



Agenda

Historic Preservation Commission Regular Meeting | 5:30 PM

Tuesday, May 5, 2026

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

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.

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/89730783469>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 897 3078 3469

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 II, prior to the meeting and will be included as part of the record.

- 1. Call to Order**
- 2. Roll Call and Pledge of Allegiance**
- 3. Approval of Regular Agenda**
Opportunity for amendment or deletions to the agenda.
- 4. Approval of Minutes**
 - A. March 17, 2026**
- 5. Declaration of Conflicts of Interest**
- 6. Public Comments**
- 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 Update

B. Historic Preservation Plan Update

10. Staff Reports

11. Historic Preservation Commission Comments

12. Future Agenda Items

13. Adjourn



Official Minutes

Historic Preservation Commission Regular Meeting | 5:30 PM

Tuesday, March 17, 2026

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

1. Call to Order

HPC Chair Ken Halliday called the meeting to order at 5:30 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. December 16, 2025

Motion by Kelly T., second by Lynn T., to approve the minutes of December 16, 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 Update

The HPC discussed the updated draft of the reconnaissance survey. Ron Sladek also went over the first of the intensive level surveys he's completed.

B. Historic Preservation Plan Update

Madison H. introduced the agenda item. We have accomplished many of the objectives and action items within the 2022 Historic Preservation Plan. We should think about updating the plan with new goals and objectives to continue working towards.

Homework was given to the HPC for members to come back with suggestions of objectives and action items.

10. Staff Reports

11. Historic Preservation Commission Comments

12. Future Agenda Items

13. Adjourn

Motion by Ken H., second by Lynn T., to adjourn the regular meeting of March 17, 2026 at 6:35 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



To: Historic Preservation Commission (“HPC”)
From: Madison Harris, Planner II
Date: April 30, 2026
RE: Historic Resource Survey Update

INTRODUCTION:

Mr. Ron Sladek has provided six of the ten intensive level surveys for HPC review.
Please find those surveys attached to this memo.

STRATEGIC PLAN ALIGNMENT:

The review of the Historic Preservation Resource Survey process and progress aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Official Eligibility Determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. **Resource Number:** 5EA.4348
2. **Temporary Resource Number:** Not Applicable
3. **County:** Eagle
4. **City:** Minturn
5. **Historic Building Name:** Arthur and Helen Nelson House
6. **Current Building Name:** Not Applicable
7. **Building Address:** 155 Main St.
Minturn, CO 81645
8. **Owner Name & Address:** Mr. Minturn LLC
5161 Collins Ave., Apt. 1501
Miami Beach, FL 33140

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II. Geographic Information**9. P.M.** 6th **Township** 5 South **Range** 81 West

SW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377090 Northing: 4383064**11. USGS Quad Name:** Minturn, Colorado**Year:** 1987 **Map scale:** 7.5'**12. Lot(s):** Lot 8 and the S½ of Lot 7 **Block:** B**Addition:** Mackedon & Rathburns **Year of Addition:** 1892
Subdivision of Booco's Addition**13. Boundary Description and Justification:** This legally defined parcel (#2103-263-10-004), clearly delineated by an urban lot and block description, includes the historic house its surrounding grounds.

III. Architectural Description**14. Building Plan:** Rectangular Plan**15. Dimensions in Feet:** 28' x 39'**16. Number of Stories:** 1**17. Primary External Wall Material(s):** Wood – Horizontal Siding**18. Roof Configuration:** Cross Gabled Roof**19. Primary External Roof Material:** Metal Roof**20. Special Features:** Fence**21. General Architectural Description:** This small one-story wood frame residence faces northeast toward Main Street. It has a rectangular footprint measuring 28' x 39'. The exterior walls are clad in wide non-original horizontal clapboard siding of unknown age. The roof is composed of intersecting gables, its surfaces are finished with corrugated metal panels, and the building has shallow eaves. From the street, the house retains its essential Gabled Ell form and appearance although it has experienced substantial alterations.

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The façade's historically open porch has been enclosed in recent decades and its exterior walls finished with wide clapboard siding. A band of three windows (fixed or casement) is present on the front wall, with a flower box mounted below. The main entrance, typically placed off the porch, was moved north to the front-facing gable end of the building. The entry holds a wood cross-panel door with a single light above. A non-historic decorative scrollwork piece has been applied to the upper gable end wall.

- 22. Architectural Style / Building Type:** Gabled Ell
- 23. Landscaping or Special Setting Features:** This property is on the northwest corner of Main Street and Nelson Avenue. It is surrounded by houses and commercial buildings. The adjacent house to the north at 151 Main Street was built around the same time. A wood picket fence along the sidewalk frontage encloses the small front yard. It also extends to the north in front of the adjacent house.
- 24. Associated Buildings, Features or Objects:** Behind the house, much of the rear yard is occupied by a raised concrete **parking platform** that is accessed from the alley. The platform also extends behind the adjacent historic house to the north at 151 Main Street. A double wood stairway with balustrades rises from the two backyards to reach the platform, indicating that it was installed to provide parking for the two houses. Satellite images indicate that the platform was built in the early 2000s, when the houses were likely in use for commercial purposes. A **manufactured shed** also stands behind the house and faces south onto Nelson Avenue.

IV. Architectural History

- 25. Date of Construction:** Estimate: 1910-1915 Actual:
- Source of Information:** Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909
- 26. Architect:** Unknown
- Source of Information:** Not Applicable
- 27. Builder/Contractor:** Unknown
- Source of Information:** Not Applicable
- 28. Original Owner:** Ben Nelson
- Source of Information:** Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909

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29. Construction History: Historic records suggest that this house and the adjacent one to the north were developed around 1910-1915 when they were under common ownership. The 1937 Sanborn map shows that the house at 155 Main Street was still its original size. It was expanded to the rear two years later. New siding was installed on the exterior in 1966 and that might have been replaced in recent decades. The parking platform in the backyard was constructed in the early 2000s.

30. Original Location: Yes

V. Historical Associations

31. Original Use(s): Domestic / Single Dwelling

32. Intermediate Use(s): Specialty Store

33. Current Use(s): Vacant

34. Site Type(s): Single-Family Home

35. Historical background: After the Mackedon & Rathburn Subdivision in Minturn was platted in 1892, the owners of the land started selling lots for residential and commercial development. Lots 6 to 8 in Block B were acquired by liquor store and saloon owner Meyer B. Haas, who spent the 1890s buying and selling investment properties in Minturn. By 1899, the lots were still vacant and in November of that year Haas sold them to Charles A. Milligan for \$225.00. Milligan had arrived in Minturn around 1890 and secured a job with the Denver & Rio Grande Railroad. Whether he worked in the railyard or on the trains is unknown. In 1902, he married Bertha Jones in Cripple Creek. They sold Lots 6 to 8 in 1909 for \$350.00 and moved to Utah.

The new owner of the still-vacant lots in 1909 was Ben Nelson, one of the pioneer ranchers and farmers of the Minturn area. Bengt "Ben" August Nelson was born in Sweden in 1862 and arrived in the United States in 1880 with his brothers Peter and Elof. The family settled in Georgetown, Colorado and went into the timber business. In 1885, Ben returned to Sweden to marry his sweetheart, Augusta, who he brought back to the United States. Ben and Augusta established a ranch on the high ground in sections 27 and 34 west and southwest of Minturn. They maintained a house on the ranch, along with another one in town at 152 Main Street.

Sometime between approximately 1910 and 1915, Ben Nelson had lots 6 to 8 (still a single parcel) developed with the two Gabled Ell houses that stand there today. Their similar massing, footprints, materials and designs suggest that they might have also matched one another in appearance. Exactly who occupied the house at 155 Main Street over the following years is uncertain. However, given the perennial shortage of housing in Minturn, it is likely to have been rented to a series of tenants.

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In April 1923, Ben and Augusta's son Arthur married Helen Gregory of Avon. Gustaf Arthur Nelson was born in Minturn in 1899 and as a teenager and young adult worked on his family's ranch. Helen was born in 1903 in Leadville and in the early 1920s taught school in Como and Avon, which is apparently how they met. Following their wedding, they seem to have moved into the house at 155 Main Street. Their daughter Mabel, who went by the name Peggy, was born in December 1923. In 1926, Arthur and his brother Sigfred ("Sig") purchased a herd of milking cows from the Rex Dairy above Minturn and established the Nelson Dairy. Over the following years, they were the primary suppliers of dairy products in the Minturn area.

Ben Nelson still owned the property when he died unexpectedly in 1931 and was buried in River View Cemetery, leaving management of the ranch to his wife and sons. In 1937, Augusta transferred the house to Arthur and the house next door at 151 Main Street went to Sig. Those transfers divided the property into two distinct parcels: Lot 6 and the north half of Lot 7 (151 Main St.) and Lot 8 and the south half of Lot 7 (155 Main St.). While Arthur lived with his family at 155 Main Street, Sig lived across the street at 152 Main Street with his mother along with his wife Helen. Arthur and Sig continued to operate the dairy and family ranch, eventually adding lambs to their livestock holdings.

In 1939, the *Eagle Valley Enterprise* reported that Arthur and Helen had arranged to have their house at 155 Main Street enlarged. This involved the construction of an addition to the rear that was completed by contractor Howard G. Bayer. Enlargement of the house might have been precipitated by the fact that their daughter Peggy had joined them around that time with her husband, Eugene Durbin. She appears to have lived with them while he was in the Army during World War II. Following his return in 1946, the Durbins purchased the house next door at 151 Main Street. Around 1950, Arthur started to winter his lambs on a farm he acquired east of Denver near the town of Bennett. They continued to live at 155 Main Street until around 1960, when they moved to the Denver suburb of Lakewood to be close to Peggy and her family. Helen died in Denver in 1963 and was buried in Minturn's River View Cemetery. Arthur passed away two years later and was buried next to his wife.

Arthur and Helen Nelson sold the house in 1962 to Kenneth and Bertha Matheson for \$7,000.00. Kenneth "Smokey" Matheson was born in 1932 in Minturn and lived his entire life there. His father worked in the railroad repair shops and the family lived in a house on Pine Street. In 1952, Smokey was drafted into the Marines and sent to Camp Pendleton, California for training. He spent much of the next two years in Japan. Following his return to Minturn in 1954, Smokey became the commander of the American Legion Battle Mountain Post 47. In 1956 he married Bertha Fresquez, who was born in New Mexico in 1933. Her family had moved to Minturn and she attended the town's high school, where she met Smokey. They moved into the house at 155 Main Street and lived there until 1981, when they sold the property to S. Douglas McLaughlin. Bertha died in 2003 and Smokey in 2013. They are buried together in River View Cemetery.

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36. Sources of information:

Anaconda Standard (Anaconda, MT)

"Meyer B. Haas Dies After Short Illness," 28 October 1919, p. 11.

Burnett, Bill. *Minturn, A Memoir*. Gypsum, CO: Old Gypsum Printer/Wings Publishing, 2007 (see pages 49-54 for information on the Nelsons).

Daily Sentinel (Grand Junction, CO)

"Bertha (Bert) Matheson," 19 March 2003, p. 16.

Deed Records, Eagle County Clerk & Recorder (Lot 8 and the S½ of Lot 7, Block B, Mackedon & Rathburns Subdivision to Booco's Addition)

Warranty Deed, Meyer B. Haas to Charles Milligan, 17 November 1899, Book 65-Page 137 (lots 6-8).

Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909, Book 69-Page 400 (lots 6-8).

Quit Claim Deed, Augusta S. Nelson to Arthur Nelson, 24 September 1937, Book 122-Page 122 (lot 8 and the S½ of lot 7).

Warranty Deed, Arthur Nelson to Kenneth E. and Bertha Matheson, 6 June 1962, Book 216-Page 45 (lot 8 and the S½ of lot 7).

Warranty Deed, Kenneth E. and Bertha Matheson to S. Douglas McLaughlin, 16 November 1981, Book 332-Page 620 (lot 8 and the S½ of lot 7).

Draft Registration Card, Charles A. Milligan, Pueblo, CO, 1918.

Draft Registration Card, Gustave (Gustaf) Arthur Nelson, Minturn, CO, 1918 and 1942.

Draft Registration Card, Kenneth Eugene Matheson, Minturn, CO, 1950.

Eagle County Blade

"Minturn," 25 May 1899, p. 3.

Eagle County News

"Ben Nelson," 6 May 1922, p. 4.

Eagle County Times

"Minturn Melange," 28 April 1906, p. 1.

Eagle Valley Enterprise

"Arthur and Sigfred Nelson...", 29 January 1926, p. 1.

"Mr. Ben Nelson...", 3 December 1926, p. 7.

"Edwards News," 5 April 1929, p. 8.

"Ben Nelson was a county seat visitor...", 10 January 1930, p. 7.

"Death Angel Calls Another Eagle County Pioneer," 17 July 1931, p. 1.

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"Mrs. Ben Nelson and sons...", 6 November 1931, p. 8.
"Minturn News," 21 April 1939, p. 8.
"Mrs. Ben Nelson...", 20 September 1940, p. 1.
"Art Nelson and Eugene Durbin of Minturn...", 28 June 1940, p. 5.
"Services Were Held Sunday for Augusta Nelson," 20 July 1950, p. 1.
"Smokey Matheson...", 8 January 1953, p. 4.
"Helen R. Nelson," 2 May 1963, p. 8.
"Art Nelson Died May 7," 27 May 1965, p. 1.
"Improvements around town...", 7 July 1966, p. 4.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

Grave Record, Augusta S. Nelson, River View Cemetery, Minturn, CO. Date of Death: 1950. Retrieved from www.findagrave.com.

Grave Record, Bengt August "Ben" Nelson, River View Cemetery, Minturn, CO. Date of Death: 12 July 1931. Retrieved from www.findagrave.com.

Grave Record, Bertha Matheson, River View Cemetery, Minturn, CO. Date of Death: 14 March 2003. Retrieved from www.findagrave.com.

Grave Record, Charles A. Milligan, Mountain View Cemetery, Pueblo, CO. Date of Death: 27 October 1942. Retrieved from www.findagrave.com.

Grave Record, Gustaf Arthur Nelson, River View Cemetery, Minturn, CO. Date of Death: May 1965. Retrieved from www.findagrave.com.

Grave Record, Helen Nelson, River View Cemetery, Minturn, CO. Date of Death: 1963. Retrieved from www.findagrave.com.

Grave Record, Kenneth Eugene "Smokey" Matheson, River View Cemetery, Minturn, CO. Date of Death: 9 May 2013. Retrieved from www.findagrave.com.

Holy Cross Trail

"Ben Nelson, the lettuce king of Eagle county...", 3 February 1923, p. 8.
"Minturn Clips," 14 April 1923, p. 1.
"Ben Nelson," 18 July 1931, p. 1.
"Mr. and Mrs. Art Nelson...", 15 March 1940, p. 1.

Leadville City Directories, Listings for Meyer B. Haas, 1880s.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Arthur Nelson and Helen Gregory, Glenwood Springs, Colorado, 2 April 1923.

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Marriage Record Report, State of Colorado, Division of Vital Statistics. Charles Milligan and Bertha M. Jones, Cripple Creek, Colorado, 4 November 1902.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Sigfred Nelson and Helen Jessen, Minturn, Colorado, 24 December 1933.

Real Estate Appraisal Information, Eagle County Assessor, 155 Main Street, Minturn, CO (Parcel #2103-263-10-004).

Times Tribune (Grant City, MO)

"Obituary - Milligan," 18 November 1942, p. 4.

US Census Records, Arthur Nelson, Minturn, CO, 1900-1950.

US Census Records, Bengt "Ben" and Augusta Nelson, Minturn, CO, 1900-1930.

US Census Records, Charles A. Milligan, Greene, MO, 1880; Randlett, UT, 1910; Pueblo, CO, 1920-1940.

US Census Records, Kenneth E. Matheson, Minturn, CO, 1940-1950.

US Census Records, Meyer B. Haas, Leavenworth, KS, 1880; Minturn, CO, 1910.

Vail Daily (Vail, CO)

"Smokey Matheson, 1932-2013," 14 May 2013.

VI. Significance

- 37. Local landmark designation:** This property has been locally landmarked by the Town of Minturn (Ordinance No. 12-Series 2024)

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

(1) Association with events that have made a significant contribution to history

a. Is a site of a historic event that had an effect upon society

b. Exemplifies the cultural, political, economic, or ethnic heritage of the town

X (2) Connection with persons significant in history

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(3) Distinctive characteristics of a type, period, method of construction, or artisan

- a. Exemplifies specific elements of an architectural style or period
- b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
- c. Demonstrates superior craftsmanship or high artistic value
- d. Represents a style that is particular to the town
- e. Represents an innovation in construction, materials, or design
- f. Represents the built environment of a group of people in an era of history

X (4) Geographic importance

- X** a. Enhances the sense of identity of the Town or community
- X** b. Is an established and familiar natural setting or visual feature of the Town or community

(5) Possibility to yield important information related to prehistory or history

- a. Addresses research questions or fills recognized data gaps
- b. Embodies construction, development, or design adaptations
- c. Informs on the development of engineering systems

Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it is eligible for local landmark designation under one of the criteria established by the Town of Minturn.

Criterion 1, Association with Significant Events – This property is not associated with any event or events that are determined to be significant in the history of Minturn. Consequently, it is not eligible for local landmark designation under this criterion.

Criterion 2, Connection with Significant Persons – This property was developed around 1910-1915 by pioneer Minturn rancher Ben Nelson. He seems to have had the adjacent house at 151 Main Street constructed around the same time. Through the mid-1930s, the two houses stood on a single parcel composed of three adjacent lots. Ben and

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his wife Augusta lived on their nearby ranch and in a house across the street at 152 Main Street. It appears likely that he rented the house at 155 Main Street to tenants into the early 1920s.

In 1923, their son Arthur married a woman named Helen and they likely moved into the house at that time. Arthur and his brother Sigfred helped their father run the ranch. In 1926, the brothers acquired a herd of dairy cows and opened the Nelson Dairy, which supplied the Minturn area with dairy products for many years. In 1937, Arthur inherited the house and the couple continued to live there until the early 1960s. Because of his importance to the community as a dairy operator and the fact that the dairy is no longer standing, this house is the only known historic building that is tied directly to him. The property meets the criterion and is determined to be eligible for local landmark designation by the Town of Minturn.

Criterion 3, Architectural Significance – This house was originally designed and built as a Gabled Ell. More of a vernacular building form than a high style of architecture, the Gabled Ell was prevalent in Colorado from the late 19th century through the 1910s. Skilled carpenters of the era could build this type of home for an affordable cost and without an architectural plan. Today the Gabled Ell is commonly associated with historic working-class housing and it appears in many of Colorado's smaller communities, including former mining, railroad and agricultural towns.

The Gabled Ell's form is defined by simple wood-frame construction with a roof composed of two intersecting gables. This resulted in a one or two-story house with an L-shaped or T-shaped plan, with one wing running parallel to the property frontage and the other wing and gable end wall facing the street. A front open porch occupied the space where the two wings intersected. Ornamentation appeared in the form of turned porch posts, bargeboards, fish-scales or other wood shingle cladding on the upper gable end walls, and spindlework or "gingerbread" trimwork. Interior space was typically expanded by constructing additions to the rear of the house.

Due to alterations that have occurred, particularly to the façade, this house is a diminished example of this residential type. Its original one-story L-shaped form remains evident from the street. However, the open porch has been enclosed in recent decades and its face now features a band of three non-historic fixed or casement windows. Typically, the main entrance would have been located at the porch. That has been moved north to the front-facing gable end wall. Above that, the upper gable peak has a non-historic wood decorative feature applied to the wall. When these alterations are combined with the wide siding, the overall effect is a diminishment of the building's appearance and architectural integrity. Consequently, it is no longer an exceptional example of a Gabled Ell and is not eligible for landmark designation under this criterion.

Criterion 4, Geographic Significance – This property is eligible for landmark designation under criterion 4a for enhancing the sense of identity of the community and criterion 4b for being an established and familiar visual feature of the Town of Minturn. Together

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with the adjacent houses at 151 and 152 Main Street, they form a recognized association with the pioneer Nelson family, representing the community's ranching and railroad origins as expressed in its residential architecture.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area's history through study of archaeological deposits, building materials, construction expertise, or other types of information.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: Not Applicable

40. Period of significance: Not Applicable

41. Level of significance: **National** No **State** No **Local** No

42. Statement of significance: Based upon the archival research completed for this project, this house was found to have been constructed around 1910-1915. From around 1923 to 1960, it was occupied by Arthur and Helen Nelson and their daughter Peggy. They were members of one of Minturn's prominent ranching, farming and dairy families. From 1926 on, Arthur and his brother Sig operated the Nelson Dairy, which provided the Minturn area with dairy products. Although the house is already landmarked by the Town of Minturn under criteria defined by its municipal code, the more stringent standards of the National Register of Historic Places suggest that it is unlikely to be listed under any of the significance criteria. The same can be said of the Colorado State Register of Historic Properties. The property would, however, contribute to a historic district if one were established.

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- 43. Assessment of historic physical integrity related to significance:** Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This house has not been moved and is in its original location. The aspect of location is excellent.

Setting – When this house was built around 1910-1915, the town of Minturn was still early in its development. The setting at that time was that of a recently-founded railroad and ranching town and the house was located along its main thoroughfare. Over the following years, new residences and commercial and public buildings filled the empty lots. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped. The most significant change to the immediate setting has involved the construction of a raised parking platform that occupies much of the rear yard. Despite this, the aspect of setting is reasonably good.

Design – Limited elements of the house's original design remain intact. These include its wood-frame construction, L-shaped plan with an intersecting gabled roof, and double-hung windows on some of the walls. The rear addition was completed in 1939. Alterations to the original design have included the introduction of wide siding boards, enclosure of the front porch, placement of a window band on the façade, and moving the front entrance from the porch to the gable end wall. The overall effect of these changes is a diminishment of the aspect of design.

Materials – The building's historic materials include a mixture of some that remain intact and others that have been altered. Evident historic materials include its wood-frame construction and a few double-hung sash windows. The walls are now clad in wide siding boards that appear to have been installed in recent decades and the roof is clad in corrugated metal panels. In general, the aspect of materials is diminished.

Workmanship – The carpentry skills that it took to construct the house remain somewhat apparent, although they are diminished by the described changes to the exterior.

Feeling – The property continues to read as a historic single-family home dating from the early 20th century. However, the changes that have taken place on the exterior diminish the clarity and authenticity of that era's aesthetic.

Association – The house continues to convey a strong association with its historic ownership and decades of use as a single-family home. However, this is diminished by alterations to the original architecture.

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VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

VIII. Recording Information

47. Photograph numbers: #155Main

Negatives filed at: Tatanka Historical Associates, Inc.

48. Report title: Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn

49. Date(s): 28 March 2026

50. Recorder(s): Ron Sladek, President

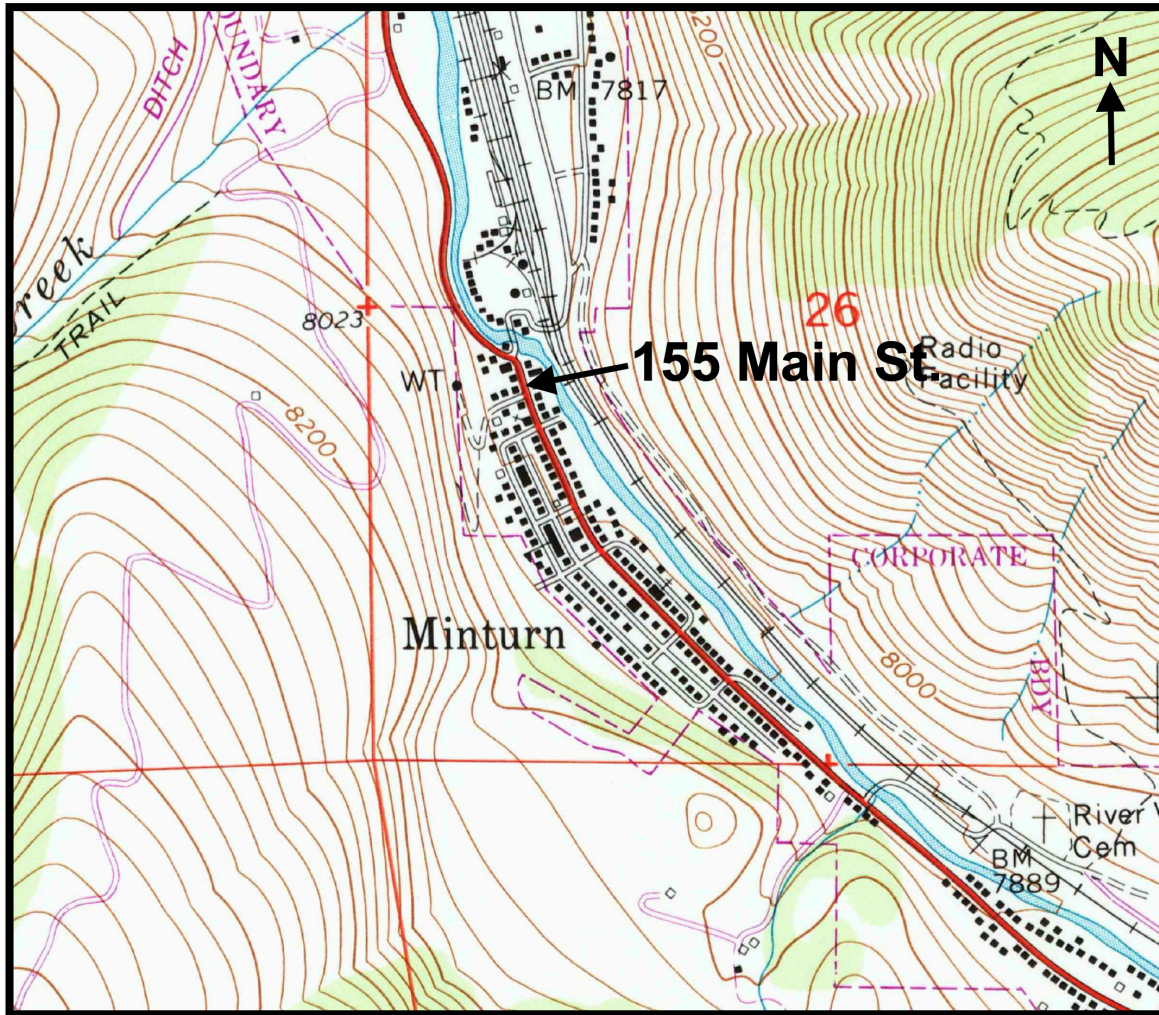
51. Organization: Tatanka Historical Associates, Inc.

52. Address: P.O. Box 1909, Fort Collins, CO 80522

53. Phone number(s): 970 / 689-4855

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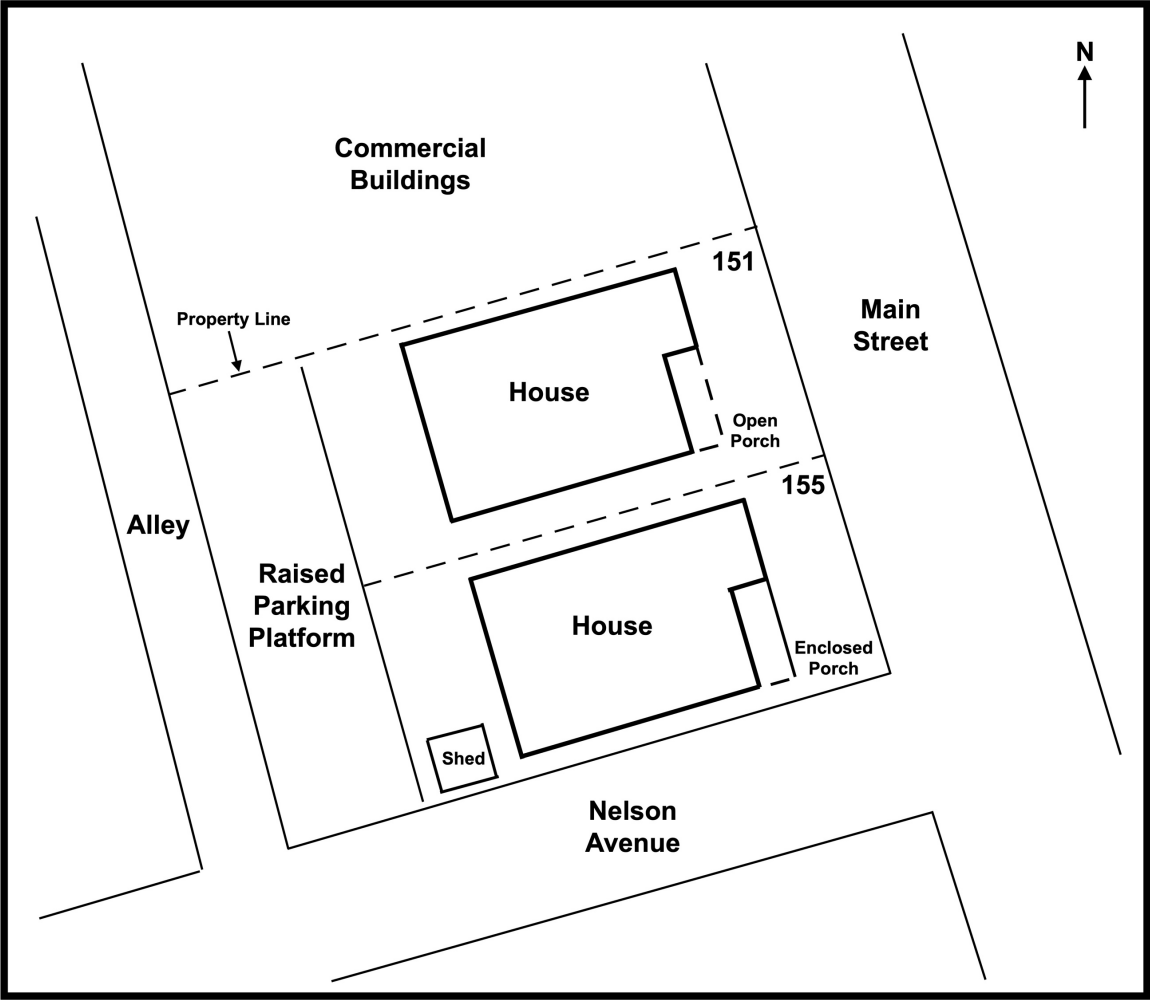
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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Site Diagram



This Diagram is Not to Scale

Official Eligibility Determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. **Resource Number:** 5EA.3471
2. **Temporary Resource Number:** Not Applicable
3. **County:** Eagle
4. **City:** Minturn
5. **Historic Building Name:** Minturn Congregational Church
First Presbyterian Church of Minturn
6. **Current Building Name:** Holy Toledo!
7. **Building Address:** 191 Main St.
Minturn, CO 81645
8. **Owner Name & Address:** 191 Main St LLC
c/o Eric Schultz
5059 Gore Circle
Vail, CO 81657

Architectural Inventory Form(Page 2 of 15)

II. Geographic Information**9. P.M.** 6th **Township** 5 South **Range** 81 West

SW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377106 Northing: 4383009**11. USGS Quad Name:** Minturn, Colorado**Year:** 1987**Map scale:** 7.5'**12. Lot(s):** Lots 1-3**Block:** D**Addition:** Booco's Addition to Minturn**Year of Addition:** 1891

13. Boundary Description and Justification: This legally defined parcel (#2103-263-11-010), clearly delineated by an urban lot and block description, includes the historic building its surrounding grounds.

III. Architectural Description**14. Building Plan:** Irregular Plan**15. Dimensions in Feet:** 66' x 67'**16. Number of Stories:** 1**17. Primary External Wall Material(s):** Wood**18. Roof Configuration:** Gabled Roof**19. Primary External Roof Material:** Metal Roof**20. Special Features:** Pointed Arch Window

21. General Architectural Description: This tall one-story wood frame church faces northeast toward Main Street. The original part of the building, dating from the early 20th century, has a rectangular footprint measuring 30' x 50' and rests upon a stone foundation. Its exterior walls are clad in shingles that seem to be formed of pressed boards (or possibly asbestos). The front-gabled roof is steeply pitched, has shallow boxed eaves, and is covered with metal panels. Along the façade, the eave is overhanging with a wide face clad in horizontal boards. This forms a curved Gothic arch that serves as one of the building's few ornamental features.

Architectural Inventory Form

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Behind the original church building to the west is a historic one-story, wood-frame addition that measures approximately 17' x 30'. Its exterior walls are clad in shingles like those found on the original part of the building. The addition has a shed roof covered in metal panels and it holds entries and windows.

The façade of the original church holds a large Gothic-arched window set in wood framing. While its wide Y-shaped mullion remains, the slender muntins that once separated multiple small panes of glass from one another have been removed. The window now contains three larger panes of shaped glass. The two original Gothic-arched windows on the north wall remain in place, complete with their original mullions, muntins and divided lights. The lower parts of these windows consist of operable four-light sashes. The single Gothic-arched window that was mounted in the church's south wall has been moved to the southeast end of the modern addition. It was installed there together with the surrounding historic exterior wall siding from the church building (the siding now faces into the store).

Historic photography shows that the church's main entrance was originally located on its south wall. This held a pair of wood panel doors accessed by way of a wood stoop. Those features were removed in 2009 to make way for the south retail store addition, a project that also involved removal of a sizable segment of the church's south wall. The entrance to the building now faces south and directly accesses the bell-shaped addition. One story in height, the addition is clad in board siding. A large east-facing window wall is present at the connection between the original building and the addition.

22. Architectural Style / Building Type: Gothic Revival

23. Landscaping or Special Setting Features: The historic church building stands in the northern half of the property and is set back from the Main Street frontage. Together with its modern southern addition, the expanded facility occupies most of the lot. A large evergreen tree and small grassed front yard occupy the space east of the building. The surrounding properties are occupied by residences and commercial buildings.

24. Associated Buildings, Features or Objects: Not Applicable

IV. Architectural History

25. Date of Construction: Estimate: Actual: 1906

Source of Information: "The Congregational church society of Minturn...", *Eagle County Blade*, 19 October 1905, p. 1; Grant Mortgage and Indenture, Congregational Church of Minturn and the Congregational Church Building Society, 6 April 1906

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-
26. **Architect:** Unknown
- Source of Information:** Not Applicable
27. **Builder/Contractor:** Unknown
- Source of Information:** Not Applicable
28. **Original Owner:** Congregational Church of Minturn
- Source of Information:** Warranty Deed, Colorado Congregational Association to the Congregational Church of Minturn, 30 June 1905
29. **Construction History:** Historic records indicate that construction of the church was started in late 1905 and completed in 1906. It was expanded to the west sometime after 1937 with a shed-roofed addition that was built to hold a kitchen and restrooms. The current south addition was built in 2009 (building permit #09-06) and involved major modifications to the original building, including removal of much of the wall along with the main entrance and a large Gothic-arched window. This opened the church building to the addition to create space for a retail store.
30. **Original Location:** Yes
-

V. Historical Associations

31. **Original Use(s):** Religion / Church
32. **Intermediate Use(s):** N/A
33. **Current Use(s):** Commerce / Specialty Store
34. **Site Type(s):** Church, Retail Store
35. **Historical background:** Booco's Addition was platted in 1891, marking a major step in the early development of the Town of Minturn. Construction started close to the railyard and then spread south along Main Street. By 1902, Lots 1-3 in Block D were still vacant. In June of that year, Christy Cleator sold the property to minister A. Edward Martin for \$325.00. For about a year, Martin had been serving as pastor of the Minturn Congregational Church, which had yet to erect a building and was meeting in whatever public spaces were available. He served the community, together with those in the nearby towns of Eagle, Gilman and Red Cliff, until the early summer of 1905 by presiding over religious services along with weddings and funerals.

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In May 1903, Reverend Martin transferred the vacant property on Main Street to the Colorado Congregational Association based in Denver. Two years later, in June 1905, the organization transferred the lots to the Minturn Congregational Church. The warranty deed specified that the property “may be preserved for, and devoted exclusively to, the uses and purposes of the Congregational Church and not otherwise” and that “the said premises shall forever be used for a Congregational Church.” The document also stipulated that if the property ever ceased to be used for church purposes, it would revert to the Colorado Congregational Association. That same month, Reverend Martin left Minturn and was replaced by Reverend L. D. Jarrard, who led the Minturn congregation into the early 1910s.

The 19 October 1905 edition of the *Eagle County Blade* newspaper reported that the Minturn Congregational Church “has made arrangements for the erection of a church building at that place, and the material for the same has already been ordered.” While work might have begun over the following weeks, it likely came to a quick halt with the onset of winter. In April 1906, the Minturn Congregational Church secured a \$600.00 loan from the Congregational Church Building Society. The stated purpose of the funds was to complete the church at 191 Main Street. The following month, the Colorado Congregational Association executed a waiver that removed the restrictions it placed upon future use of the property in the 1905 deed.

In September 1916, the Minturn Congregational Church sold the property at 191 Main Street to the trustees of the Presbytery of Gunnison. From that time on, the Minturn congregation was known as the First Presbyterian Church of Minturn and it continued to serve the community through the end of the 20th century. Sometime after 1937, the congregation arranged to have an addition built onto the rear of the building that would hold a kitchen and restrooms. The work was done by church member Joe Montoya and volunteers. During the summer of 1950, a four-classroom annex was built for the congregation with the help of visiting students from Cornell University. Exactly where that stood is not known and it might have been located on a nearby property.

By the late 1990s, the small church could no longer accommodate the congregation’s need for more space. In addition, the county’s population was growing west of Minturn toward Avon, Edwards and Eagle. A property was acquired in Eagle-Vail and the church moved to the new location around 2002 once the building was completed. The new owners of the property at 191 Main Street had the building enlarged almost a decade later to be used as a thrift store.

36. Sources of information:

Architectural Inventory Form, Presbyterian Church, 191 Main Street, Minturn, Colorado (Site #5EA.3471). Recorded for CDOT by Ashley L. Bushey on 12 January 2017.

Burnett, Bill. *Minturn, A Memoir*. Gypsum, CO: Old Gypsum Printer/Wings Publishing, 2007 (see pages 61-62 for the author’s recollections about the Presbyterian Church).

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Deed Records, Eagle County Clerk & Recorder (Lots 1-3, Block D, Booco's Addition to the Town of Minturn)

Warranty Deed, Christy Cleator and John Cleator to A. Edward Martin, 25 June 1902, Book 65-Page 402.

Quit-Claim Deed, A. Edward Martin and Bertha S. Martin to the Colorado Congregational Association, 14 May 1903, Book 58-Page 275.

Warranty Deed, Colorado Congregational Association to the Minturn Congregational Church of Minturn, 30 June 1905, Book 69-Page 183.

Quit-Claim Deed, Christy Cleator and John Cleator to the Colorado Congregational Association, 21 July 1905, Book 58-Page 328.

Grant Mortgage and Indenture, Minturn Congregational Church of Minturn and the Congregational Church Building Society, 6 April 1906, Book 69-Page 199.

Waiver and Indenture, Colorado Congregational Association and the Minturn Congregational Church of Minturn, 23 May 1906, Book 70-Page 351.

Warranty Deed, Minturn Congregational Church of Minturn to George H. Bell, David McMartin and J. H. Rankin as trustees of the Presbytery of Gunnison, 1 September 1916, Book 85-Page 142.

Eagle County Blade (Red Cliff, CO)

"Growing Minturn," 5 December 1901, p. 2.

"The Congregational church society of Minturn....," 19 October 1905, p. 1.

Eagle Valley Enterprise (Eagle, CO)

"Cornell Students Work at Red Cliff-Minturn Presbyterian Parishes," 24 August 1950, p. 1.

"Minturn," 24 August 1950, p. 4.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

Real Estate Appraisal Information, Eagle County Assessor, 191 Main Street, Minturn, CO (Parcel #2103-263-11-010).

Vail Trail (Vail, CO)

"Minturn Church Looks Back on 76 Years of Services," 3 September 1993, p. 17.

"The Spark of the Congregation," 27 November 1998, p. 21.

VI. Significance

- 37. Local landmark designation:** This property has not been locally landmarked by the Town of Minturn.

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

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- (1) Association with events that have made a significant contribution to history
 - a. Is a site of a historic event that had an effect upon society
 - b. Exemplifies the cultural, political, economic, or ethnic heritage of the town
- (2) Connection with persons significant in history
- (3) Distinctive characteristics of a type, period, method of construction, or artisan
 - a. Exemplifies specific elements of an architectural style or period
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - c. Demonstrates superior craftsmanship or high artistic value
 - d. Represents a style that is particular to the town
 - e. Represents an innovation in construction, materials, or design
 - f. Represents the built environment of a group of people in an era of history
- (4) Geographic importance
 - a. Enhances the sense of identity of the Town or community
 - b. Is an established and familiar natural setting or visual feature of the Town or community
- (5) Possibility to yield important information related to prehistory or history
 - a. Addresses research questions or fills recognized data gaps
 - b. Embodies construction, development, or design adaptations
 - c. Informs on the development of engineering systems

X Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it would be eligible for local landmark designation under the criteria established by the Town of Minturn if not for the negative impact that the non-historic south addition has had upon its architectural integrity.

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Criterion 1, Association with Significant Events – Although this property is associated with the establishment of the first church in Minturn in the early 1900s, it is unlikely to be eligible under this criterion alone. This is not to say that the local Christian community is not important, but that the property must be found to be eligible for another reason in addition to, or aside from, religion. It is possible that Minturn's Preservation Commission might decide that the property is eligible under Criterion 1. However, it should be noted that the criteria language refers to the "cultural, political, economic, or ethnic heritage of the town," not its religious heritage. Typically, a religious building would be nominated under a category such as architecture, if the design is found to be significant and its integrity is largely intact.

Criterion 2, Connection with Significant Persons – This property is not associated with individuals whose significance is directly tied to this building. Consequently, it is not eligible for local landmark designation by the Town of Minturn under this criterion.

Criterion 3, Architectural Significance – This early 1900s church is a restrained example of Gothic Revival architecture applied to a small-town building. It is minimally ornamented with pointed Gothic arches on the windows and front eave. Skilled carpenters of the era could erect this type of building for an affordable cost and without an architectural plan. The building experienced major alterations in the early 2000s that removed its main entrance along with a good portion of the south wall to accommodate the construction of a large addition that turned the former church into a retail store. In addition, the divided lights have been removed from the prominent Gothic-arched front window and the original narrow clapboard siding has been replaced. Due to these changes, the building's historic architecture has been diminished and it is no longer eligible for landmark designation under this criterion.

Criterion 4, Geographic Significance – Due to the extensive non-historic alterations to the original church building, combined with the presence of a large modern addition to the south, this property is not eligible for local landmark designation under this criterion.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area's history through study of archaeological deposits, building materials, construction expertise, or other types of information.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past

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- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: Not Applicable

40. Period of significance: Not Applicable

41. Level of significance: **National** No **State** No **Local** No

42. Statement of significance: Based upon the archival research completed for this project, this property was found to have been developed in 1906 with the church that remains there today. It continued to be used for that purpose over the following decades and through the end of the 20th century. Despite its long history and possible significance under Criteria A or C, the property is determined to be ineligible for the NRHP (or SRHP) under any of the criteria due to the extent of non-historic alterations that occurred in the early 2000s. The rationale for this determination is discussed above under local landmark eligibility and the same conclusion was drawn when the property was last recorded for CDOT in 2017. While it might contribute to a historic district if one were established, that would need to be considered more closely at that time.

43. Assessment of historic physical integrity related to significance: Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This building has not been moved and is in its original location. The aspect of location is excellent.

Setting – When the building was constructed in 1906, the town of Minturn was relatively early in its development. The setting at that time was that of a railroad and ranching town and the church was located along its main thoroughfare, which also served as one of the primary highway routes through Colorado's mountainous terrain. Over the following years, new residences and commercial and public buildings filled the remaining empty lots and other properties were redeveloped. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped again. In general, the aspect of setting is excellent.

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Design – The design of this building remained largely intact throughout its first century. That changed in the early 2000s when a major addition was constructed to the south. The project included removal of the church's main entrance along with much of its south wall. In addition, the original narrow clapboard siding has been replaced and the front window altered with removal of its divided lights. What remains of the design includes the building's wood-frame construction, rectangular plan with a steeply-pitched front-gabled roof, pointed-arch front eave, and a few Gothic-arched windows. Due to the extent of the non-historic alterations, the aspect of design is diminished.

Materials – The building's surviving historic materials are largely limited to its wood-frame construction and some original windows. The main entry features are gone along with the original clapboard siding. The divided lights have also been removed from the prominent front window. Due to the extent of the non-historic alterations, the aspect of materials is diminished.

Workmanship – The carpentry skills that it took to construct the building remain somewhat apparent but diminished due to changes to the design and materials. Consequently, the aspect of workmanship is diminished.

Feeling – While the original building continues to read as a historic church dating from the early 20th century, the modern commercial addition to the south has changed the clarity of that feeling. Consequently, the aspect of feeling is diminished.

Association – The building continues to convey a reasonably strong association with its historic use as a religious facility. The aspect of association is moderately good.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

Architectural Inventory Form

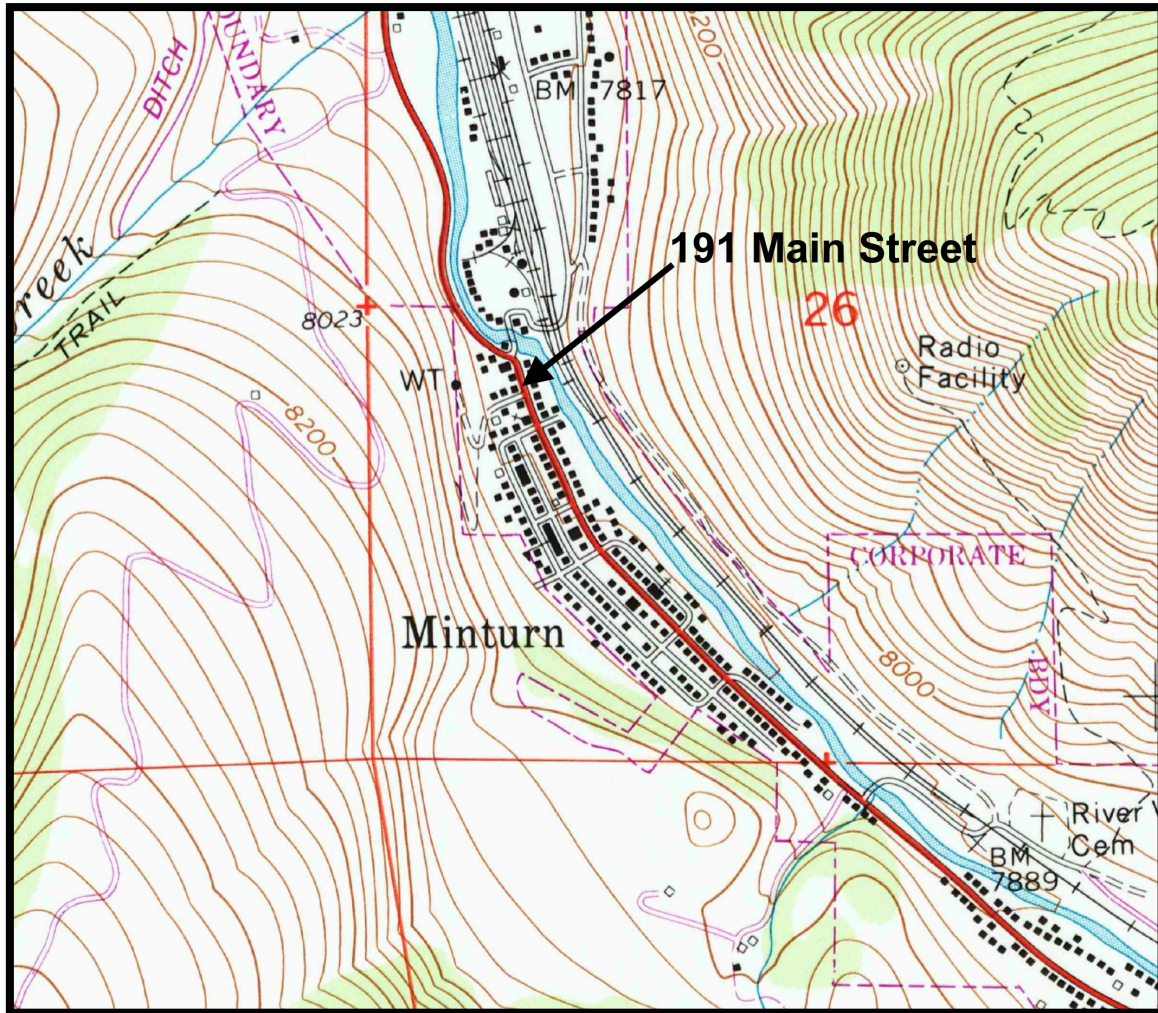
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VIII. Recording Information

- 47. Photograph numbers:** #191Main
Negatives filed at: Tatanka Historical Associates, Inc.
- 48. Report title:** Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn
- 49. Date(s):** 17 April 2026
- 50. Recorder(s):** Ron Sladek, President
- 51. Organization:** Tatanka Historical Associates, Inc.
- 52. Address:** P.O. Box 1909, Fort Collins, CO 80522
- 53. Phone number(s):** 970 / 689-4855

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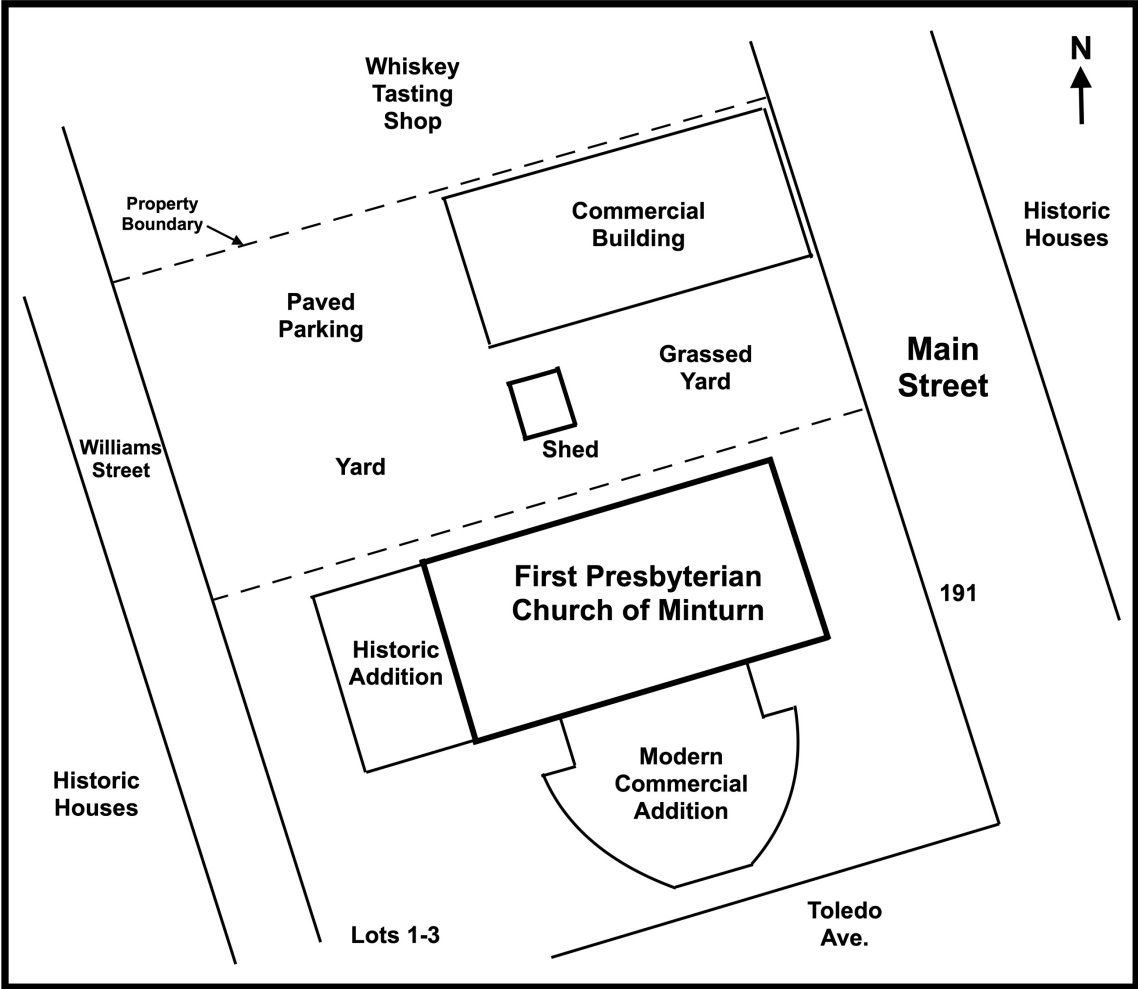
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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Site Diagram



This Diagram is Not to Scale

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Historic Image



First Presbyterian Church of Minturn, Circa 1950

Source: Eagle Valley Library District,
Eagle County Historical Society, Mary Baldo Collection

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Current Images



View to the Southwest



View to the West

Official Eligibility Determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. **Resource Number:** 5EA.4350
2. **Temporary Resource Number:** Not Applicable
3. **County:** Eagle
4. **City:** Minturn
5. **Historic Building Name:** Ruder's Garage / Bradley's Garage /
Meyer's Garage / Lion's Head Garage
6. **Current Building Name:** Not Applicable
7. **Building Address:** 171 Main St.
Minturn, CO 81645
8. **Owner Name & Address:** Mr. Minturn LLC
5161 Collins Ave., Apt. 1501
Miami Beach, FL 33140

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II. Geographic Information**9. P.M.** 6th **Township** 5 South **Range** 81 West

SW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377108 Northing: 4383028**11. USGS Quad Name:** Minturn, Colorado**Year:** 1987 **Map scale:** 7.5'**12. Lot(s):** Lots 3 and 4 **Block:** C**Addition:** Mackedon & Rathburn **Year of Addition:** 1892
Subdivision of Booco's Addition**13. Boundary Description and Justification:** This legally defined parcel (#2103-263-11-001), clearly delineated by an urban lot and block description, includes the historic building its surrounding grounds.

III. Architectural Description**14. Building Plan:** Rectangular Plan**15. Dimensions in Feet:** 24' x 50'**16. Number of Stories:** 1**17. Primary External Wall Material(s):** Wood – Horizontal Siding**18. Roof Configuration:** Gabled Roof**19. Primary External Roof Material:** Metal Roof**20. Special Features:** N/A**21. General Architectural Description:** This tall one-story wood frame commercial building faces northeast toward Main Street. It has a rectangular footprint measuring 24' x 50'. The exterior walls are clad in historic horizontal weatherboard siding with board trim. The front-gabled roof is steeply pitched and covered with standing-seam metal panels. It also has shallow boxed eaves. The main entrance is centered on the front wall and contains a pair of wood panel doors with arched lights in the upper halves. These are flanked by paneled sidelights and a transom light is mounted above. These

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entryway features are mounted in a large opening and their age is unclear. To the north along the wall is a single one-over-one double-hung sash window with wood frames and surrounds. A vintage Mobiloil sign is mounted to the wall above the entrance. Boarded entries and windows, all of them seemingly historic, are present along the north wall. The south wall holds four windows, two fixed and two sliding, that are not original to the building but look like they were installed decades ago.

22. Architectural Style / Building Type: Early Twentieth Century Commercial

23. Landscaping or Special Setting Features: The building on this property occupies the front half of the lot, with a small paved parking lot to the rear. It fronts onto the sidewalk along Main Street. The surrounding properties are occupied by residences along with a former church to the south. The adjacent lot to the north is occupied by a small whiskey shop and outdoor seating area.

24. Associated Buildings, Features or Objects: A small manufactured non-historic shed is present on lot 4 south of the primary building. It is surrounded by a grassed yard with picnic tables and other seating.

IV. Architectural History

25. Date of Construction: Estimate: Actual: 1926

Source of Information: Warranty Deed, Stuart Stratton Smith and Roger Morrison Smith to Stephen A. Ruder, 26 August 1926; "Stephen Ruder Killed on Railroad Crossing," *Eagle Valley Enterprise*, 17 December 1926, p. 1

26. Architect: Unknown

Source of Information: Not Applicable

27. Builder/Contractor: Unknown

Source of Information: Not Applicable

28. Original Owner: Stephen A. Ruder

Source of Information: Warranty Deed, Stuart Stratton Smith and Roger Morrison Smith to Stephen A. Ruder, 26 August 1926; "Stephen Ruder Killed on Railroad Crossing," *Eagle Valley Enterprise*, 17 December 1926, p. 1

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29. Construction History: Historic records indicate that this property was developed in 1926 with the building that remains there today. The 1937 Sanborn map shows that the building was on lot 3 and in use as an auto repair shop, with a small house to the south on lot 4. The house has since been removed. No other details are known about the property's construction history.

30. Original Location: Yes

V. Historical Associations

31. Original Use(s): Commerce / Specialty Store

32. Intermediate Use(s): N/A

33. Current Use(s): Commerce / Specialty Store

34. Site Type(s): Auto Repair Garage

35. Historical background: After the Mackedon & Rathburn Subdivision in Minturn was platted in 1892, the owners of the land started selling lots for residential and commercial development. Lots 3 and 4 in Block C were acquired by liquor store and saloon owner Meyer B. Haas, who spent the 1890s buying and selling investment properties in Minturn. By 1912, the lots were still vacant and in November of that year Haas sold them to Stuart Stratton Smith and Roger Morrison Smith for \$250.00. However, Stuart and Roger could not sign the deed because at that time they were around eight and three years old. The purchase had been arranged by their mother, Maud Stratton Smith.

Maud Stratton was born in the 1870s in Kansas and in 1899 married Francis S. Smith. Around that time she was teaching school at Red Cliff. By 1910 the Smiths were farming in the vicinity of Minturn and their two sons, Stuart and Roger, were born in Colorado in 1903 and 1909. Francis and Maud separated in the 1910s, perhaps early in the decade. He ended up in New Mexico while she stayed in Colorado with their sons. Records show that during the early 1910s Maude was buying and selling lots in Denver's Park Hill neighborhood. She also acquired a ranch on the Colorado River above Dotsero. Maude and the boys appeared in the 1920 census of Minturn, where she was teaching in the public school. On 10 June 1932 (p. 8), a lengthy article appeared in the *Eagle Valley Enterprise*. Written by Maude Stratton Smith, it described her participation in a placer mining class based in Denver.

Stuart Smith moved to San Luis Obispo, California in 1921, where he opened Smith's Sporting Goods. He died there in 1951. Roger moved to California by 1930, secured a job with the Union Oil Company at Coalinga, and died in 1933. Maude moved to Los Angeles in 1937 and died there around 1945-1946. Elements of her life story suggest that more remains to be told that might relate to her historic presence in Minturn.

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In August 1926, the Smiths sold the property at 171 Main Street for \$1,000.00, with the deed mentioning that it included "all improvements thereon." This indicated that the property was developed. A decade later, the 1937 Sanborn fire insurance map showed a small house on lot 4. Whether another house once stood on lot 3 is no longer known.

The new owner of the property in 1926 was Stephen A. Ruder. Born in 1889 in St. Paul, Minnesota, he was the son of German immigrants Jacob and Mary Ruder. The family migrated west to Colorado in the 1890s and established a ranch in Eagle County's Gore Valley, the location of today's resort community of Vail. Over the following decades they were included in the census records for Minturn, the nearest community to the Gore Valley. Stephen married Bessie Elizabeth Bray of Leadville in 1913. After many years working the family ranch, the couple lived in Leadville for a few years during the 1920s. Stephen was employed there as an auto mechanic.

Following Bessie's death in June 1926, Stephen moved to Minturn and in August purchased the property at 171 Main Street. He quickly arranged for the construction of an automotive repair garage on lot 4 and opened for business. Ruder's Garage was doing well when in December 1926 Stephen was killed in an automobile accident. The incident occurred when his car was hit by a train engine at the Gore Creek road and rail crossing west of Minturn. Stephen was buried in the Ruder family graveyard, now known as Intermountain Cemetery in West Vail.

Over the next few years, the automotive repair shop continued to be operated by others, likely under leases signed with Stephen Ruder's family. Herman Bradley took over the shop starting in 1933 and it became known as the Lion's Head Garage. It included a filling station that provided fuel to locals and travelers along the highway. Born in Arvada, Colorado in 1905, Bradley remained in the Denver area into the early 1930s and was employed as a grinder with a rock drill manufacturing company. In early March 1937, he sold the auto repair business in Minturn due to his wife's poor health and they moved back to Denver. Ralph Meyer of Eagle was the new owner and he leased the property from Stephen Ruder's estate for a period of three years.

Ralph Gustav Meyer was born in Mitchell, near Pando, Colorado in 1902 and during his early years lived in Grand Junction. His father, also named Ralph, was an inventor. Two of his patented inventions were an automobile brake and a water pump. The family moved to Denver by 1920 and six years later Ralph Sr. founded the Bulldog Pump Company to manufacture and market his product. During the 1920s, Ralph Jr. worked as an auto repair mechanic in Denver. In 1933 he became the repair shop superintendent at Koonce Chevrolet in Eagle. Eager to own an automotive shop, in 1937 he purchased the Lion's Head Garage and filling station in Minturn from Herman Bradley. The following year he purchased the property from the estate of Stephen Ruder. Ralph and his wife Irene moved into the small house on lot 4. Meyer's Garage, or the Lion's Head Garage, continued to operate from 1937 until Ralph Meyer passed away in 1972. He is buried in Denver's Fairmount Cemetery. His wife and children sold the property at 171 Main Street in 1979.

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36. Sources of information:

Anaconda Standard (Anaconda, MT)

"Meyer B. Haas Dies After Short Illness," 28 October 1919, p. 11.

Burnett, Bill. *Minturn, A Memoir*. Gypsum, CO: Old Gypsum Printer/Wings Publishing, 2007 (see page 60 for information on Meyer's Garage).

Deed Records, Eagle County Clerk & Recorder (Lots 3 and 4, Block C, Mackedon & Rathburns Subdivision to Booco's Addition)

Warranty Deed, Meyer B. Haas to Stuart Stratton Smith and Roger Morrison Smith, 5 November 1912, Book 79-Page 320.

Warranty Deed, Stuart Stratton Smith and Roger Morrison Smith to Stephen A. Ruder, 26 August 1926, Reception #47326.

Lease, Estate of Stephen A. Ruder to Ralph G. Meyer, 19 February 1937, Book 124-Page 247.

Executor's Deed, Stephen A. Ruder to Ralph G. Meyer, 19 December 1938, Book 127-Page 304.

Warranty Deed, Irene R. Meyer, Jo Ann Ruth Trujillo and Ralph E. Meyer to S. Douglas McLaughlin, 17 April 1979, Book 290-Page 567.

Denver City Directory, Listing for Ralph G. Meyer, 1929.

Draft Registration Card, Ralph G. Meyer, Minturn, CO, 1942.

Draft Registration Card, Stephen Adelbert Ruder, Minturn, CO, 1917.

Eagle Valley Enterprise

"To Erect Factory in Denver to Build Pumps," 19 February 1926, p. 1.

"Stephen Ruder Killed on Railroad Crossing," 17 December 1926, p. 1.

"Mr. and Mrs. Henry Elliott...", 31 December 1926, p. 5.

"Maude Stratton Smith Relates Experience at Mining School," 10 June 1932, p. 8.

"Tilford Williams of Denver is spending the summer...", 14 July 1933, p. 1.

"Ralph Meyer...", 26 February 1937, p. 5.

"Mr. and Mrs. Ralph Meyer...", 5 March 1937, p. 5.

"Mrs. Herman Bradley and daughters...", 5 March 1937, p. 8.

"Mrs. Maud Stratton Smith of Los Angeles...", 6 August 1937, p. 8.

"Lion's Head Garage," 12 May 1939, p. 2.

"Meyer's Garage," 21 February 1947, p. 4.

"Heart Attack Fatal to Herman Bradley," 1 May 1958, p. 1.

"Obituary – Ralph G. Meyer," 26 October 1972, p. 4.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

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Grave Record, Ralph G. Meyer, Fairmount Cemetery, Denver, CO. Date of Death: 1972. Retrieved from www.findagrave.com.

Grave Record, Stephen A. Ruder, Intermountain Cemetery, West Vail, CO. Date of Death: 17 December 1926. Retrieved from www.findagrave.com.

Holy Cross Trail

"Steve Reuder," 25 December 1926, p. 1.

Leadville City Directories, Listings for Meyer B. Haas, 1880s.

Marriage Record Report, State of Colorado, Department of Vital Statistics, Stephen A. Ruder and Bessie Elizabeth Bray, 29 September 1913.

Marriage Record Report, State of Utah, Francis S. Smith and Maude E. Stratton, 14 April 1899.

The Pismo Times (Pismo Beach, CA)

"Died, Roger Morrison Smith, 24," 17 March 1933, p. 4.

Real Estate Appraisal Information, Eagle County Assessor, 171 Main Street, Minturn, CO (Parcel #2103-263-11-001).

The Tribune (San Luis Obispo, CA)

"Stratton Smith, 48, Succumbs Here," 16 June 1951, p. 6.

US Census Records, Francis and Maude Smith, Minturn, CO, 1910-1920.

US Census Records, Herman Bradley, Denver, CO, 1920-1930.

US Census Records, Meyer B. Haas, Leavenworth, KS, 1880; Minturn, CO, 1910.

US Census Records, Ralph Meyer, Grand Junction, Denver and Minturn, CO, 1910-1950.

US Census Records, Stephen A. Ruder, Minturn, CO, 1910-1920.

Vail Trail (Vail, CO)

"Gore Valley Lured Ruders Here in 1800s," 7 April 1989, p. 4.

Architectural Inventory Form(Page 8 of 14)

VI. Significance

- 37. Local landmark designation:** This property has not been locally landmarked by the Town of Minturn.

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

- ☒ (1) Association with events that have made a significant contribution to history
 - a. Is a site of a historic event that had an effect upon society
 - ☒ b. Exemplifies the cultural, political, economic, or ethnic heritage of the town
- (2) Connection with persons significant in history
- (3) Distinctive characteristics of a type, period, method of construction, or artisan
 - a. Exemplifies specific elements of an architectural style or period
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - c. Demonstrates superior craftsmanship or high artistic value
 - d. Represents a style that is particular to the town
 - e. Represents an innovation in construction, materials, or design
 - f. Represents the built environment of a group of people in an era of history
- ☒ (4) Geographic importance
 - ☒ a. Enhances the sense of identity of the Town or community
 - ☒ b. Is an established and familiar natural setting or visual feature of the Town or community
- (5) Possibility to yield important information related to prehistory or history
 - a. Addresses research questions or fills recognized data gaps
 - b. Embodies construction, development, or design adaptations

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c. Informs on the development of engineering systems

Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it is eligible for local landmark designation under two of the criteria established by the Town of Minturn.

Criterion 1, Association with Significant Events – This property is associated with a pattern of events that are determined to be significant in the history of Minturn, specifically due to the role it played in the economic life of the community and for its importance to local and regional transportation. Consequently, it is eligible for landmark designation under Criterion 1b as described below.

This historic automotive repair shop was developed in 1926, during a period when the main highway running through Minturn received major improvements that were completed by the Colorado Highway Department. Minturn's Main Street was along the route historically known as the Pikes Peak Ocean to Ocean Highway, also designated State Highway 4. In the 1920s, the highway was placed under the management and maintenance of the Highway Department. Until that time, the rough wagon road above Minturn was notoriously treacherous and difficult to navigate, resulting in numerous accidents. It also needed improvements to the west toward Eagle, although the terrain in that direction was much more level. Roadwork completed by the Highway Department during that decade brought a growing number of automobiles through Minturn. That would increase over the subsequent decades.

Journeying through the mountains by car in the 1920s remained risky. Despite the efforts of Eagle County and the Colorado Highway Department to improve the roads, safety improvements were moderate and the unpaved roads could be steep, rocky, muddy or slippery with snow and ice. In places they were also subject to avalanches and rockfalls. Repair shops and fueling stations were a necessity for locals and cross-country travelers along the road between Leadville and Eagle. Minturn's Main Street became an important locale for such services, with two facilities present there by the mid-1930s. The Lion's Head Garage, also known at various times as Ruder's Garage, Bradley's Garage and Meyer's Garage, provided critical repair services and fuel from 1926 until 1972. It is the only historic auto repair shop that remains standing today.

Criterion 2, Connection with Significant Persons – This property was developed in 1926 by a member of the Ruder family, which since the 1890s had operated a ranch in the nearby Gore Valley where Vail is located today. Subsequent owners were mechanics who sought to operate a repair shop and filling station of their own. The significance of the property today is not associated with these individuals but with the services provided at this location. Consequently, it is not eligible for local landmark designation by the Town of Minturn under this criterion.

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Criterion 3, Architectural Significance – The 1920s commercial building on this property presents a vernacular, utilitarian form of architecture rather than anything more definable in the lexicon of architectural styles. Skilled carpenters of the era could erect this type of building for an affordable cost and without an architectural plan. Although it remains largely intact and has good integrity, it does not seem to be eligible for landmark designation under this criterion.

Criterion 4, Geographic Significance – This property is eligible for landmark designation under criterion 4a for enhancing the sense of identity of the community and criterion 4b for being an established and familiar visual feature of the Town of Minturn. The building is recognizable, even to the untrained eye, as dating from Minturn's early history. It is also one of the few commercial buildings still standing along Main Street that retains a preponderance of its historic appearance, without major alterations.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area's history through study of archaeological deposits, building materials, construction expertise, or other types of information.

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce / Transportation

40. Period of significance: 1926-1972

41. Level of significance: **National** No **State** No **Local** Yes

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- 42. Statement of significance:** Based upon the archival research completed for this project, this property was found to have been developed in 1926 with the commercial building that remains standing there today. From 1926 to 1972, it was occupied by the Lion's Head Garage, which was also operated under other names mentioned above. The facility provided critical auto repair and fueling services to Minturn-area residents and travelers along the highway that included Main Street. It is eligible for the NRHP under Criterion A on the local level for its association with events that have made a significant contribution to the broad pattern of our history. This is in the areas of Commerce and Transportation in the mountains of Colorado. The rationale is discussed in greater detail above under local landmark eligibility.

The property is not found to be eligible for the NRHP under Criteria B, C or D. It is likely eligible to the Colorado State Register of Historic Properties and would contribute to a historic district if one were established.

- 43. Assessment of historic physical integrity related to significance:** Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This building has not been moved and is in its original location. The aspect of location is excellent.

Setting – When the building was constructed in 1926, the town of Minturn was well along in its early development. The setting at that time was that of a railroad and ranching town and the auto garage was located along its main thoroughfare, which also served as one of the primary highway routes through Colorado's mountainous terrain. Over the following years, new residences and commercial and public buildings continued to fill the remaining empty lots and other properties were redeveloped. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped again. In general, the aspect of setting is excellent.

Design – Although some changes have taken place, the building's original design remains largely intact. This includes its wood-frame construction and rectangular plan with a front-gabled roof. Alterations have been limited to the front entry, which seems to hold later doors of unknown age, along with several circa 1970s windows on the south wall. Despite these changes, the aspect of design is very good.

Materials – The building's historic materials include its wood-frame construction, exterior weatherboard cladding, and several doors and double-hung sash windows. The roof is now clad in metal panels and the main entry seems to have been infilled with later materials of unknown age. Despite these changes, the aspect of materials is very good.

Workmanship – The carpentry skills that it took to construct the building remain apparent. The aspect of workmanship is excellent.

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Feeling – The property continues to read as a historic commercial building dating from the early 20th century. The aspect of feeling is excellent as it continues to convey authenticity from that era's aesthetic.

Association – The building continues to convey a strong association with its historic ownership and decades of use as an auto repair shop. The aspect of association is excellent.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

VIII. Recording Information

47. Photograph numbers: #171Main

Negatives filed at: Tatanka Historical Associates, Inc.

48. Report title: Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn

49. Date(s): 4 April 2026

50. Recorder(s): Ron Sladek, President

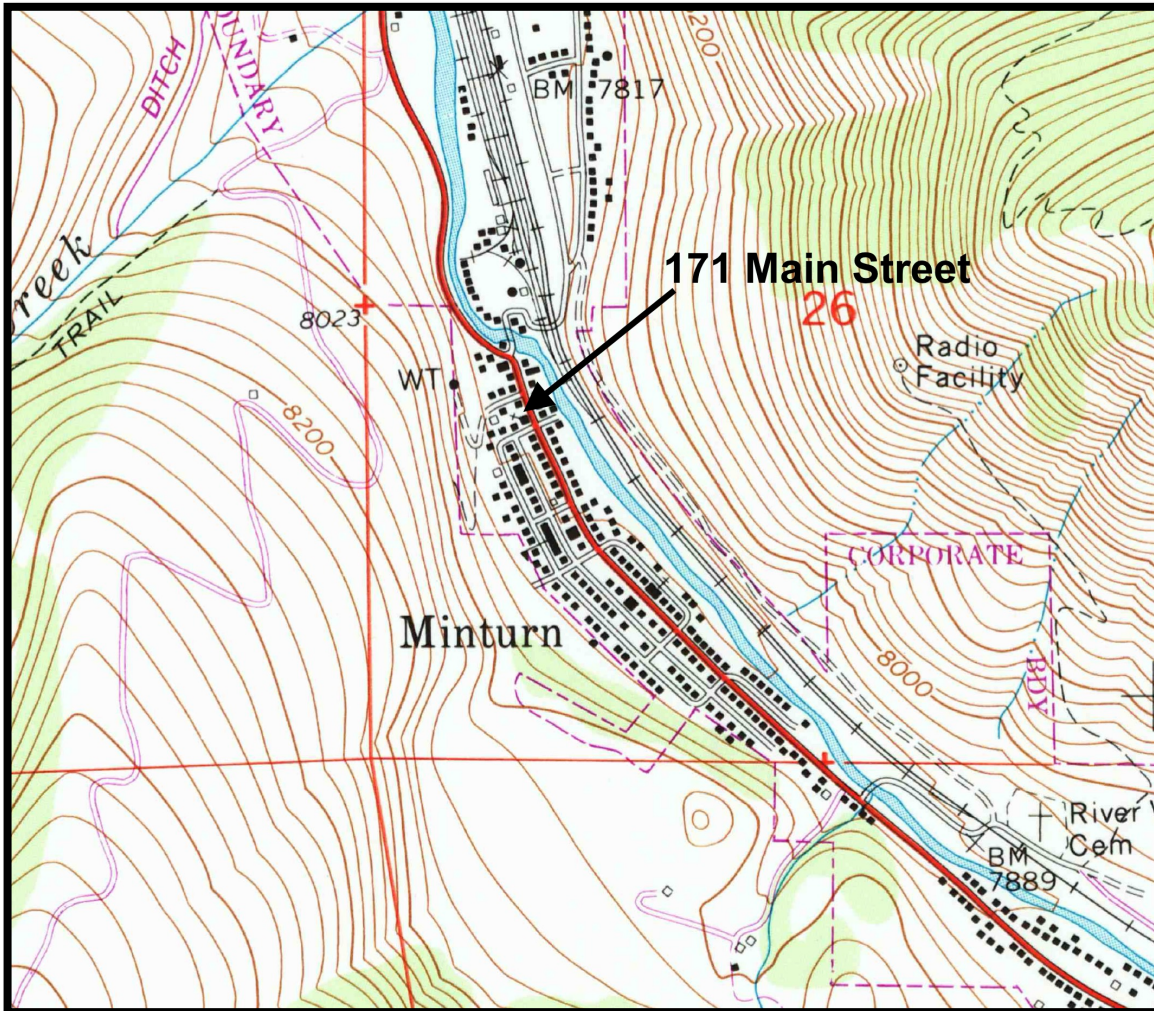
51. Organization: Tatanka Historical Associates, Inc.

52. Address: P.O. Box 1909, Fort Collins, CO 80522

53. Phone number(s): 970 / 689-4855

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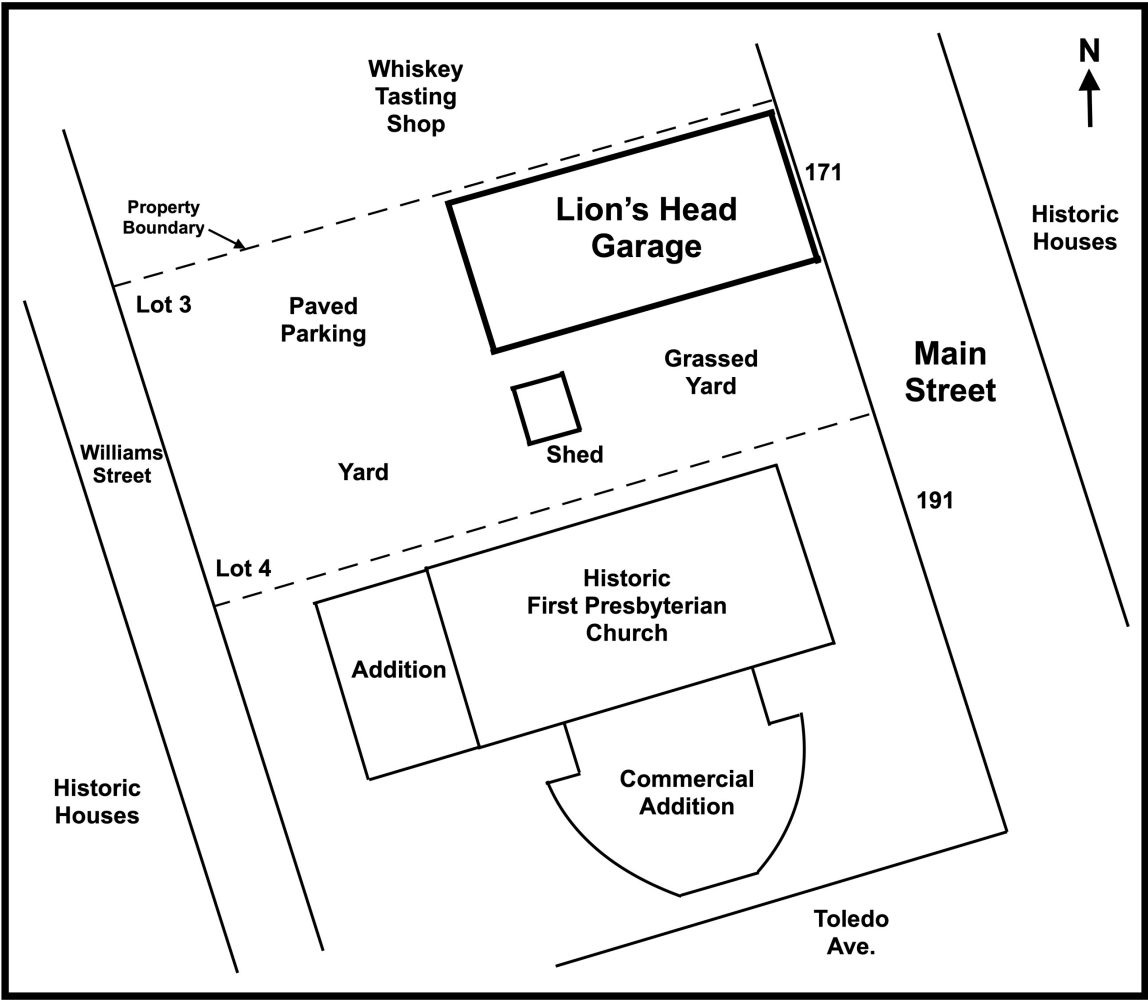
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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Site Diagram



This Diagram is Not to Scale

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. **Resource Number:** 5EA.4349
2. **Temporary Resource Number:** Not Applicable
3. **County:** Eagle
4. **City:** Minturn
5. **Historic Building Name:** Ben and Augusta Nelson House
Sigfred and Helen Nelson House
6. **Current Building Name:** Helen's House
7. **Building Address:** 152 Main St.
Minturn, CO 81645
8. **Owner Name & Address:** Jane C. Rohr
P.O. Box 563
Minturn, CO 81645

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II. Geographic Information**9. P.M.** 6th **Township** 5 South **Range** 81 West

SW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377125 Northing: 4383082**11. USGS Quad Name:** Minturn, Colorado**Year:** 1987**Map scale:** 7.5'**12. Lot(s):** 7-9**Block:** C**Addition:** Booco's Addition**Year of Addition:** 1891**13. Boundary Description and Justification:** This legally defined parcel (#2103-263-07-006), clearly delineated by an urban lot and block description, includes the historic house its surrounding grounds.

III. Architectural Description**14. Building Plan:** Rectangular Plan**15. Dimensions in Feet:** 28' x 44'**16. Number of Stories:** 1**17. Primary External Wall Material(s):** Wood – Horizontal Siding**18. Roof Configuration:** Cross Gabled Roof**19. Primary External Roof Material:** Metal Roof**20. Special Features:** Porch, Chimney, Decorative Shingles, Decorative Bargeboards**21. General Architectural Description:** This one-story wood frame residence faces southwest toward Main Street. It appears that its attic might also be activated as living space. Resting upon what is likely a stone foundation, the house has a rectangular footprint measuring 28' x 44'. Its exterior walls are clad in narrow horizontal clapboard siding. The roof is composed of intersecting gables, its surfaces are finished with corrugated metal panels, and the shallow eaves are boxed. A brick chimney rises above the primary ridgeline. From the street, the house retains its essential Gabled Ell form and appearance.

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The façade has an open porch that provides access to the main entrance. A single turned wood post supports the porch roof at its open southwest corner. The entry holds a storm door with a transom light above. South of the main entrance, the front wall has a pair of large double-hung windows. North of the porch, the front-gabled area of the façade features a historic three-sided bay with double-hung windows. Above the bay, the gable end wall is ornamented with fishscale shingles. These surround a double-hung window. A bowtie-shaped bargeboard with three slender turned wood spokes decorates the front edge of the eaves at the gable peak. The remaining windows on the house appear to be double-hung and two-light sliders.

22. **Architectural Style / Building Type:** Gabled Ell
23. **Landscaping or Special Setting Features:** This property is on the east side of Main Street. It is surrounded by small houses and commercial buildings to the north, south and west. The Eagle River is behind the property to the east. Much of the property is occupied by the house along with two outbuildings. Because the house is close to the sidewalk along Main Street, the front yard is narrow. A small yard area occupies the southeast quadrant of the lot.
24. **Associated Buildings, Features or Objects:** An unpaved driveway runs to the northeast from Main Street along the north edge of the house. This terminates at a historic detached wood-frame **Garage** that stands in the northeast corner of the lot. The 17' x 22' building rests upon a concrete pad and its exterior walls are clad in wide clapboard siding. Its steep-pitched gabled roof is finished with metal panels. The front of the building appears to have a pair of wood swinging doors. At the rear is a pair of wood swinging doors with a pair of glass doors mounted inside. The building is apparently no longer in use as a garage. South of that is a smaller historic wood-frame **Milk House** that appears to have been converted to a guest cottage. It is also clad in wide clapboard siding, with a steep gabled roof finished with metal panels.

IV. Architectural History

25. **Date of Construction:** Estimate: Actual: 1891
- Source of Information:** Warranty Deed, George Booco to Elof Nelson, 1 April 1891, Book 45-Page 84 (lots 8-9)
26. **Architect:** Unknown
- Source of Information:** Not Applicable
27. **Builder/Contractor:** Unknown
- Source of Information:** Not Applicable

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-
- 28. Original Owner:** Elof and Olive Nelson
- Source of Information:** Warranty Deed, George Booco to Elof Nelson, 1 April 1891, Book 45-Page 84 (lots 8-9)
- 29. Construction History:** Historic records suggest that this property was developed in 1891, within months after it was purchased by Elof Nelson and his bride Olive. The 1937 Sanborn map shows that the house was expanded to the rear by that time and the outbuildings were also present.
- 30. Original Location:** Yes
-

V. Historical Associations

- 31. Original Use(s):** Domestic / Single Dwelling
- 32. Intermediate Use(s):** Domestic / Hotel
- 33. Current Use(s):** Domestic / Single Dwelling
- 34. Site Type(s):** Single-Family Home
- 35. Historical background:** On 1 April 1891, George Booco sold this property in the Booco's Addition to Minturn, platted two months earlier, to Elof Nelson. Born in Sweden in 1866, Nels Elof Nelson immigrated to the United States in 1880 with his parents and two older brothers, Peter and Ben. In 1882, when he was about sixteen years old, Elof joined his brothers in Georgetown, Colorado, where they were engaged in the timber business. Three years later they all moved to the Minturn area, although the town was not yet present, and Peter and Ben established ranches. In March 1891, Elof married his childhood sweetheart, Olive Gustafson, who immigrated at that time. Their wedding took place in Minturn the day before he purchased the property at 152 Main Street. This timing, together with that of the Booco Addition filing, suggests that the house was built in 1891 and served as the newlywed couple's first home.

Elof and Olive didn't stay in Minturn for long, as they soon headed for the mining town of Telluride. However, they returned to Minturn within a year. In 1895 they left for good, this time to Cripple Creek, where they opened a general store, butcher shop and restaurant. Elof also became the town's postmaster. The Nelsons continued to live in Cripple Creek through 1910. The following year they relocated to Oak Creek in Routt County to be close to their daughter. Elof opened a general store, butcher shop, bakery and a second-hand store. He also launched a building contracting business, advertising the construction and decoration of houses. Elof and Olive remained in Oak Creek the rest of their lives and are buried in Oak Creek Cemetery.

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In August 1892, Elof sold the house at 152 Main Street to his brother Ben. Bengt "Ben" August Nelson was born in Sweden in 1862 and arrived in the United States in 1880. He and his wife Augusta, who he brought from Sweden and married in 1885, established their ranch on the high ground in sections 27 and 34 just west and southwest of Minturn. They built a house on the ranch, where they raised cattle and grew feed crops. They also occupied the property at 152 Main Street with their children. Newspaper accounts from the 1890s and early 1900s indicate that area ranching families owned houses in town where they lived during the winter months and school year.

In the spring of 1899, the *Eagle County Blade* reported that Ben Nelson was having "his house in town raised and is putting a rock wall under it – Ben says he wants to get it above high water." The same article mentioned that the house would be occupied by Hugh Luby, who operated a saloon. However, this was apparently a temporary arrangement. According to the 1900 federal census, Ben and Augusta lived there with their children. In April 1906, the *Eagle County Times* reported that they had arranged to have the house beautified by a decorator, who also "has orders ahead to fix up several other mansions along the avenue." The family would continue to live in the house on Main Street for decades while also maintaining their nearby ranch.

In 1922, Ben Nelson began planting lettuce on his farm. To ensure success, he hired six Japanese farmworkers from California's Imperial Valley who knew how to grow the crop. Nelson shipped his first harvest from the Minturn siding in refrigerated rail cars and made \$8,000 in the process (around \$155,000 in 2026 dollars). The following year, the *Holy Cross Trail* referred to him as the "lettuce king" of Eagle County. Ben continued to manage his herd of around 500 cattle, added sheep to the mix, and prospered through the 1920s. He was aided by his sons, Arthur and Sigfred ("Sig"). In 1926, Arthur and Sig purchased a herd of milking cows from the Rex Dairy above Minturn and established the Nelson Dairy. Over the following years, they were the primary suppliers of dairy products in the Minturn area. Ben died unexpectedly in 1931 and was buried in River View Cemetery, leaving management of the ranch to his sons.

Born in 1896, Sig attended the Colorado Agricultural College in Fort Collins and graduated from the Barnes Business School in Denver. He served as a private in the US Army during World War I. In 1933, Sig married Helen Jessen of Denver. Helen Theodora Jessen was born in Aspen in 1905 to parents who had immigrated from Germany. Her father worked as a miner. The Jessen family moved to Denver in the 1920s. Following their wedding, Sig and Helen moved into the house at 152 Main Street and lived with his widowed mother. In 1935, Helen gave birth to a son they named Ronald. Sig registered for the draft for a second time in 1942. Too old to serve, he stayed home to work the family's ranch and dairy operation.

Augusta passed away in 1950 and was buried next to her husband. Arthur and Sig inherited the house the following year. However, it soon ended up with Sig and Helen, who continued to live there for many more years. He retired in 1962 and they remained in the community. In 1968, Sig and Helen transferred ownership of the property to

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Ronald and his wife, who was also named Helen. They were residents of Denver and did not live in Minturn. Sig Nelson died in 1975 and Helen in 1991. They are both buried in Minturn's River View Cemetery. The house remained in the Nelson family until Helen's passing and today it is known locally as "Helen's House."

36. Sources of information:

Burnett, Bill. *Minturn, A Memoir*. Gypsum, CO: Old Gypsum Printer/Wings Publishing, 2007 (see pages 49-54 for information on the Nelson family).

Deed Records, Eagle County Clerk & Recorder (Lots 7-9, Block C, Booco's Addition)
Warranty Deed, George Booco to Elof Nelson, 1 April 1891, Book 45-Page 84 (lots 8-9).

Warranty Deed, Elof Nelson to Ben Nelson, 1 August 1892, Book 47-Page 60 (lots 8-9).

Warranty Deed, Meyer B. Haas to Ben Nelson, 29 October 1907, Book 79-Page 1 (lot 7).

Warranty Deeds, Arthur Nelson to Sigfred Nelson, 19 July 1951, Book 131-Page 425 (lots 7-9).

Warranty Deed, Sigfred Nelson to Sigfred and Helen Nelson, 10 October 1962, Book 166-Page 367 (lots 7-9).

Warranty Deed, Sigfred and Helen Nelson to Ronald and Helen Nelson, 22 May 1968, Reception #108224 (lots 7-9).

Death Certificate, Helen Theodora Nelson (nee Jessen), 6 March 1992, Reception #470618.

Draft Registration Card, World War I, Sigfred Carl Nelson, Minturn, CO, 1917.

Draft Registration Card, World War II, Sigfred Carl Nelson, Minturn, CO, 1942.

Eagle County Blade

"Minturn," 25 May 1899, p. 3.

Eagle County News

"Ben Nelson," 6 May 1922, p. 4.

Eagle County Times

"Minturn Melange," 28 April 1906, p. 1.

Eagle Valley Enterprise

"Arthur and Sigfred Nelson...", 29 January 1926, p. 1.

"Mr. Ben Nelson...", 3 December 1926, p. 7.

"Edwards News," 5 April 1929, p. 8.

"Ben Nelson was a county seat visitor...", 10 January 1930, p. 7.

"Death Angel Calls Another Eagle County Pioneer," 17 July 1931, p. 1.

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"Mrs. Ben Nelson and sons...", 6 November 1931, p. 8.

"Jessen-Nelson," 5 January 1934, p. 8.

"Mrs. Ben Nelson...", 20 September 1940, p. 1.

"Sig Nelson is working...", 27 December 1946, p. 4.

"Services Were Held Sunday for Augusta Nelson," 20 July 1950, p. 1.

"Pvt. Ronald D. Nelson...", 3 October 1957, p. 4.

"Service News," 26 March 1959, p. 7.

"Sigfred Carl Nelson Buried at Minturn," 3 April 1975, p. 10.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

Grave Record, Augusta S. Nelson, River View Cemetery, Minturn, CO. Date of Death: 1950. Retrieved from www.findagrave.com.

Grave Record, Bengt August "Ben" Nelson, River View Cemetery, Minturn, CO. Date of Death: 12 July 1931. Retrieved from www.findagrave.com.

Grave Record, Elof Nelson, Oak Creek Cemetery, Oak Creek, Routt County, CO. Date of Death: 27 April 1942. Retrieved from www.findagrave.com.

Grave Record, Helen T. Nelson, River View Cemetery, Minturn, CO. Date of Death: 13 August 1991. Retrieved from www.findagrave.com.

Grave Record, Sigfred C. Nelson, River View Cemetery, Minturn, CO. Date of Death: May 1975. Retrieved from www.findagrave.com.

Historic Photograph of the House at 152 Main Street, Minturn, CO, circa 1900. Denver Public Library, Special Collections, Image #X-12358.

Holy Cross Trail

"Ben Nelson, the lettuce king of Eagle county...", 3 February 1923, p. 8.

"Ben Nelson," 18 July 1931, p. 1.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Nels Elof Nelson and Olive Gustafson, Minturn, Colorado, 31 March 1891.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Sigfred Nelson and Helen Jessen, Minturn, Colorado, 24 December 1933.

Oak Creek Times (Oak Creek, Routt County)

"Elof Nelson Dies," 30 April 1942.

Real Estate Appraisal Information, Eagle County Assessor, 152 Main Street, Minturn, CO (Parcel #2103-263-07-006).

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Rocky Mountain News

"Nelson," (obituary) 16 August 1991, p. 216.

Steamboat Pilot

"Elof Nelson," 30 April 1942.

US Census Records, Bengt and Augusta Nelson, Minturn, CO, 1900-1930.

US Census Records, Helen Jessen, Aspen, CO, 1910-1920; Denver, CO, 1930.

US Census Records, Sigfred Nelson, Minturn, CO, 1900-1950.

Vail Trail

"Obituary – Sigfred Carl Nelson," 4 April 1975, p. 36.

VI. Significance

37. Local landmark designation:

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

- (1) Association with events that have made a significant contribution to history
 - a. Is a site of a historic event that had an effect upon society
 - b. Exemplifies the cultural, political, economic, or ethnic heritage of the town
- X** (2) Connection with persons significant in history
- (3) Distinctive characteristics of a type, period, method of construction, or artisan
 - X** a. Exemplifies specific elements of an architectural style or period
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - c. Demonstrates superior craftsmanship or high artistic value
 - d. Represents a style that is particular to the town
 - e. Represents an innovation in construction, materials, or design

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f. Represents the built environment of a group of people in an era of history

(4) Geographic importance

a. Enhances the sense of identity of the Town or community

b. Is an established and familiar natural setting or visual feature of the Town or community

(5) Possibility to yield important information related to prehistory or history

a. Addresses research questions or fills recognized data gaps

b. Embodies construction, development, or design adaptations

c. Informs on the development of engineering systems

Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it is eligible for local landmark designation under two of the criteria established by the Town of Minturn. These are discussed below.

Criterion 1, Association with Significant Events – This property is not associated with any event or events that are determined to be significant in the history of Minturn. Consequently, it is not eligible for local landmark designation under this criterion.

Criterion 2, Connection with Significant Persons – This property is directly connected to a prominent ranching family that played a significant role in Minturn's history. Detailed above in the historical narrative, the Nelson family owned and occupied the house at 152 Main Street for a full century, from the time it was built in 1891 until the death of Helen Nelson in 1991. Their long ownership and occupancy is remarkable. In addition, it appears that their ranch has been cleared of historic buildings associated with the Nelsons' agricultural operations. Consequently, the house on Main Street is the place most closely associated with the family, highlighting its importance to the community.

This property was originally the home of Elof and Olive Nelson, who immigrated to the United States from Sweden. They had the house built in 1891 and lived there for about a year following their wedding. In 1892 they transferred the house to Elof's brother Ben and his wife Augusta, who operated a cattle ranch and farm on the high ground west and southwest of town. Although they had a house on the ranch, they maintained this house in town for use during the winter months and school year. This was a common practice at the time. Historic records indicate that the Nelsons frequently resided in the house at 152 Main Street and that it became their primary home as the years passed.

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Ben and his sons commuted to the nearby ranch to manage their herd of beef cattle, along with extensive feed and lettuce crops. Due to the rapid success of his lettuce growing, a regional newspaper named Ben the “lettuce king” of Eagle County. In addition, the Nelson Dairy emerged in the 1920s as the area’s largest supplier of dairy products. Following the deaths of Ben and Augusta, the property ended up with their son Sigfred (“Sig”) and his wife Helen in the early 1950s. They lived in the house for many years while Sig continued to operate the family ranch and dairy with his brother Arthur. Sig died in 1975 and Helen remained in their home for another sixteen years. Because the house is directly associated with the prominent pioneer Nelson family, it is eligible for local landmark designation under this criterion.

Criterion 3, Architectural Significance – This property is also eligible for local landmark designation under criterion 3a for exemplifying specific elements of an architectural style and period. More of a vernacular building form than a high style of architecture, the Gabled Ell was prevalent in Colorado from the late 19th century through the 1910s. Skilled carpenters of the era could build this type of home for an affordable cost and without an architectural plan. Today the Gabled Ell is commonly associated with historic working-class housing and it appears in many of Colorado’s smaller communities, including former mining, railroad and agricultural towns.

The Gabled Ell’s form is defined by simple wood-frame construction with a roof composed of two intersecting gables. This resulted in a one or two-story house with an L-shaped (sometimes T-shape) plan, with one wing running parallel to the property frontage and the other wing and gable end wall facing the street. A front porch occupied the space where the two wings intersected. Ornamentation appeared in the form of turned porch posts, bargeboards, fish-scales or other wood shingle cladding on the upper gable end walls, and spindlework or “gingerbread” trimwork. Interior space was typically expanded by constructing additions to the rear of the house.

Built in 1891, the Nelson House is a good early example of this residential type. It is characterized by its original one-story T-shaped form, along with details that include narrow horizontal clapboard siding, double-hung sash windows, a bay window on the facade, an intersecting gabled roof, an open front porch supported by a turned post, and decorative woodwork including a bargeboard with spindles at the gable peak and fishscale shingles on the front upper gable end wall. The Nelson House is a good example of a type of residential architecture that contributes to Minturn’s historic character. Although several Gabled Ell houses remain standing in the town, this is one of the few examples that have not been substantially altered.

Criterion 4, Geographic Significance – This property does not rise to a level that would make it eligible for local landmark designation under this criterion.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area’s history through study of archaeological deposits, building materials, construction expertise, or other types of information.

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38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: Not Applicable

40. Period of significance: Not Applicable

41. Level of significance: **National** No **State** No **Local** No

42. Statement of significance: Based upon the archival research completed for this project, this house was found to have been constructed in 1891 and occupied over the following century by members of the Nelson family. One of the pioneer families in the Minturn area who arrived before the town was established, they operated a ranch just west and southwest of town. The Nelsons became well-known in the community for their success in raising livestock, growing lettuce crops, and operating a dairy. Historic records indicate that they spent much of their time living in the house at 152 Main Street although they also maintained a house on the ranch (it appears to be gone).

Details of the house's architecture are presented above, showing that it is clearly representative of the Gabled Ell form. While the property is determined to be eligible for designation by the Town of Minturn under the criteria defined in its municipal code, the more stringent standards expressed by the National Register of Historic Places suggest that it is unlikely to be listed under any of the significance criteria. The same can be said of the Colorado State Register of Historic Properties. The property would, however, contribute to a historic district if one were established.

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- 43. Assessment of historic physical integrity related to significance:** Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This house has not been moved and is in its original location. The aspect of location is excellent.

Setting – When this house was built in 1891, the town of Minturn was early in its development and the Booco's Addition had just been platted. The setting at that time was that of a recently-founded railroad town and the house was located along its main thoroughfare. Over the following years, new residences and commercial and public buildings filled the empty lots. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped. The aspect of setting is excellent.

Design – A preponderance of the house's early design elements seem to be intact from when it was built. These include its wood-frame construction, T-shaped plan with an intersecting gabled roof, open front porch, and front bay window. The additions to the rear are historic and were in place by the mid-1930s. Consequently, the house retains its primary character-defining design features and the aspect of design is excellent.

Materials – The building's historic materials remain intact and visible. These include features such as its wood-frame construction, clapboard exterior walls, double-hung sash windows, and open front porch with a single turned post. The roof is now clad in metal paneling. In general, the aspect of materials is excellent.

Workmanship – The carpentry skills that it took to construct the house remain clearly apparent today. The aspect of workmanship is excellent.

Feeling – The property continues to read as a historic single-family home dating from the late 19th century. It evokes a strong sense of that era's aesthetic. The aspect of feeling is excellent.

Association – The house continues to convey a strong association with its original architectural style, period of construction, historic ownership and decades of use as a single-family home. The aspect of association is excellent.

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VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

VIII. Recording Information

47. Photograph numbers: #152Main

Negatives filed at: Tatanka Historical Associates, Inc.

48. Report title: Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn

49. Date(s): 28 March 2026

50. Recorder(s): Ron Sladek, President

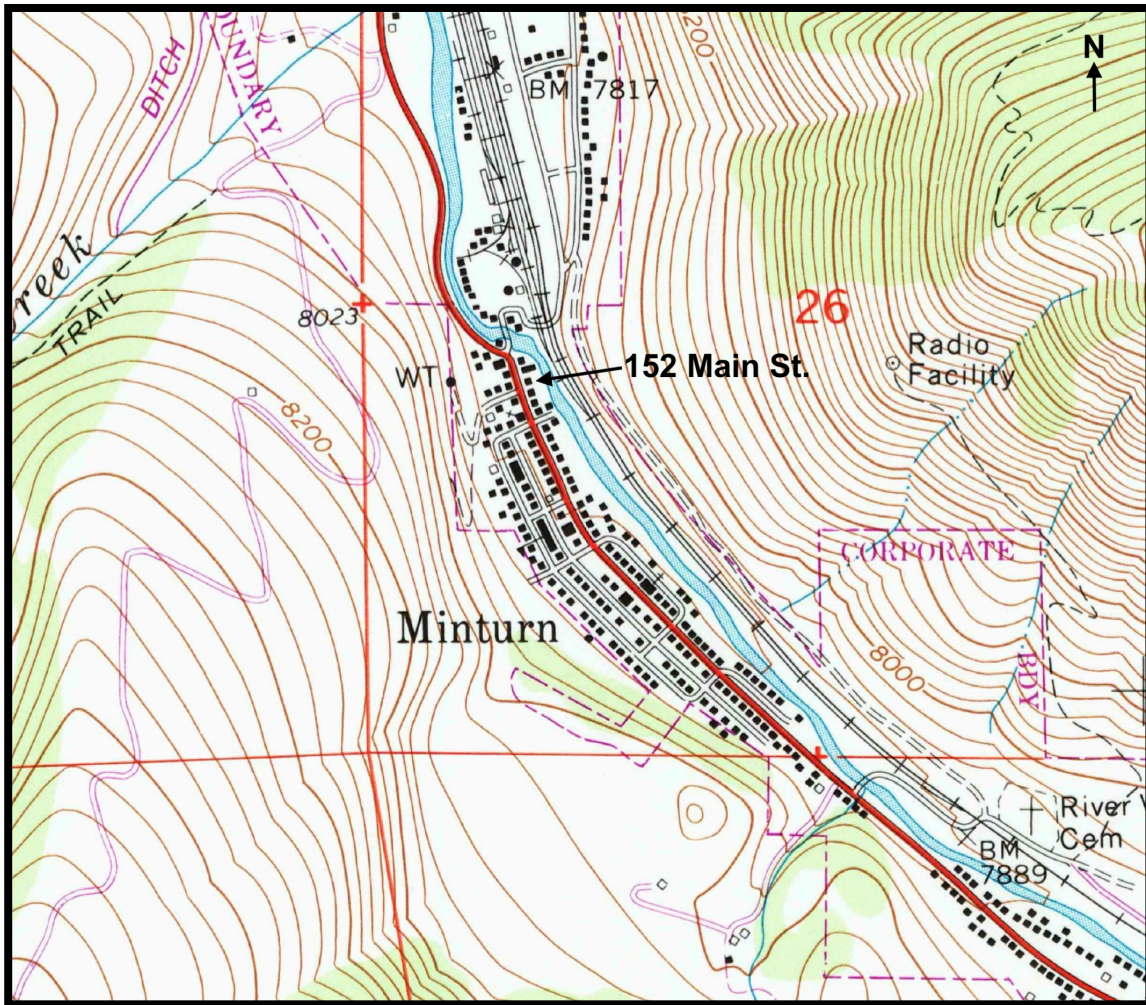
51. Organization: Tatanka Historical Associates, Inc.

52. Address: P.O. Box 1909, Fort Collins, CO 80522

53. Phone number(s): 970 / 689-4855

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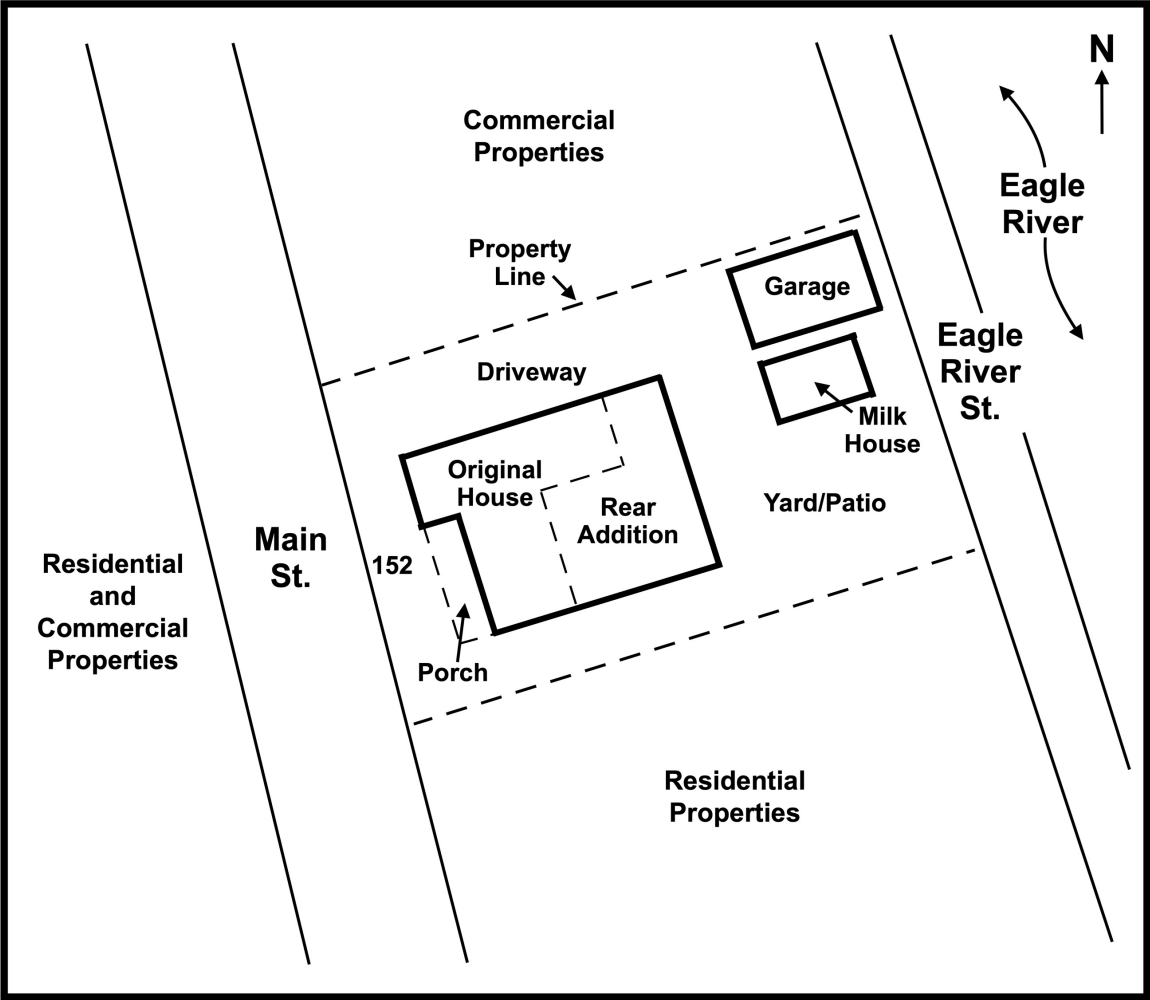
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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Site Diagram



This Diagram is Not to Scale

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Current Photographs



Nelson House, View to the Southeast



Garage and Milk House, View to the Southwest

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Historic Photograph



**Nelson House on the Left, circa 1900
View to the Northeast**

Source: Denver Public Library, Special Collections, Photo #X-12358

Official Eligibility Determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey

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I. Identification

1. Resource Number: 5EA.4347
2. Temporary Resource Number: Not Applicable
3. County: Eagle
4. City: Minturn
5. Historic Building Name: Nelson-Durbin House
6. Current Building Name: Not Applicable
7. Building Address: 151 Main St.
Minturn, CO 81645
8. Owner Name & Address: A&M LLC
P.O. Box 4115
Vail, CO 81658

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II. Geographic Information

9. P.M. 6th **Township** 5 South **Range** 81 West

SW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377088 Northing: 4383075

11. USGS Quad Name: Minturn, Colorado

Year: 1987 **Map scale:** 7.5'

12. Lot(s): Lot 6 and the N½ of Lot 7 **Block:** B

Addition: Mackedon & Rathburns **Year of Addition:** 1892
Subdivision of Booco's Addition

13. Boundary Description and Justification: This legally defined parcel (#2103-263-10-003), clearly delineated by an urban lot and block description, includes the historic house its surrounding grounds.

III. Architectural Description

14. Building Plan: Rectangular Plan

15. Dimensions in Feet: 28' x 39'

16. Number of Stories: 1

17. Primary External Wall Material(s): Wood – Horizontal Siding

18. Roof Configuration: Cross Gabled Roof

19. Primary External Roof Material: Metal Roof

20. Special Features: Porch, Decorative Bargeboard, Fence

21. General Architectural Description: This one-story wood frame residence faces northeast toward Main Street. The house has a rectangular footprint measuring 28' x 39'. Its exterior walls are clad in wide non-original horizontal clapboard siding that appears to consist of pressed boards. The roof is composed of intersecting gables, its surfaces are finished with standing-seam metal panels, and the shallow eaves are boxed. From the street, the house retains its essential Gabled Ell form and appearance although it has experienced some alterations.

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The façade has an open porch that provides access to the main entrance, which is on the side facing into the front parlor. A single non-historic wood post supports the porch roof at its open corner. South of the main entrance, the front wall holds a pair of three-over-one double-hung sash windows. North of the porch, the front-gabled area of the façade has a non-original single-light fixed picture window. Above that, a slender cross-shaped bargeboard with wood scrollwork decorates the front edge of the eaves at the gable peak. The remaining windows on the house appear to be double-hung sashes.

- 22. Architectural Style / Building Type:** Gabled Ell
- 23. Landscaping or Special Setting Features:** This property is on the west side of Main Street. It is surrounded by small houses and commercial buildings. The adjacent commercial building to the north is almost touching the north wall of the house. A wood picket fence along the sidewalk frontage encloses a small front yard. It also extends to the south in front of the adjacent house at 155 Main Street.
- 24. Associated Buildings, Features or Objects:** Behind the house, much of the rear yard is occupied by a raised concrete **parking platform** that is accessed from the alley. The platform also extends behind the adjacent historic house to the south at 155 Main Street. A double wood stairway with balustrades rises from the two backyards to reach the platform, indicating that it was installed to provide parking for the two houses. Satellite images indicate that the platform was built in the early 2000s, when the houses were likely in use for commercial purposes.

IV. Architectural History

- 25. Date of Construction:** Estimate: 1910-1915 Actual:
- Source of Information:** Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909
- 26. Architect:** Unknown
- Source of Information:** Not Applicable
- 27. Builder/Contractor:** Unknown
- Source of Information:** Not Applicable
- 28. Original Owner:** Ben Nelson
- Source of Information:** Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909

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29. Construction History: Historic records suggest that this house and the adjacent one to the south were developed around 1910-1915 when they were under common ownership. The 1937 Sanborn map shows that the house at 151 Main Street was still its original size. It was expanded to the rear two years later. New siding was installed on the exterior in 1966 and that might have been replaced in recent decades. The parking platform in the backyard was constructed in the early 2000s.

30. Original Location: Yes

V. Historical Associations

31. Original Use(s): Domestic / Single Dwelling

32. Intermediate Use(s): Specialty Store

33. Current Use(s): Vacant

34. Site Type(s): Single-Family Home

35. Historical background: After the Mackedon & Rathburn Subdivision in Minturn was platted in 1892, the owners of the land started to sell lots for residential and commercial development. Lots 6 to 8 in Block B were acquired by liquor store and saloon owner Meyer B. Haas, who spent the 1890s buying and selling investment properties in Minturn. By 1899, the lots were still vacant and in November of that year Haas sold them to Charles A. Milligan for \$225.00. Milligan arrived in Minturn around 1890 and secured a job with the Denver & Rio Grande Railroad. Whether he worked in the railyard or on the trains is unknown. In 1902, he married Bertha Jones in Cripple Creek. They sold Lots 6 to 8 in 1909 for \$350.00 and moved to Utah.

The new owner of the still-vacant lots in 1909 was Ben Nelson, one of the pioneer ranchers and farmers of the Minturn area. Bengt "Ben" August Nelson was born in Sweden in 1862 and arrived in the United States in 1880 with his brothers Peter and Elof. The family settled in Georgetown, Colorado and went into the timber business. In 1885, Ben returned to Sweden to marry his sweetheart, Augusta, who he brought back to the United States. Ben and Augusta established a ranch on the high ground in sections 27 and 34 west and southwest of Minturn. They maintained a house on the ranch, along with another one in town at 152 Main Street.

Sometime between approximately 1910 and 1915, Ben Nelson had lots 6 to 8 (still a single parcel) developed with the two Gabled Ell houses that stand there today. Their similar massing and designs suggest that they likely matched one another in materials and appearance. Exactly who occupied the house at 151 Main Street over the following years is uncertain, and it might have been rented to a series of tenants. None of the Nelson family members are known to have lived there until the mid-1940s.

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Ben Nelson died unexpectedly in 1931 and was buried in River View Cemetery, leaving management of the ranch to his wife and sons. In 1937, Augusta transferred the house at 151 Main Street to their son Sigfred ("Sig") and the house at 155 Main Street to their son Arthur. Those transfers resulted in the property's separation into two parcels: Lot 6 and the north half of Lot 7 (151 Main St.) and Lot 8 and the south half of Lot 7 (155 Main St.). While the house at 151 Main Street was likely still rented to a series of tenants, Arthur lived with his family at 155 Main Street. Sig lived across the street at 152 Main Street with his mother along with his wife Helen and their son.

In April 1946, Sig sold the house at 151 Main Street to Eugene and Mabel Durbin. Eugene Clayton Durbin, who went by the nickname "Mann," was born in New Mexico in 1918. During the 1920s, his family moved to Glenwood Springs where his father Mose took a job as an automotive mechanic. In the 1930s, Mose became the shop foreman at the Empire Zinc Company mine at Gilman and the family relocated to Red Cliff. Mann married Mabel "Peggy" Nelson in 1939. She was the daughter of Arthur Nelson and was Sig's niece. The couple settled in Minturn and Mann took a job in the Empire Mine. In 1940, he registered for the draft but was soon hired as a carpenter at Pando during the construction of Camp Hale. Mann enlisted in the US Army in 1944 and was assigned to a railroad bridge-building unit. However, he ended up with a construction unit erecting buildings in Hawaii in 1945-1946.

Following his discharge from the Army, Mann returned to Minturn. The month after he arrived, he and Peggy purchased the house at 151 Main Street. They lived there with close members of her family next door and across the street. Mann took a job as a fireman on the helper trains running between Minturn and Tennessee Pass. He also went back to work at the Empire Mine. In 1956, the couple moved to Grand Junction, where Mann had purchased a filling station. Within a few years they relocated to Denver following an accident in his repair shop. The house in Minturn was rented for some time to Harold Bellm and his wife Joyce, who had both grown up in the Minturn area. During the 1950s, Harold served in Korea with the US Army and then worked at the Climax Molybdenum Mine. He served multiple terms as Minturn's mayor from the late 1960s through the mid-1980s, guiding the community through much change and numerous challenges. The 1986 Bellm Bridge on Main Street was named in his honor.

The Durbins had been away from Minturn for over a decade when they sold the house in 1968 to Eddie and Alma Stauffer. Eddie was a native of Buena Vista and in 1936 he married Alma Gabardi from Salida. They settled in Buena Vista and by 1940 he was working for the federal Works Progress Administration as a road construction laborer. He soon took a job with the Denver & Rio Grande Western Railroad and remained there for the next 45 years. The Stauffers lived in Minturn during the late 1960s and early 1970s. In 1972, they sold the house to Melvin and Rita Sorenson. The couple had married the previous year in Vail. Melvin was the vice president and manager of the Eagle Valley Bank of Minturn. They lived in Vail and apparently purchased the property at 151 Main Street as an investment. In 1972, Melvin was elected the first president of the Battle Mountain Chamber of Commerce. Within a few years they moved to Denver.

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36. Sources of information:

Anaconda Standard (Anaconda, MT)

"Meyer B. Haas Dies After Short Illness," 28 October 1919, p. 11.

Burnett, Bill. *Minturn, A Memoir*. Gypsum, CO: Old Gypsum Printer/Wings Publishing, 2007 (see pages 49-54 for information on the Nelsons and Durbins).

Deed Records, Eagle County Clerk & Recorder (Lot 6 and the N½ of Lot 7, Block B, Mackedon & Rathburns Subdivision to Booco's Addition)

Warranty Deed, Meyer B. Haas to Charles Milligan, 17 November 1899, Book 65-Page 137 (lots 6-8).

Warranty Deed, Charles and Bertha Milligan to Ben Nelson, 23 June 1909, Book 69-Page 400 (lots 6-8).

Quit Claim Deed, Augusta S. Nelson to Sigfred C. Nelson, 24 September 1937, Book 122-Page 123 (lot 6 and the N½ of Lot 7).

Warranty Deed, Sigfred C. Nelson to Mabel Margaret Durbin and Eugene Clayton Durbin, 8 April 1946, Book 212-Page 237 (lot 6 and the N½ of Lot 7).

Quit Claim Deed, Mabel Margaret Durbin and Eugene Clayton Durbin to Eddie Stauffer and Alma Stauffer, 16 February 1968, Book 212-Page 236 (lot 6 and the N½ of Lot 7).

Warranty Deed, Eddie and Alma Stauffer to Melvin J. and Rita S. Sorensen, 24 May 1972, Book 224-Page 365 (lot 6 and the N½ of Lot 7).

Draft Registration Card, Charles A. Milligan, Pueblo, CO, 1918.

Draft Registration Card, Edward L. Stauffer, Salida, CO, 1940.

Draft Registration Card, Eugene Clayton Durbin, Minturn, CO, 1940.

Eagle County Blade

"Minturn," 25 May 1899, p. 3.

Eagle County News

"Ben Nelson," 6 May 1922, p. 4.

Eagle County Times

"Minturn Melange," 28 April 1906, p. 1.

Eagle Valley Enterprise

"Arthur and Sigfred Nelson...", 29 January 1926, p. 1.

"Mr. Ben Nelson...", 3 December 1926, p. 7.

"Edwards News," 5 April 1929, p. 8.

"Ben Nelson was a county seat visitor...", 10 January 1930, p. 7.

"Death Angel Calls Another Eagle County Pioneer," 17 July 1931, p. 1.

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"Mrs. Ben Nelson and sons...", 6 November 1931, p. 8.
"Mr. and Mrs. Mose Durbin...", 25 October 1935, p. 5.
"Mose Durbin...", 25 August 1939, p. 8.
"Mrs. Ben Nelson...", 20 September 1940, p. 1.
"Art Nelson and Eugene Durbin of Minturn...", 28 June 1940, p. 5.
"Pvt. Mann Durbin...", 30 March 1945, p. 8.
"Eugene Durbin of Uncle Sam's army...", 30 March 1945, p. 5.
"Pvt. Eugene Durbin has arrived...", 18 March 1945, p. 1.
"Another Minturn man to receive promotion...", 11 January 1946, p. 1.
"Mr. and Mrs. Eugene Durbin...", 12 April 1946, p. 8.
"Minturn News," 5 July 1946, p. 5.
"Sig Nelson is working...", 27 December 1946, p. 4.
"Services Were Held Sunday for Augusta Nelson," 20 July 1950, p. 1.
"Bellm-Wilson," 17 September 1953, p. 8.
"Mr. and Mrs. Mann Durbin...", 28 June 1956, p. 2.
"Mr. and Mrs. Harold Bellm...", 5 July 1956, p. 2.
"Eugene Durbin in Denver Hospital," 21 June 1962, p. 1.
"Improvements around town...", 7 July 1966, p. 4.
"Railroader III," 23 August 1973, p. 11.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

Grave Record, Augusta S. Nelson, River View Cemetery, Minturn, CO. Date of Death: 1950. Retrieved from www.findagrave.com.

Grave Record, Bengt August "Ben" Nelson, River View Cemetery, Minturn, CO. Date of Death: 12 July 1931. Retrieved from www.findagrave.com.

Grave Record, Charles A. Milligan, Mountain View Cemetery, Pueblo, CO. Date of Death: 27 October 1942. Retrieved from www.findagrave.com.

Grave Record, Eugene C. Durbin, Fort Logan Cemetery, Denver, CO. Date of Death: 21 April 1999. Retrieved from www.findagrave.com.

Grave Record, Sigfred C. Nelson, River View Cemetery, Minturn, CO. Date of Death: May 1975. Retrieved from www.findagrave.com.

Holy Cross Trail

"Ben Nelson, the lettuce king of Eagle county...", 3 February 1923, p. 8.
"Ben Nelson," 18 July 1931, p. 1.
"Mr. and Mrs. Art Nelson...", 15 March 1940, p. 1.

Leadville City Directories, Listings for Meyer B. Haas, 1880s.

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Marriage Record Report, State of Colorado, Division of Vital Statistics. Charles Milligan and Bertha M. Jones, Cripple Creek, Colorado, 4 November 1902.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Eddie Stauffer and Alma Gabardi, Buena Vista, Colorado, 15 October 1936.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Eugene Clayton Durbin and Mabel Margaret Nelson, Saguache, Colorado, 13 February 1940.

Marriage Record Report, State of Colorado, Division of Vital Statistics. Sigfred Nelson and Helen Jessen, Minturn, Colorado, 24 December 1933.

The Missoulian (Missoula, MT)

"Eddie L. Staffer," 18 September 1994, p. 13.

Real Estate Appraisal Information, Eagle County Assessor, 151 Main Street, Minturn, CO (Parcel #2103-263-10-003).

Rocky Mountain News

"Nelson," (obituary) 16 August 1991, p. 216.

Times Tribune (Grant City, MO)

"Obituary - Milligan," 18 November 1942, p. 4.

US Army Enlistment Records, World War II, Eugene C. Durbin, 13 September 1944.

US Census Records, Bengt and Augusta Nelson, Minturn, CO, 1900-1930.

US Census Records, Charles A. Milligan, Greene, MO, 1880; Randlett, UT, 1910; Pueblo, CO, 1920-1940.

US Census Records, Eddie Stauffer and Alma Gabardi, Buena Vista, CO and Salida, CO, 1930-1940; Minturn, CO, 1950.

US Census Records, Eugene C. Durbin, Ada, OK, 1920; Glenwood Springs, CO, 1930; Minturn, CO, 1940-1950.

US Census Records, Meyer B. Haas, Leavenworth, KS, 1880; Minturn, CO, 1910.

US Census Records, Sigfred Nelson, Minturn, CO, 1900-1950.

Vail Trail

"Wedding Bells Ring for Rita Shiely and Mel Sorensen," 2 April 1971, p. 2.

"Area Businessmen Meet to Form Battle Mtn. Chamber," 16 June 1972, p. 1.

"Obituary – Sigfred Carl Nelson," 4 April 1975, p. 36.

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VI. Significance

- 37. Local landmark designation:** This property has been locally landmarked by the Town of Minturn (Ordinance No. 11-Series 2024)

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

- (1) Association with events that have made a significant contribution to history
 - a. Is a site of a historic event that had an effect upon society
 - b. Exemplifies the cultural, political, economic, or ethnic heritage of the town
- (2) Connection with persons significant in history
- (3) Distinctive characteristics of a type, period, method of construction, or artisan
 - X** a. Exemplifies specific elements of an architectural style or period
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - c. Demonstrates superior craftsmanship or high artistic value
 - d. Represents a style that is particular to the town
 - e. Represents an innovation in construction, materials, or design
 - f. Represents the built environment of a group of people in an era of history
- (4) Geographic importance
 - X** a. Enhances the sense of identity of the Town or community
 - X** b. Is an established and familiar natural setting or visual feature of the Town or community
- (5) Possibility to yield important information related to prehistory or history
 - a. Addresses research questions or fills recognized data gaps
 - b. Embodies construction, development, or design adaptations

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c. Informs on the development of engineering systems

Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it is eligible for local landmark designation under two of the criteria established by the Town of Minturn. These are discussed below.

Criterion 1, Association with Significant Events – This property is not associated with any event or events that are determined to be significant in the history of Minturn. Consequently, it is not eligible for local landmark designation under this criterion.

Criterion 2, Connection with Significant Persons – This property was developed around 1910-1915 by Minturn rancher and farmer Ben Nelson. In addition to this house, Ben had the adjacent house at 155 constructed around the same time. Through the mid-1930s, the two houses stood on a single parcel composed of three adjacent lots. The Nelsons lived on their nearby ranch and in a house across the street at 152 Main Street. It appears likely that Ben Nelson rented the house at 151 Main Street to a series of tenants.

Following Ben's death in the early 1930s, the house at 151 Main Street was transferred to their son Sigfred "Sig" and the adjacent house at 155 Main Street went to their son Arthur. The two brothers operated the Nelson Dairy. Sig and his family continued to live at 152 Main Street and likely used the house at 151 Main Street as a rental.

In 1946, the house was acquired by Sig's niece (Arthur's daughter) Peggy and her husband, Eugene Durbin, who worked for the railroad. They lived there from 1946 to 1956 and then moved away. During their absence they rented the house to tenants and then sold it in 1968.

Although the house at 151 Main Street is associated with the Nelson family, the first two generations lived elsewhere and the third does not rise to a level that might make it eligible for landmark designation. Consequently, the property does not meet this criterion at a level that merits landmark designation.

Criterion 3, Architectural Significance – This property is eligible for local landmark designation under criterion 3a for exemplifying specific elements of an architectural style and period. More of a vernacular building form than a high style of architecture, the Gabled Ell was prevalent in Colorado from the late 19th century through the 1910s. Skilled carpenters of the era could build this type of home for an affordable cost and without an architectural plan. Today the Gabled Ell is commonly associated with historic working-class housing and it appears in many of Colorado's smaller communities, including former mining, railroad and agricultural towns.

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The Gabled Ell's form is defined by simple wood-frame construction with a roof composed of two intersecting gables. This resulted in a one or two-story house with an L-shaped or T-shaped plan, with one wing running parallel to the property frontage and the other wing and gable end wall facing the street. A front porch occupied the space where the two wings intersected. Ornamentation appeared in the form of turned porch posts, bargeboards, fish-scales or other wood shingle cladding on the upper gable end walls, and spindlework or "gingerbread" trimwork. Interior space was typically expanded by constructing additions to the rear of the house.

Built around 1910-1915, the house is a reasonably good example of this residential type despite alterations that occurred sometime after the mid-1930s. Its original one-story L-shaped form remains evident from the street, along with details that include horizontal clapboard siding, three-over-one double-hung sash windows, an intersecting gabled roof, an open front porch, and a decorative bargeboard at the front gable peak.

Criterion 4, Geographic Significance – This property is eligible for landmark designation under criterion 4a for enhancing the sense of identity of the community and criterion 4b for being an established and familiar visual feature of the Town of Minturn. This house, along with the adjacent houses at 152 and 155 Main Street, are known for their association with the pioneer Nelson family. They represent the community's ranching and railroad origins as expressed in its residential architecture.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area's history through study of archaeological deposits, building materials, construction expertise, or other types of information.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

Architectural Inventory Form

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39. **Area(s) of significance:** Not Applicable

40. **Period of significance:** Not Applicable

41. **Level of significance:** **National** No **State** No **Local** No

42. **Statement of significance:** Based upon the archival research completed for this project, this house was found to have been constructed around 1910-1915 and occupied over the following century by a series of owners and tenants. The owners included three generations of the Nelson family, who were among Minturn's pioneer ranchers, farmers and dairy operators. Some of the occupants worked for the Denver & Rio Grande Railroad, either in the local railyard and shops or on the trains. While the Nelsons were well-known in the community for their success in raising livestock, growing lettuce crops, and operating their dairy, most of them did not live in this house. The one Nelson couple who did reside there included a husband who married into the family and worked for the railroad.

Details of the house's architecture are presented above, showing that it is representative of the Gabled Ell form. However, it has experienced some alterations. Although it is already landmarked by the Town of Minturn under the criteria defined in its municipal code, the more stringent standards expressed by the National Register of Historic Places suggest that it is unlikely to be listed under any of the significance criteria. The same can be said of the Colorado State Register of Historic Properties. The property would, however, contribute to a historic district if one were established.

43. **Assessment of historic physical integrity related to significance:** Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This house has not been moved and is in its original location. The aspect of location is excellent.

Setting – When this house was built around 1910-1915, the town of Minturn was still early in its development. The setting at that time was that of a recently-founded railroad and ranching town and the house was located along its main thoroughfare. Over the following years, new residences and commercial and public buildings filled the empty lots. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped. Changes to the immediate setting have included the construction of a commercial building to the north that almost touches the north wall of the house, along with development of a raised parking platform that occupies much of the rear yard. Despite these changes, the aspect of setting is reasonably good.

Design – Elements of the house's original design remain intact despite changes that have taken place. These include its wood-frame construction, L-shaped plan with an

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intersecting gabled roof, open front porch, and double-hung windows. Exactly when the rear addition was completed is unknown. The same goes for the introduction of wide siding boards, a picture window on the façade, and a non-historic post on the front porch. Despite these alterations, some of which might be over fifty years old, the house retains some of its essential character-defining design features. The aspect of design is reasonably good.

Materials – The building’s historic materials include a mixture of some that remain intact and others that have been altered. Evident historic materials include its wood-frame construction and double-hung sash windows. The walls are clad in wide siding boards whose age is unknown, and the roof is now clad in metal panels. In general, the aspect of materials is moderately good.

Workmanship – The carpentry skills that it took to construct the house remain clearly apparent today. The aspect of workmanship is excellent.

Feeling – The property continues to read as a historic single-family home dating from the early 20th century. It evokes a strong sense of that era’s aesthetic. The aspect of feeling is excellent.

Association – The house continues to convey a strong association with its original architectural style, period of construction, historic ownership and decades of use as a single-family home. The aspect of association is excellent.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

Architectural Inventory Form

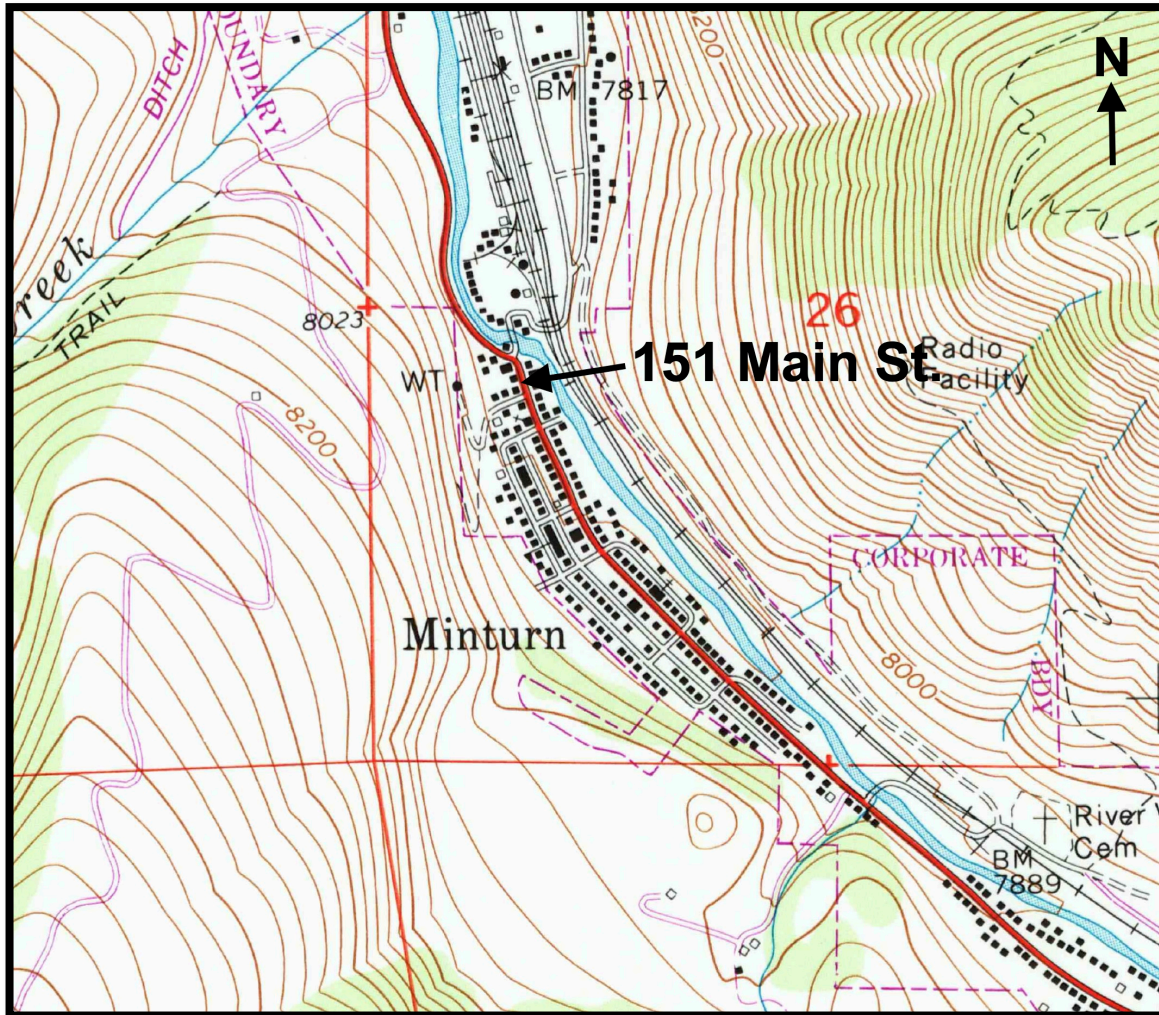
(Page 14 of 16)

VIII. Recording Information

- 47. Photograph numbers:** #151Main
Negatives filed at: Tatanka Historical Associates, Inc.
- 48. Report title:** Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn
- 49. Date(s):** 22 March 2026
- 50. Recorder(s):** Ron Sladek, President
- 51. Organization:** Tatanka Historical Associates, Inc.
- 52. Address:** P.O. Box 1909, Fort Collins, CO 80522
- 53. Phone number(s):** 970 / 689-4855

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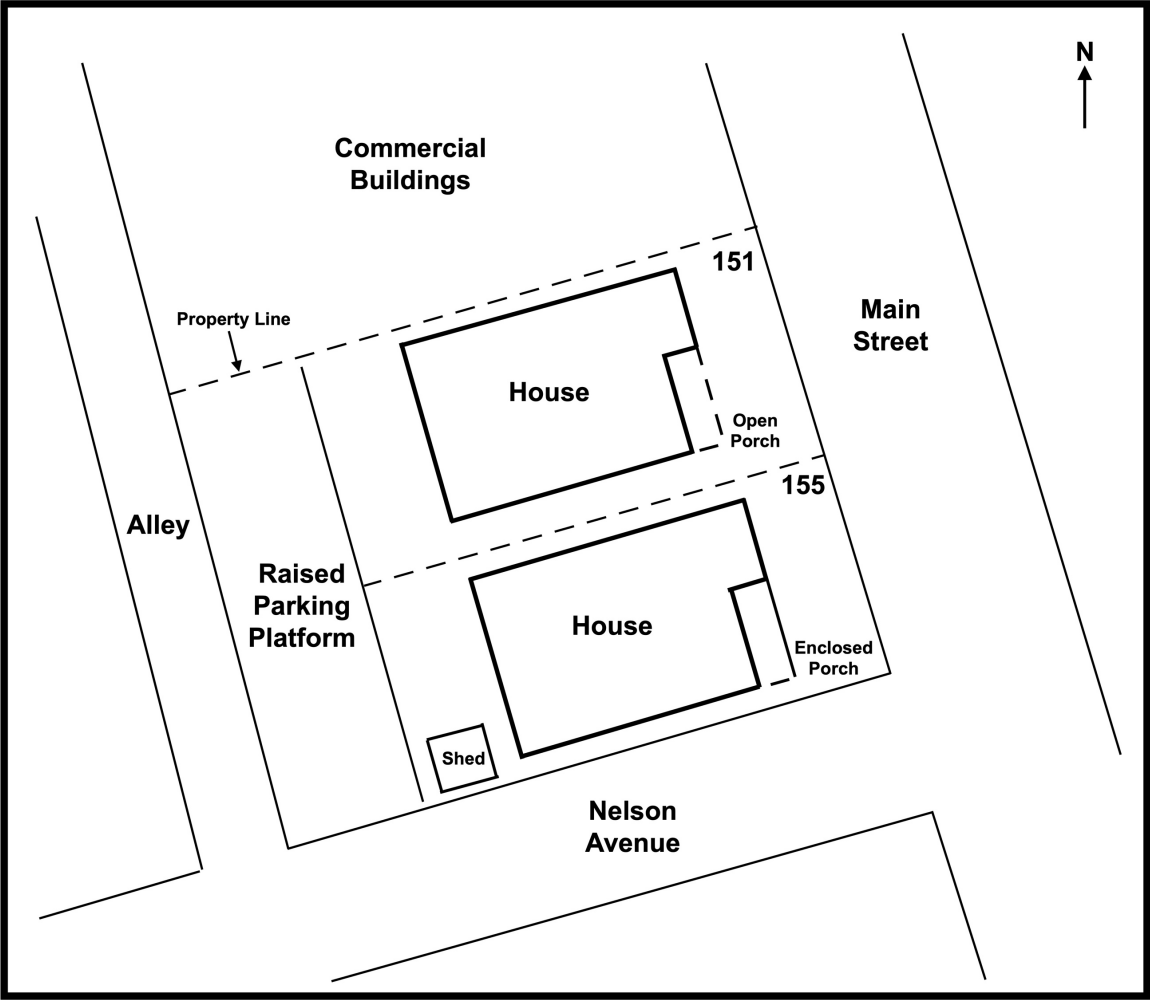
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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Site Diagram



This Diagram is Not to Scale

Official Eligibility Determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible - NR
____ Determined Not Eligible - NR
____ Determined Eligible - SR
____ Determined Not Eligible - SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

(Page 1 of 13)



I. Identification

1. **Resource Number:** 5EA.4353
2. **Temporary Resource Number:** Not Applicable
3. **County:** Eagle
4. **City:** Minturn
5. **Historic Building Name:** St. Patrick's Catholic Church
6. **Current Building Name:** Not Applicable
7. **Building Address:** 458 Main St.
Minturn, CO 81645
8. **Owner Name & Address:** Archdiocese of Denver
1300 S. Steele St.
Denver, CO 80210

Architectural Inventory Form(Page 2 of 13)

II. Geographic Information**9. P.M.** 6th **Township** 5 South **Range** 81 West

SE 1/4 of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 26

10. UTM Reference Zone: 13 Easting: 377360 Northing: 4382682**11. USGS Quad Name:** Minturn, Colorado**Year:** 1987**Map scale:** 7.5'**12. Lot(s):** Lot 7**Block:** 2**Addition:** Booco's 2nd Addition to Minturn**Year of Addition:** 1901

13. Boundary Description and Justification: This legally defined parcel (#2103-263-02-015), clearly delineated by an urban lot and block description, includes the historic building its surrounding grounds.

III. Architectural Description**14. Building Plan:** Rectangular Plan**15. Dimensions in Feet:** 24' x 56'**16. Number of Stories:** 1**17. Primary External Wall Material(s):** Wood – Horizontal Siding**18. Roof Configuration:** Gabled Roof**19. Primary External Roof Material:** Metal Roof**20. Special Features:** Chimney, Tower

21. General Architectural Description: This tall one-story wood frame church faces southwest toward Main Street. It has a rectangular footprint measuring 24' x 56' and rests upon a concrete foundation that is increasingly exposed toward the rear of the building. The exterior walls are clad in horizontal clapboard siding with board trim. The front-gabled roof is steeply pitched, has shallow boxed eaves, and is covered with corrugated metal panels. A square centered tower projects from the front wall and rises above the main roof. This feature is capped by a steep pyramidal roof clad in standing seam metal panels, with a wood cross projecting above.

Architectural Inventory Form

(Page 3 of 13)

The building's main entrance is centered on the front tower and provides access to an entry vestibule. This contains a pair of wood panel doors. An arched louvered vent is centered above on the tower face. Several tall windows are aligned along the building's north and south side walls. Each of these consists of four lights, with the lowest ones operable and the three upper ones likely fixed in place. A secondary entrance holding a wood panel door is located on the north wall. This is accessed by way of a wood stoop with a board handrail.

A small, enclosed projection with a wood panel door, clapboard siding and a gabled roof is located at the rear northeast corner of the building. This is built into the concrete foundation and shelters a basement stairway. Basement windows and a coal chute are also present in the foundation walls toward the back of the building. The primary rear wall holds two small two-light windows. A slender masonry block exterior wall chimney rises up the building's back wall and pierces the eave to project above the ridgeline.

22. Architectural Style / Building Type: No Style

23. Landscaping or Special Setting Features: The building occupies most of the lot, with grassed lawn to the west and south, paved ground to the north, and a small parking area to the rear. It is set back about 10' from the sidewalk along Main Street. The surrounding properties are occupied by residences and commercial buildings, along with St. Patrick's Parish Hall (built in 1947) across the street at 461 Main Street.

24. Associated Buildings, Features or Objects: Not Applicable

IV. Architectural History

25. Date of Construction: Estimate: Actual: 1925

Source of Information: "Catholics of Minturn to Build New Church," *Eagle Valley Enterprise*, 2 October 1925, p. 1

26. Architect: Unknown

Source of Information: Not Applicable

27. Builder/Contractor: Howard G. Bayer

Source of Information: "Catholics of Minturn to Build New Church," *Eagle Valley Enterprise*, 2 October 1925, p. 1

Architectural Inventory Form

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-
- 28. Original Owner:** St. Patrick's Catholic Church of Minturn
- Source of Information:** Warranty Deed, James and William White to St. Patrick's Catholic Church of Minturn, 29 September 1913; "Catholics of Minturn to Build New Church," *Eagle Valley Enterprise*, 2 October 1925, p. 1
- 29. Construction History:** Historic records indicate that the church on this property was built between October and December of 1925. The basement was excavated and finished in 1949.
- 30. Original Location:** Yes
-

V. Historical Associations

- 31. Original Use(s):** Religion / Church
- 32. Intermediate Use(s):** N/A
- 33. Current Use(s):** Religion / Church
- 34. Site Type(s):** Catholic Church
- 35. Historical background:** Booco's 2nd Addition to the Town of Minturn was platted in October 1901, a decade after the first addition was established. The growing town would be incorporated three years later and the 2nd Addition opened numerous lots to development, stretching from the 400 to the 600 blocks of Main Street. George Booco placed the lots on the market in early 1902 and over the following years they were purchased and developed by residents and investors.

In September 1913, ranchers James M. White and Willam A. White sold the vacant Lot 7 in Block 2 of Booco's 2nd Addition to St. Patrick's Church of Minturn for \$125.00. The town's population at the time numbered around 250, not including the residents of area ranches, so the number of Catholics was also rather small. However, they coalesced with the support of Reverend Joseph P. Carrigan of Glenwood Springs, who served the Catholics of Garfield and Eagle Counties. Minturn's congregation sought to build a church on the newly-acquired property and began raising the necessary funds. Despite their efforts, the building would not be completed for more than a decade.

In the spring of 1919, the small congregation broke ground on the lot and laid a foundation for a building that was planned to measure 24' x 36'. That early foundation appears to be visible on the north side of the church. Expectations were that the project would be completed over the summer. However, the Catholic community continued to struggle with fundraising and the effort was put on hold.

Architectural Inventory Form(Page 5 of 13)

Around that same time, leaders in Eagle were striving to have the county seat moved from Red Cliff to their town (they succeeded in 1921). They also sought to convince the Denver and Rio Grande Railroad to relocate its repair shops and division point away from Minturn, an effort that ultimately failed. However, this threat to Minturn's economic base left town residents reeling and unsure about whether their community would survive. Consequently, the Catholic congregation of St. Patrick's was unable to complete their building and the foundation sat unfinished.

The church project reemerged in early October 1925, when the congregation engaged Minturn contractor Howard G. Bayer to complete the building for a cost of around \$5,000.00. He arranged to purchase the necessary lumber, concrete and other materials from the Fleming Lumber and Mercantile Company of Red Cliff and Koch Lumber Company of Minturn. On 3 October 1925, the *Holy Cross Trail* newspaper reported that the Fleming firm had a load of cement and lumber ready to deliver to the building site that weighed almost 12,000 pounds. This suggests that a decision had been made to enlarge the 1919 foundation and increase the building's length from 36' to 56'. Work began immediately and the structure was to be completed by the end of the year. However, the interior remained unfurnished for some time.

In the spring of 1927, the Shamrock Club of Minturn invited the public to a play titled "The Adventures of Grandpa." The proceeds from ticket sales were used to purchase fixtures for the church, which is assumed to have been in full use by the end of the decade. In August 1949, the church launched a project to excavate and finish the building's basement to add usable space for activities. That work was likely completed by the end of the year.

Over the years, the Minturn church and others in Eagle County that were owned by Catholic communities became the property of Archbishop Urban J. Vehr of Denver on behalf of the Catholic Church. In September 1967, they were transferred to the Archdiocese of Denver, which continues to own St. Patrick's Church today.

36. Sources of information:

Deed Records, Eagle County Clerk & Recorder (Lot 7, Block 2, Booco's 2nd Addition to the Town of Minturn)

Warranty Deed, James M. White and William A. White to St. Patrick's Catholic Church of Minturn, 29 September 1913, Book 79-Page 403.

Warranty Deed, Urban J. Vehr (formerly the Archbishop of Denver) to the Archdiocese of Denver, 26 August 1926, Reception #47326.

Eagle County News (Red Cliff, CO)

"County Seat Removal Notes," 4 September 1920, p. 1.

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Eagle Valley Enterprise (Eagle, CO)

"Minturn is to have a new Catholic church...", 2 May 1919, p. 1.

"Catholics of Minturn to Build New Church," 2 October 1925, p. 1.

"Benefit Play at Minturn," 15 April 1927, p. 1.

"Call for Bids," 5 August 1949, p. 8.

Fire Insurance Map of Minturn, Colorado, Sanborn Map Company, 1937.

Holy Cross Trail (Red Cliff, CO)

"Facts About Your Neighbors," 3 October 1925, p. 4.

"Flemings had a load of cement and lumber...", 3 October 1925, p. 4.

Real Estate Appraisal Information, Eagle County Assessor, 458 Main Street, Minturn, CO (Parcel #2103-263-02-015).

VI. Significance

- 37. Local landmark designation:** This property has not been locally landmarked by the Town of Minturn.

Criteria for Designation – To be eligible for local landmark designation in accordance with Chapter 19, Section 19-3-20 of the Minturn Municipal Code, the property must be at least 75 years old and meet one or more of the following criteria:

- (1) Association with events that have made a significant contribution to history
 - a. Is a site of a historic event that had an effect upon society
 - b. Exemplifies the cultural, political, economic, or ethnic heritage of the town
- (2) Connection with persons significant in history
- (3) Distinctive characteristics of a type, period, method of construction, or artisan
 - a. Exemplifies specific elements of an architectural style or period
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - c. Demonstrates superior craftsmanship or high artistic value
 - d. Represents a style that is particular to the town

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- e. Represents an innovation in construction, materials, or design
- f. Represents the built environment of a group of people in an era of history

X (4) Geographic importance

- X a.** Enhances the sense of identity of the Town or community
- X b.** Is an established and familiar natural setting or visual feature of the Town or community

(5) Possibility to yield important information related to prehistory or history

- a. Addresses research questions or fills recognized data gaps
- b. Embodies construction, development, or design adaptations
- c. Informs on the development of engineering systems

Does not meet any of the above local designation criteria

Analysis of Local Significance: The architecture and history of this property indicate that it is eligible for local landmark designation under one of the criteria established by the Town of Minturn.

Criterion 1, Association with Significant Events – Although this property is associated with the establishment of the Catholic community and building of a church in Minturn in the 1920s, it is unlikely to be eligible under this criterion alone. This is not to say that the local Catholic community is not important, but that in accordance with the principle of separation of church and state the property must be found to be eligible for another reason in addition to, or aside from, religion. It is possible that Minturn's Preservation Commission might decide that the property is eligible under Criterion 1. However, it should be noted that the criteria language refers to the "cultural, political, economic, or ethnic heritage of the town," not its religious heritage. Typically, a religious building would be nominated under a category such as architecture, if the design is found to be significant and its integrity is largely intact.

Criterion 2, Connection with Significant Persons – This property is not associated with individuals whose significance is directly tied to this building. Consequently, it is not eligible for local landmark designation by the Town of Minturn under this criterion.

Criterion 3, Architectural Significance – The mid-1920s church projects a simple, unadorned, vernacular form of ecclesiastical architecture rather than anything more definable in the lexicon of architectural styles. Skilled carpenters of the era could erect

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this type of building for an affordable cost and without an architectural plan. Although it remains largely intact and has good integrity, the building does not seem to be eligible for landmark designation under this criterion.

Criterion 4, Geographic Significance – This property appears to be eligible for local landmark designation under criterion 4a for enhancing the sense of identity of the community and criterion 4b for being an established and familiar visual feature of the Town of Minturn. Although its vernacular architecture is restrained, the iconic building stands along Main Street and with its prominent tower is recognizable, even to the untrained eye, as dating from Minturn's early history around a century ago. It is also one of just two churches that were built in the town. Only St. Patrick's Church retains its historic appearance without major alterations.

Criterion 5, Information Potential - This property does not exhibit potential for an important contribution to knowledge of the area's history through study of archaeological deposits, building materials, construction expertise, or other types of information.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: Not Applicable

40. Period of significance: Not Applicable

41. Level of significance: **National** No **State** No **Local** No

42. Statement of significance: Based upon the archival research completed for this project, this property was found to have been developed in 1925 with the church that remains there today. It continued to be used for that purpose over the following

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decades. Evaluation of its significance concluded that the property is not eligible for the NRHP (or SRHP) under any of the criteria. The rationale for this determination is discussed above under local landmark eligibility. It is likely to contribute to a historic district if one were established.

- 43. Assessment of historic physical integrity related to significance:** Evaluation of the property must consider the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – This building has not been moved and is in its original location. The aspect of location is excellent.

Setting – When the building was constructed in 1925, the town of Minturn was well along in its early development. The setting at that time was that of a railroad and ranching town and the church was located along its main thoroughfare, which also served as one of the primary highway routes through Colorado's mountainous terrain. Over the following years, new residences and commercial and public buildings filled the remaining empty lots and other properties were redeveloped. The area's character remains largely the same today although the landscaping has matured and some of the properties have been redeveloped again. In general, the aspect of setting is excellent.

Design – Some minor design changes have taken place on this vernacular church building. These are limited to replacement of the front entry doors and cladding of the tower roof with metal panels. In general, the building's original design remains largely intact. This includes its wood-frame construction, rectangular plan with a steeply-pitched front-gabled roof, projecting entry vestibule and tower, and walls clad in clapboard siding. The aspect of design is excellent.

Materials – The building's historic materials include its wood-frame construction, exterior weatherboard cladding, wood-paneled doors and wood-framed windows. The roof is now clad in metal panels and the main entry doors have been replaced. Despite these changes, the aspect of materials is excellent.

Workmanship – The carpentry skills that it took to construct the building remain apparent. The aspect of workmanship is excellent.

Feeling – The property continues to read as a historic church dating from the early 20th century. The aspect of feeling is excellent as it continues to convey authenticity from that era's aesthetic.

Association – The building continues to convey a strong association with its historic ownership and use as a religious facility. The aspect of association is excellent.

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VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes

Discuss: This historic property is in the core historic area of Minturn, which appears to merit the establishment of an NRHP district. This needs to be explored through additional study.

If there is National Register district potential, is this building contributing: Yes

46. If the building is in an existing National Register district, is it contributing: N/A

VIII. Recording Information

47. Photograph numbers: #458Main

Negatives filed at: Tatanka Historical Associates, Inc.

48. Report title: Reconnaissance and Intensive-Level Survey of Ten Properties in Minturn

49. Date(s): 17 April 2026

50. Recorder(s): Ron Sladek, President

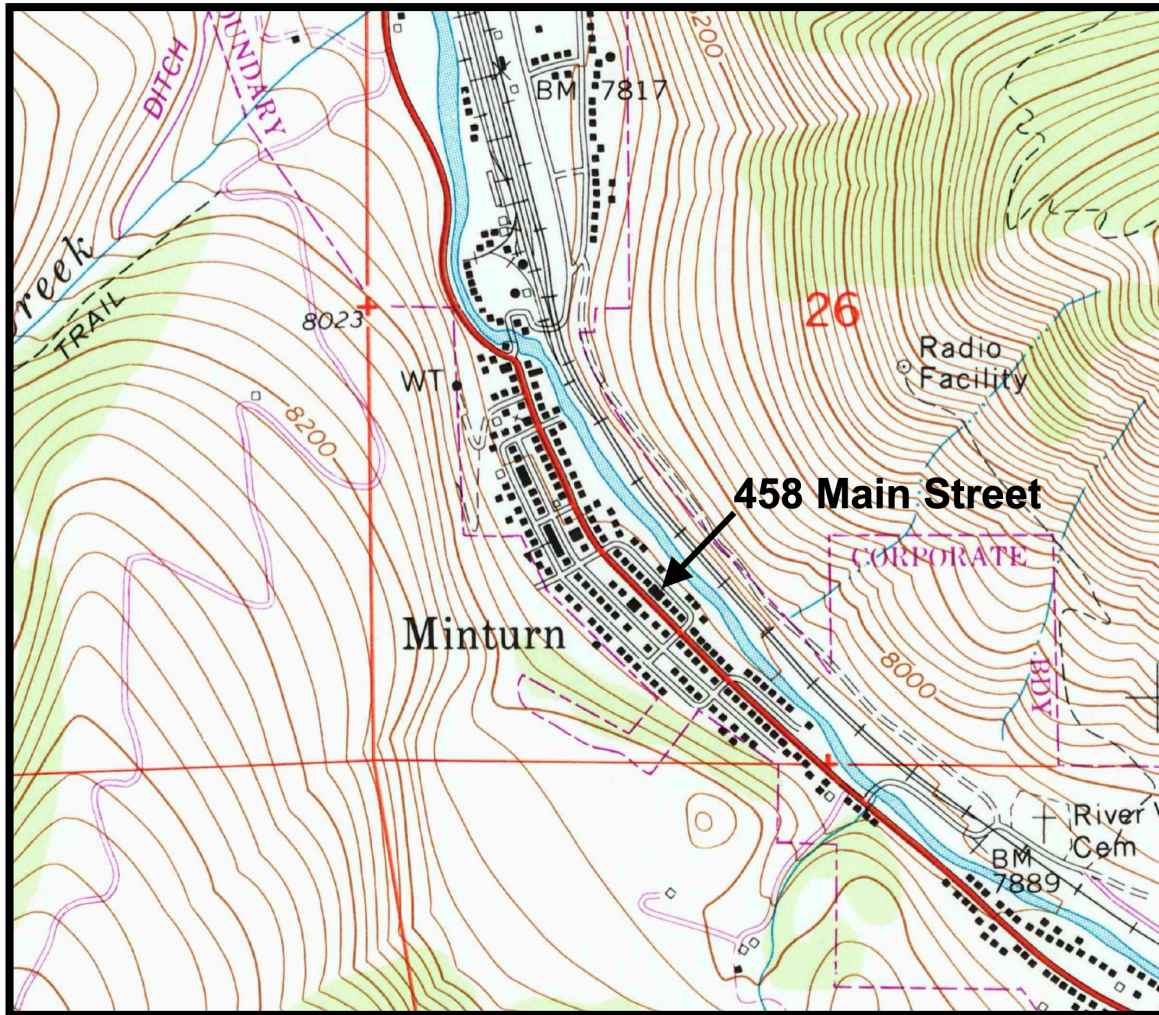
51. Organization: Tatanka Historical Associates, Inc.

52. Address: P.O. Box 1909, Fort Collins, CO 80522

53. Phone number(s): 970 / 689-4855

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(Page 11 of 13)

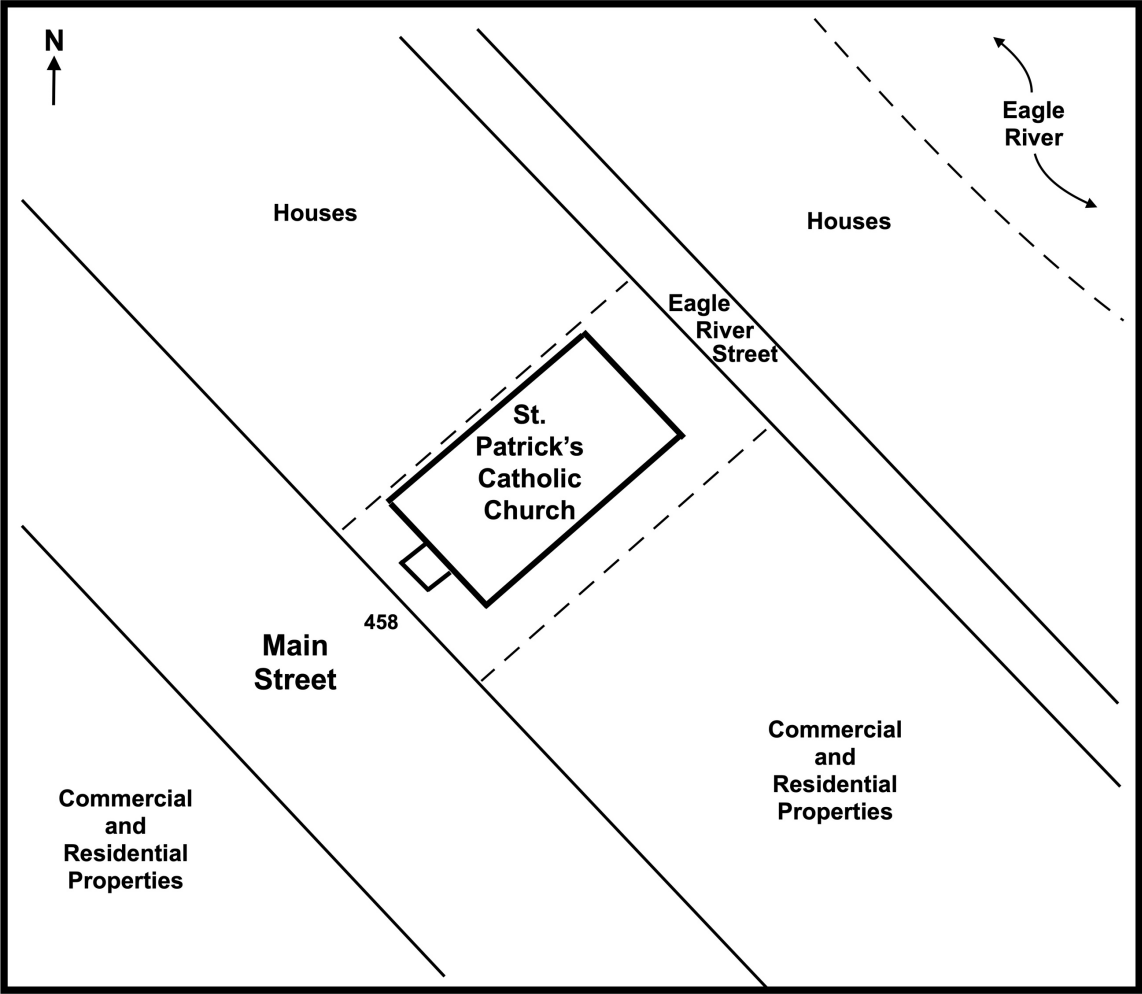
Site Location Map



**USGS Minturn 7.5' Topographic Quadrangle
1987**

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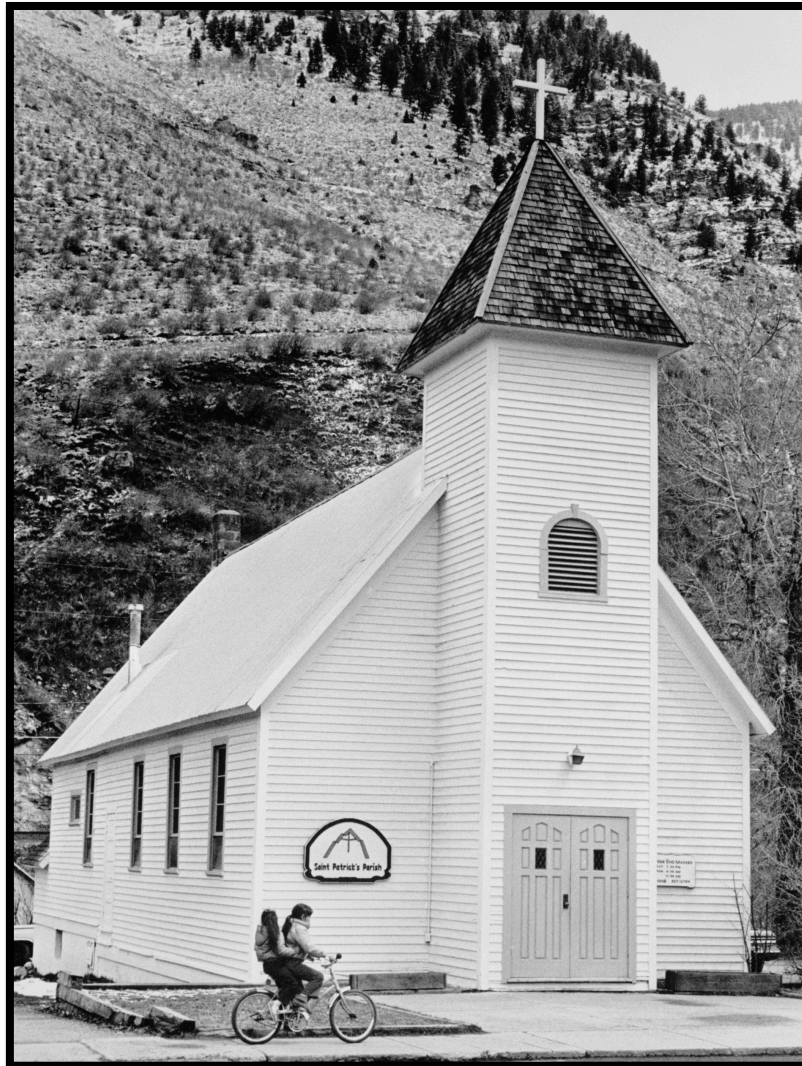
Site Diagram



This Diagram is Not to Scale

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Historic Photograph



St. Patrick's Catholic Church, Minturn, 1986
Source: Denver Public Library, Image #X-12347



To: Historic Preservation Commission ("HPC")
From: Madison Harris
Date: March 12, 2026
Agenda Item: 2022 Historic Preservation Plan Update

INTRODUCTION:

At the December 16, 2025 meeting staff discussed with the HPC updating the 2022 Historic Preservation plan.

ANALYSIS:

Attached to this memo are the three pages of Goals, Objectives, and Action Items that are found within the 2022 Historic Preservation Plan. Staff has struck through the Objectives and Action Items that have been completed and would like to draft new Objectives and Action Items to take their place.

The HPC should notice that the majority under Goals #1 and #3 are complete, while Goal #2 is less touched.

Below are examples of Objectives and associate Action Items to replace those already completed, sourced from other Historic Preservation Plans from around the country.

- Educate the public about the true diversity of the Town's history, including that which is associated with significant places, whether preserved or lost.
 - Future interpretation of the Town's history should entail a broad perspective that tells the story of all segments of the community.
 - In concert with non-profit organizations, the Town should identify significant sites that no longer qualify for historic landmark designation, but based on the memories of such an area, they are recognized as historically important.
 - Establish the importance of oral history and designate the Public Library system as the agent for compiling these accounts as they are recorded.
 - Partner with media outlets to spotlight historic preservation and help to educate the public as to its importance.
- To ensure new growth and development aligns with the character of the community.
 - Promotion of sustainability through the retention of existing historic buildings.
 - Safeguarding of the Township's distinctive visual character through the retention of existing resources and the discouragement of the demolition of historic structures.
 - Encouragement of contextually appropriate new design that contributes to a sense of cohesiveness and meets the Township's needs as a growing community.
 - Stimulation of the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation of historic structures.
 - Protection of property owners' investments and strengthening of property values through careful design review of alterations and new development.

- Preserve and Celebrate the Town’s Cultural Heritage
 - Ensure that the history of the community is adequately documented
 - Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment
 - Support mechanisms for the rehabilitation and maintenance of cultural heritage properties
 - Support retention of fine-grained developed pattern and character-enhancing buildings
- Use the new resource information to create an “early warning system” to increase awareness and action regarding endangered sites, buildings, landscapes, and viewsheds
 - Endangered properties list
 - Intervention strategies
- Make surveys more accessible to the public to promote a greater understanding of significant historic resources
- Define and Maintain Architectural and Cultural Resources
 - Redefine Historic Districts and Individual Resources
 - Define Incentives for Preservation
 - Define Incentives for New Construction
 - Define Disincentives for Teardowns and Gentrification
- Improving the Economics of Commercial Streets while Maintaining their Architectural Character
 - Using TIF Districts Effectively for Preservation
 - Develop Commercial District Guidelines

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

The review of the Historic Preservation process aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

ATTACHMENTS:

- Excerpts of the 2022 Historic Preservation Plan

The Plan

Goals, objectives, and action items



Goal #1

Create a foundational toolbox for the execution of Minturn's Historic Preservation Program.

Objective 1.1 Establish the application process for Historic District and Landmark Designation, Design Review, and Demolition with clearly defined supplemental materials for supporting applicants.

Objective 1.2 Build upon the education of Minturn's Historic Preservation Commission and staff to better enable the promotion and execution of Minturn's Historic Preservation Program.

Objective 1.3 Clearly define the roles and responsibilities of the Historic Preservation Commission, staff, contributing third-party organizations, and the public.

Objective 1.4 Become a Certified Local Government

Action Item	Contributing Party
Review online and print materials of other Certified Local Government communities in Colorado to facilitate the best practices when creating Minturn's materials.	Staff
Create a flow chart to assist an applicant through the various steps of the application process for Historic Landmark and District, Alterations, Relocations, and Demolitions.	Staff
Encourage the participation by both the HPC and staff for webinars and online and in-person classes to further the knowledge base of those implementing the Program.	Staff, HPC
Develop historic contexts to cover important historical themes and time periods in	Staff, HPC
With the support of grants, seek to execute a town-wide Cultural Resource Survey.	3rd Party
Complete the preliminary steps and apply to become a Certified Local Government.	Staff, HPC, 3rd Party
Create both print and online materials defining the roles and responsibilities for the staff, HPC, public, and third-party organizations.	Staff

The Plan

Goals, objectives, and action items



Goal #2

Promote public awareness of Minturn's Historic Preservation Program.

Objective 2.1 Collaborate with third-party organizations to celebrate Minturn's history.

Objective 2.2 Promote the benefits of Minturn's Historic Preservation Program through resource development.

Objective 2.3 Expand public awareness and outreach to all citizens, property owners, businesses & visitors.

Objective 2.4 Build revenue streams to support Minturn's Historic Preservation efforts.

Action Item	Contributing Party
Work with the Eagle Valley Historical Society to bring more awareness of Minturn heritage to the Town and greater Eagle County community.	Staff 3rd Party
Connect with History Colorado to better understand resources available through the State of Colorado offices to promote Minturn's Historic Preservation Program.	Staff 3rd Party
Partner with History Colorado for resource materials which will help demonstrate the value and benefits of historic designations in the local community (web and print materials), and promote the Historic Register, Designation criteria, and incentives being designated provides such as grant funding.	Staff HPC 3rd Party
Implement a Historic Preservation Plaque program that accompanies all historic designations and follows the Minturn Historic Register.	Staff HPC
Establish a Minturn Heritage Month and utilize this effort to promote all aspects of Minturn's history.	Staff HPC
Facilitate a working group comprised of staff, HPC, 3rd party consultants and citizens to determine effective revenue streams for the promotion of historic preservation.	Staff, HPC 3rd Party
Establish a monument/kiosk...something to utilize as the beginnings of a historic museum for the promotion and education of Minturn's heritage.	Staff 3rd Party

The Plan

Goals, objectives, and action items



Goal #3

Collaborate with property owners for the voluntary participation in Minturn's Historic Preservation Program.

Objective 3.1 Proactively communicate the benefits of Minturn's Historic Preservation Program with local property owners.

~~**Objective 3.2** Educate and promote Minturn Municipal Code, Chapter 19, Article 6 which encourages the relocation of structures over demolition.~~

~~**Objective 3.3** Actively identify town-owned structures and landmarks for the nomination of historical structures.~~

Action Item	Contributing Party
Create a campaign of educational and promotional materials for use as tools when communicating with local property owners about the benefits of the Historic Preservation Program.	Staff HPC
Facilitate the identification of town-owned parcels of land for the utilization of relocating historic structures which may otherwise be demolished, with the understanding that all other avenues have been exhausted before relocation is an option.	Staff HPC
Create a mechanism by which property owners can receive financial support for the relocation of structures.	Staff , HPC 3rd Party
Inventory town-owned properties/structures for consideration of historic designation.	Staff, HPC
Begin the process (immediately) of a phased approach for the implementation of historic design guidelines for nominated structures	Staff, HPC, 3rd Party and Public
Determine Minturn Municipal Code recommendations to Council for leveraging historic designations over non-conforming structure guidelines (historic variance guidelines)	Staff, HPC, 3rd Party and Public