

To: Minturn Historic Preservation Commission  
From: Madison Harris  
Date: June 30, 2023  
Agenda Item: Landmark Designation for 25 Harrison Ave (Meyer's Barn)



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**REQUEST:**

Review the landmark designation nomination of 25 Harrison Avenue (Commonly known as the Meyer's Barn) based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and forwarding a recommendation of approval, approval with conditions, or denial to the Minturn Town Council.

**Application:** #2023L – 001  
**Address:** 25 Harrison Avenue  
**Zoning:** Old Town Character Area – Mixed-Use Zone  
**Owner:** PowPowNow LLC (locally Loren Bendel)  
**Applicant(s):** Ken Halliday  
Kelly Toon  
John "Woody" Woodruff

**CASE SUMMARY:**

A nomination has been submitted for Historic Landmark status of the Meyer's Barn located at 25 Harrison Avenue. Staff reviewed and deemed the application complete and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on July 6, 2023. Adjacent properties 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.

**DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:**

To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

**MMC Sec. 19-3-20. Eligibility Criteria.**

- a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
  - 1) Association with events that have made a significant contribution to history
  - 2) Connection with persons significant in history
  - 3) Distinctive characteristics of a type, period, method of construction, or artisan
  - 4) Geographic importance
  - 5) Possibility to yield important information related to prehistory or history

**CRITERIA EVALUATION**

Town staff found that the application for designation demonstrates that the structure meets the following criteria.

**A. Association with events that have made a significant contribution to history (exemplifies cultural, political, economic, or ethnic heritage of the Town)**

"The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominently located on Harrison Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewn logs and notched joints, you can imagine the hard work and craftsmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Mintun were a fitting reflection of the surrounding natural environment."  
(Nomination Application)

From this original period forward the Meyer's Barn has been an unofficial landmark in Mintun. The Meyer's Barn remains close to how it was originally was established.

**B. Connection with persons significant in history**



The Meyer's were an institution for Mintun with Ms. Irene Meyer owning Grammy's Attic and Mr. Ralph Meyer running Grandpa's Garage starting in 1937. According to Mr. Meyer's grandson Wayne Trujillo "Both Lionshead and grandpa were Mintun royalty, albeit different sorts of monarchs. Lionshead held the town's scepter loftily and aloofly from on high while grandpa extended a helping hand, credit, a shot of whiskey and the benefit of a doubt from below, ruling as town Samaritan...Mr. Ralph Meyer was the nephew of former Eagle Mayor Gus Meyer and Oscar Meyer, the slain sheriff..." (Vail Daily, May 27, 2014)

Photo Credit: Vail Daily, May 2014

**C. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; demonstrates superior craftsmanship or high artistic value; represents a style that is particular to the Town; and, represents a built environment of a group of people in an era of history)**

The Meyer's Barn reflects the traditional log cabin style of architecture that were constructed in North America between the 1600s and the early 1900s as a method brought over from Europe. (Pollio) A more modern version can still be constructed today, and often is in the Western United States. The preface of this architecture was to make simple structures out of materials that were readily available.



Photo Credit: Nomination Application

Log structures, both historic and not, can be seen all over the state of Colorado, and indeed, in many states.

**D. Geographic Importance** (enhances the sense of identity of the Town or community; is an established and familiar natural setting or visual feature of the Town or community)

"The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominently located on Harrison Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewn logs and notched joints, you can imagine the hard work and craftsmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Mintun were a fitting reflection of the surrounding natural environment."  
(Nomination Application)

The Meyer's Barn represents a bygone era of Mintun's history where we still needed horses in Town. 25 Harrison Avenue is a lot that is adjacent to the river, but can also be viewed from Main Street as you walk by. This barn is a familiar sight to any local's who have lived in or frequented Mintun.

**E. Possibility to yield important information related to prehistory or history** (embodies construction, development, or design adaptations)

This barn is representative of a common construction type as stated above. However, there were often different construction methods that varied based on ethnic groups such as the Block House End Method found in the Ohio River Valley and Southeastern Indiana. Detailing the construction type if possible, may be able to provide insight into what construction methods were used in Mintun in the 1800s.

**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.

**PUBLIC COMMENTS:**

As of June 30,2023, no public comments have been received regarding this application.

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Recommend approval to the Town Council of the Historic Landmark Nomination Applications for the Meyer's Barn located at 25 Harrison Avenue.

**ATTACHMENTS:**

- Historic Landmark Nomination Application for the Meyer's Barn located at 25 Harrison Avenue

**REFERENCES:**

Pollio, Vitruvius (1914). Ten Books on Architecture. Harvard University Press. p. 39.

Trujillo, W. (2014, May 27). *Vail Daily Column: Grandpa's garage and Grammy's Attic*. VailDaily.com. <https://www.vaildaily.com/opinion/editorial/vail-daily-column-grandpas-garage-and-grammys-attic/>



6/13/23



# HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

## Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

## Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

## Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The Meyer's barn was originally built for horses by the Meyer family who lived in Minturn in the early years. We believe it was constructed in the late 1800's. It is one story and measures 17 feet by 27 feet. It is constructed with hand-hewn pine logs with notched joints. All logs appear to be original to the structure. The logs show signs of weathering, especially at the ground level, but overall they are in pretty good shape in spite of their age. The barn has a dirt floor. A green metal roof was added at some point in the 1900's to protect the structure. As part of the roof replacement, some of the original roof framing under the roof was replaced.

## Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes ☒ No ☐ *Aware but hasn't reviewed yet.*

## Signature:

*[Signature]*

*[Signature]*

*[Signature]*



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## Section 3 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

Meyer's barn

### Address of Property

Street Address: 25 Harrison Street, Minturn

Legal Description of Property: Quarter: SW Section: 26 Township: 5 Range: 81 PCL IN Subdivision: MEYER  
SUBDIVISION Lot: 12

### Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

### Property Owner Information:

Name: POWPOWNOW LLC  
c/o Loren Bendele

Mailing Address: 933 Kalmia Avenue  
Boulder, CO 80304-1741

Email: Loren.bendele@gmail.com

Phone: 310-266-2787

### Applicant Information (if different):

Name: Ken Halliday, Kelly Toon & Woody Woodruff

Mailing Address: c/o Ken Halliday  
301 Boulder Street #1153, Minturn CO 81645

Email: khalliday62@gmail.com

Phone: 210-867-1514

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

☐ Yes ☐ No

If yes, please provide date and registration number. Date: \_\_\_\_\_ Registration #: \_\_\_\_\_

### For Official Use:

Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_

Historic Preservation Commission -

☐

Approval

☐

Denial

Comments:





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### Section 4 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*) or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

- ☒ Association with events that have made a significant contribution to history;
  - ☐ Is a site of a historic event that had an effect upon society; or
  - ☒ Exemplifies cultural, political, economic, or ethnic heritage of the Town.
- ☒ Connection with persons significant in history.
- ☒ Distinctive characteristics of a type, period, method of construction, or artisan:
  - ☒ Exemplifies specific elements of an architectural style or period;
  - ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
  - ☒ Demonstrates superior craftsmanship or high artistic value;
  - ☒ Represents a style that is particular to the Town;
  - ☐ Represents an innovation in construction, materials, or design; or
  - ☒ Represents a built environment of a group of people in an era of history.
- ☒ Geographic importance:
  - ☒ Enhances the sense of identity of the Town or community; or
  - ☒ Is an established and familiar natural setting or visual feature of the Town or community.
- ☒ Possibility to yield important information related to prehistory or history:
  - ☐ Addresses research questions or fills recognized data gaps;
  - ☒ Embodies construction, development, or design adaptations; or
  - ☐ Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria.

- Sec. 19-3-20 MMC

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

Given the age of the structure, there is no detail documentation that could be located on its history.



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### Section 5 - Category and Resources:

#### Category of Nomination (check one):

- ☒ Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- ☐ Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- ☐ Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- ☐ District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- ☐ Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

#### Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominently located on Harrison Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewn logs and notched joints, you can imagine the hard work and craftsmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Minturn were a fitting reflection of the surrounding natural environment.

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## Section 6 - Description:

### Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

Hand-hewn log barn with notched corner joints.

### List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Given the age of the structure, there is no detail documentation that could be located on its history.



