

PO Box 288  
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May 14, 2024

The Town of Minturn  
Planning Department  
301 Boulder Street, #309  
Minturn, CO 81645  
(970) 827-5645

The property located at the following address:

478 Eagle River Street  
Minturn, CO 81645  
Parcel Number: 2103-263-02-003  
Booco's 2<sup>nd</sup> Addition to Minturn  
Lot 15, Block 2

On behalf of the Property Owner:

David Ford  
PO Box 161777  
Austin, TX 78716  
(512) 431-8351  
david@eastendink.com

This letter serves as an objection to the nomination of the above referenced property to be considered for Historic Landmark designation. The intent of the Owner is to demolish the entire existing structure and construct a new single family residence.

While the original structure may have been constructed more than 75 years ago, additions have been constructed more than once over time. The Town of Minturn nor Eagle County Building Department do have any records of any permits being applied and/or granted for the construction of any part of the structure. Without any building permit records, it's difficult to determine when and how many times the additions were built. It's likely that two, three or more additions were built, and very likely that they are less than 75 years old.

This was a common practice throughout Minturn and other mining towns throughout Colorado and the Rocky Mountains. These types of structures were built with minimal means and resources, and then added on to over time as needed. There was no involvement from any building and design professionals, and no applications and inspections from building officials to meet any building codes or design guidelines.

Construction of these structures and additions was done in a haphazard manner, with little to no regard for design cohesiveness, or material and detail consistency. Different parties, at different points in time, and probably different generations, constructed additions when the need arose for more space. This structure in question has been added on to so many times in a piecemeal fashion that any historical significance the original structure may have had has been lost.

In lieu of the structure not being suitable for the Historic Landmark designation, the nomination and potential designation of this property as a Historic Landmark will present undue hardships to the owner for many reasons.

- The structure is a pre-existing, non-conforming condition in that the structure is built within the side yard setback on the north property line. As such there are limitations with the Town's Code

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as to the extent improvements and alterations can be made to the non-conforming part of the structure.

- The original construction will likely not meet any current building code, energy code, electrical code, and plumbing code standards. It would not be financially feasible, and likely impossible, to renovate the existing structure to bring it up to current code standards.
- It is highly likely that the existing buildings and additions are structurally unsound, and therefore unsafe for continued habitation.
- The existing structure has not been regularly maintained over time, and it has fallen into a state of disrepair and negligence. It would not be financially feasible to rehabilitate the existing exterior materials.
- The size, layout, and quality of the living spaces is sub-standard when compared to current modern living condition standards. The existing structure was not designed and constructed with regard to any of the desirable aspects of the location such as light, views, and river frontage.
- There is not adequate space available on the site with the current building configuration to meet the Town Code's minimum parking requirements.
- The number of bedrooms and bathrooms in the existing structure does not meet the needs of the owner. Since there is not adequate space on the property for additional parking, this would prevent the addition of more bedrooms and bathrooms.

The following photographs illustrate the haphazard, disjointed, piecemeal, patched together methods and materials used during the various phases the structure was added on to over time. The materials, design, construction methods are all sub-par and do not represent a Rustic historic style.







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This existing building is not worthy of the Historic Landmark designation.

Thank you for your consideration.

Michael Pukas, AIA