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192 Main Street
Minturn, CO 81645

7/10/2024

Minturn Town Council
Minturn Town Manager

Minturn, CO 8164

Dear Minturn Town Council and Town Manager

Subject: Implications of the Historic Preservation Commission on Property Sale, Property Owner Rights, and Zoning Requirements

We hope this letter finds you well. We are writing to seek clarification and guidance regarding the implications of the Historic Preservation Commission on the sale of properties within the Town, and potential historic designation, and the rights of property owners affected by these regulations.

As a property owner in Minturn, we understand and appreciate the importance of preserving the historical and architectural integrity of our community. However, we have concerns about how these preservation efforts may impact my ability to sell our property and exercise our rights as owners.

One primary concern is the extent to which the Historic Preservation Commission's guidelines and restrictions may affect the marketability and valuation of properties within the Town. Potential buyers might be deterred by the potential of additional regulations and approval processes required for modifications or renovations to these properties. This could lead to a decrease in property value and a longer time on the market compared to properties not subject to such regulations.

Any member of our community may nominate a property for historical designation and the property owner does not have to agree to this designation. It would seem to us that this is a taking by the Town and the property owner loses their ability to make any changes or improvements to the location. It is crucial to know how the commission balances the preservation goals with the rights of property owners to use and enjoy their properties.

Furthermore, we are interested in learning about any appeals process available to property owners who may disagree with the commission's decisions or requirements. Ensuring that there is a fair and transparent process for addressing grievances is essential for maintaining trust and cooperation between property owners and the Historic Preservation Commission.

A particular concern for our property at 192 Main Street is the potential for commercial development. The 100 Block is zoned for commercial use, and if a prospective buyer wanted to

develop a commercial or mixed-use building, the historic preservation of a residence on this property would significantly diminish its true value. Furthermore, a historic preservation designation would hinder the proper refurbishment of the existing building.

We believe that a clear understanding of these issues is vital not only for us but for all property owners. Transparent communication and cooperation between the Historic Preservation Commission and property owners are key to achieving the shared goal of preserving our community's historical heritage while respecting individual property rights.

Thank you for your time and attention to this matter. We look forward to your response and to working collaboratively to address these important issues.

Sincerely,

Dan, Jacque & Jody