

Town of Minturn Planning and Zoning Department
P.O. Box 309 302 Pine Street
Minturn, Colorado 81649-0309

February 23, 2025

Re: New Home Design for 491 Main Street, Minturn, CO

To the Town Planning Office -

I am pleased to submit for your review the design review package for a new single-family home to be constructed at 491 Main Street in Minturn. The property sits at the intersection of Meek Avenue and Main Street on the southern portion of the downtown area. I have been in contact with Madison Harris and Scot Hunn with whom I had a pre-Design submittal review on February 18, 2025. Madison and I have been in contact for years as I have been developing ideas about the design of a new home on this property.

I purchased 491 Main Street in the summer of 2018. I used the house seasonally for a year and had hoped to make some improvements to the existing house. However, after extended consideration and design (I am an architect in Denver) I decided to demolish the house. It has an inadequate structure, has many signs of having been shored up over time in the roof, has inadequate foundations and significant settlement, does not have a heating system aside from a wood-burning stove and thus must be winterized every time it is not occupied in the winter, has a dangerously outdated electrical system with exposed aluminum wiring resting on wooden structural members, and many other challenges. It also lacks the inherent architectural character of so many of Minturn's wonderful older homes.

Regarding demolition, following a conversation with Madison Harris in the summer of 2024, a notice was posted in the front yard declaring an intent for demolition and asking if anyone wished to recommend the house be considered as a historic property in the town. Madison received no such requests for that posting.

The current status of the site is that the home is not occupied. It has been abated for hazardous materials, primarily asbestos. A demolition permit has been issued by the town for the home's removal; this work should be completed by the end of April. Following the Town's design review, I will submit drawings for building a permit as soon as possible with the hope of beginning construction in late spring of this year (I am in contact with two general contractors interested in the project).

As noted above, I have been working with Madison Harris in the planning department for several years about how one should properly go through a process of demolition, design review and new construction. She reviewed one earlier iteration of the home's design and gave me excellent counsel on some modifications which are all included in the design presented in this application.

The proposed design for the property is a single-family home; the use of the property will remain precisely as it is now no proposed change of use. The new home will be a four bedroom, 2 1/2 bath, two story gabled roof structure that will sit to the northern side of the property. The gabled roof forms and exterior materials (board and batten siding, similar to the house directly south of the property across

Meek) are very consistent with so many homes in Minturn. Fire resistive materials are a part of the consideration of exterior materials (the board and batten is a cementitious product, and pricing for a dark metal roof is a part of the bidding process). The home's massing is very consistent with homes in Minturn. Construction will preserve a large heritage lilac bush on Main Street which slightly buffers the house from the street and traffic. It is a simple structure oriented along its east/west axis to maximize solar access (solar panels are perfectly oriented on the south side of the gable roof). Great consideration of town design standards has been taken into account and informed the design of the house. The proposed site design meets the Town's snow storage requirement and provides two surface parking spaces in the rear adjacent to the single car garage.

The property has a single easement for the Colorado Department of Transportation at the southeast corner of the site at the intersection of Meek Avenue and Main Street. A streetlamp, crossing signal and accessible sidewalk skirt were installed at the intersection several years ago. The new home construction will not affect the work done at this location.

This home is intended solely for me and my three children and our families to use for a very long time to come (it is not intended as an investment to be quickly sold). Designing this property has been a great joy. We have spent so much time in the Vail and Eagle River Valleys over many years. I am very eager to begin construction on a home that I believe will be a wonderful addition to Minturn and the community. I look forward to a conversation with the Design Review Board very soon about this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David C. Pfeifer', with a stylized, flowing script.

David C. Pfeifer