARY:

A Certificate of Appropriateness application has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on October 15, 2024. Adjacent properties, the applicant, and the owner of 25 Harrison Avenue were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

CERTIFICATE OF APPROPRIATENESS CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:

To be granted a Certificate of Appropriateness, in accordance with Chapter 19, Minturn municipal Code, the application must be complete, and the proposal must meet the following criteria:

MMC Sec. 19-5-30. Review Criteria.

- (a) For consideration of the original property and site, HPC will review for the following criteria:
 - (1) Whether the property can be preserved, restored, rehabbed, or reused on its current site to provide for any reasonable, beneficial use of the property regardless of any proposed development plan for the property's site or adjacent properties;
 - (2) And
 - a. Whether a structural report submitted by a licensed structural engineer adequately demonstrates the soundness of the building, structure, or object proposed for relocation;
 - b. If the property can be relocated without significant damage to its physical integrity; and
 - c. Whether plans are specifically defined for the site to be vacated, and

have been approved by the Planning Commission.

(b) For consideration of the new location, if it is to a historic district within Town boundaries, HPC will review for compliance with all of the following criteria:

- (1) Whether the building, structure, or object is compatible with its proposed site and adjacent properties; and if the receiving site is compatible in nature with the building, structure, or object proposed to be moved;
- (2) The building, structure, or object's architectural integrity and its consistency with the character of the neighborhood of the receiving site;
- (3) Whether the relocation of the building, structure, or object will diminish the integrity or character of the neighborhood of the receiving site.

CRITERIA EVALUATION

Town staff found that the application for Certificate of Appropriateness demonstrates that the proposal can meet the above criteria.

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.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610. Adjacent properties, the applicant, and the owner of 25 Harrison Avenue were notified via certified mail by October 6, 2024, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:

Public comments are being accepted via planner1@minturn.org until October 15, 2024 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by October 15, 2024 at 4:00 p.m., or in person at the public hearing on October 15, 2024 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:

Grant a Certificate of Appropriateness for the Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park.

ATTACHMENTS:

- Certificate of Appropriateness Application