

To: Town Council  
From: Madison Harris  
Date: June 14, 2024  
Agenda Item: Landmark Designation for 478 Eagle River Street

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**REQUEST:**

Review the landmark designation nomination of 478 Eagle River Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and make a decision of approval, approval with conditions, or denial.

**Application:** #2024L – 003  
**Address:** 478 Eagle River Street  
**Zoning:** Old Town Character Area – Mixed Use Zone District  
**Owner:** David Ford  
**Applicant(s):** Tracy C. Andersen

**CASE SUMMARY:**

Ms. Tracy Andersen has submitted a nomination for Historic Landmark status of 478 Eagle River Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on June 18, 2024 and a public hearing for the Town Council meeting on June 19, 2024. Adjacent properties and the owner of 478 Eagle River Street were notified via certified mail, and a notice placed in the Vail Daily minimum 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. 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)



Photo Credit: 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.

**B. 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.

**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 14, 2024, one member of the public has submitted comment, along with comment by the property owner, and the property owner's architect. Those comments are included in this packet.

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Approve, approve with conditions, or deny the Historic Landmark Nomination Application for 478 Eagle River Street.

**ATTACHMENTS:**

- Historic Landmark Nomination Application for 478 Eagle River Street
- Owner Response
- Owner's Architect Response
- Public Comment
- Ordinance 16 – Series 2024 Amending the Town's Historic Register to Add 478 Eagle River Street

**REFERENCES:**

Burnett, William W. *Minturn, a Memoir*. Old Gypsum Printer/Wings Publishing, 2007.

Eagle Holy Cross Ranger District. "Camp Hale-Continental Divide National Monument." *U.S. Department of Agriculture, Forest Service*, summer 2023, [www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fseprd1109675.pdf](http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf).

"Eagle Valley Library District." *Local History | Eagle Valley Library District*, Jan. 2024, [evld.org/local-history](http://evld.org/local-history).

History Colorado. "Colorado's Historic Architecture & Engineering Guide." *History Colorado*, [www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials](http://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials). Accessed 14 June 2024.

Trulia. "478 Eagle River Street." *Trulia A Zillow Brand*, Zillow, 9 Feb. 2024, [www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab](https://www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab).

United States, Congress, Cultural Resources, and Bruce D. Bomberger. *The Preservation and Repair of Historic Log Buildings*, vol. 26, U.S. Dept. of the Interior, National Park Service, Cultural Resources, Preservation Assistance, 1998.