



## Official Minutes

### Historic Preservation Commission Regular Meeting | 5:30 PM

Tuesday, November 18, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

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The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at [www.minturn.org](http://www.minturn.org).

#### Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/83372435621>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 833 7243 5621

**Please note:** All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

**Public Comments:** If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

#### 1. Call to Order

Vice Chair Robert Creasy called the meeting to order at 5:32 p.m.

#### 2. Roll Call and Pledge of Allegiance

Members present: HPC Chair Ken Halliday, HPC Vice Chair Robert Creasy, and HPC Members Tracy Andersen, Dan Brown, Tammy Ramsey, Lynn Teach, and Kelly Toon.  
Staff Member Present: Planner II Madison Harris.

#### 3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Lynn T., second by Kelly T., to approve the agenda as presented. Motion passed 5-0.

*Note: Dan B. and Tammy R. are non-voting advisory members.*

#### 4. Approval of Minutes

##### A. September 9, 2025

Motion by Ken H., second by Robert C., to approve the minutes of September 9, 2025 as presented. Motion passed 5-0.

*Note: Dan B. and Tammy R. are non-voting advisory members.*

**5. Declaration of Conflicts of Interest**

No conflicts of interest.

**6. Public Comments**

No public comment.

**7. Special Presentations**

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

**8. Business Items**

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

**9. Discussion / Direction Items**

**A. Historic Resource Survey Addresses for Intensive Level Survey**

Ron Sladek, Tatanka Historical Associates Inc.

The major hill that he's climbing is the historic context which is a lot of research and writing. The document is now much longer. There hasn't been a really solid history of Minturn written by an actual historian with footnotes. The survey needs a written history of the community. There are really no secondary sources to pull from. Has gone through several thousand newspaper articles starting from the 1870s to try and piece the history together. Learned a lot about Booco family and mapped out old homesteads and looked into who Minturn was. Continuing to finish up the research of Minturn up through the mid 1900s. Will try to have the report in time for the December meeting.

Tracy A. asked what the sources Mr. Sladek is referencing for the 1870-1880s.

- Mr. Sladek said that he sourced mining and railroad history and the general land office records (US Bureau of Land Management) to find what was owned by who. He looked at early US Census records and a lot of newspaper articles (Rocky Mountain News, Leadville Herald Democrat, and Eagle Vally Enterprise).

Lynn T. stated that what is identified as 151 Main is actually 155 Main. She gave an update on the interviews that she's been conducting with some people who have lived here a long time.

Mr. Sladek recommended 142 Main, 382 Main, 441 Main, and 272 Main for the last 4 intensive level survey slots.

Robert C. asked how feasible it would be to create a historic district on Main Street.

- Mr. Sladek said that on the local level is very doable, but on a state or national level the requirements are much more stringent.

Robert C. suggested keeping the last four properties to the 100 Block.

Voting on properties is below. Those highlighted in yellow were the ones chosen for the last four intensive level survey slots.

191 Main Street – Robert, Lynn, Ken, Dan, Tammy,

122 Main Street – Robert, Lynn, Ken, Dan, Kelly

102 Main Street – Robert, Ken, Dan, Tracy,

145 North Main Street – Ken, Robert, Dan, Tracy, Tammy, Kelly

101 Main Street – Kelly, Lynn, Tammy

142 Main Street – Lynn  
245 Main Street – Tracy

**B. Ideas to Encourage Historic Preservation in Minturn**

Lynn T. provided an article from the Salida News that could give ideas for what to provide to our paper.

Ken H. said we need to encourage the celebration of the history of Minturn. Make the history a source of pride for the community. He also said that the Meyer's Barn project will be this coming summer and that could be a platform for us. Has talked with the Minturn Community Fund about collaborating.

Kelly T. said that once we have the report from Ron we can publish it and push it out there.

Tracy A. would like to utilize the newsletter under a "Did You Know?" section with snippets from the report or info that we have.

Robert C. suggested a more developed sign board with information.

**C. Landmark Discussion about Non-Building Designations**

Kelly T. loves the trestle at the south end of Town and the railroad yard tower as one of the only railroad objects we have left of the railyard. The site of the round house.

Ken agrees with Kelly T. and added the trees in front of 151 and 155 Main St.

Robert C. suggested the 4-5 trees in front of 292 Main St.

- Mr. Sladek said that historic designed landscapes are eligible for designation, but residential trees would be harder to justify designation.

Mr. Sladek said that anything engineered/built can be landmarked.

Lynn T. pointed out that we used to have a big bell that came out of a mine and was gifted to the Town.

**D. Professional Display about the Town's Inventory**

Madison H. gave the examples of flyers, pamphlets, and sign displays.

Kelly T. asked if there would be a group discount on plaque purchases.

**10. Staff Reports**

**11. Historic Preservation Commission Comments**

Tracy A. thanked Lynn T. for her hard work.

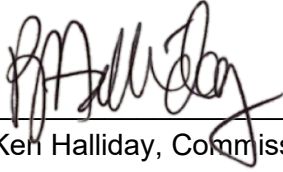
**12. Future Agenda Items**

- a. Original purpose and objectives
- b. Possible events for Summer 2026

**13. Adjourn**

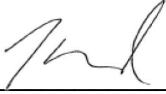
Motion by Lynn T., second by Kelly T., to adjourn the regular meeting of November 18, 2025 at 7:19 p.m. Motion passed 5-0.

*Note: Dan B. and Tammy R. are non-voting advisory members.*



Ken Halliday, Commission Chair

ATTEST:



Jay Brunvand, Town Clerk

