



# 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 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 and I am thereby nominating it for preservation. 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.

### 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 ☒

### Signature:

Tracy C. Andersen



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### Section 3 - Basic Property Information:

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

N/A

#### Address of Property

Street Address: 478 Eagle River Street, Minturn, Co 81645

Legal Description of Property:

Subdivision: BOOCO 2ND Block: 2 Lot: 15

#### 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: David Ford

Mailing Address: PO BOX 161777

AUSTIN, TX 78716-1777

Email: david@eastendink.com

Phone: 512-431-8351

#### Applicant Information (if different):

Name: Tracy Andersen

Mailing Address: PO Box 871

Minturn, Colorado 81645

Email: tracyandersen@comcast.net

Phone: 303-543-8738

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.

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.



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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.

Minturn is an iconic historical town located in the Central Rockies. It is often noted for its eclectic and unique architectural styles, given it has a strong mining and railroad history. 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.

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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.

One would consider this style as "rustic," at least according to the History Colorado website as it embodies a natural style and uses logs as the primary building material. It is a 2 11/2 story home with living areas located on the ground floor. Located near the 400 block of Main Street, this 1,303 square foot home has 2 bedrooms and 2 bathrooms. It is located just off the Top of the Rockies Scenic Byway. It is a classic old log home with a very "authentic Minturn" look that embodies old town Minturn. Few structures from this time period exist as many have been demolished in recent years.

### List of References:

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

History Colorado website

<https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials>.

Minturn: A Memoir by Bill Burnett

<https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials>.

National Park Service

[https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fseprd1109675.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf)

Eagle Valley Library District Archive

<https://evld.org/local-history>

<https://www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab>