



## Agenda

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

Tuesday, June 16, 2026

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

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

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

#### Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/84894908404>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 848 9490 8404

**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, Senior Planner, 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. May 5, 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.
  - A. CLG Orientation
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 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, May 5, 2026

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

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

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

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

Members present: HPC Chair Ken Halliday, HPC Vice Chair Robert Creasy, and HPC Members Lynn Teach, and Tammy Ramsey.

Staff Member Present: Planner II Madison Harris.

*Note: Tracy Andersen, Dan Brown, and Kelly Toon are excused absent.*

#### 3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Ken H., second by Lynn T., to approve the agenda as presented. Motion passed 3-0.

*Note: Tammy R. is a non-voting advisory member and Tracy A., Dan B. and Kelly T. are excused absent.*

#### 4. Approval of Minutes

- A.** March 17, 2026  
Motion by Lynn T., second by Robert C., to approve the minutes of March 17, 2026 as presented. Motion passed 3-0.  
*Note: Tammy R. is a non-voting advisory member and Tracy A., Dan B. and Kelly T. are excused absent.*

**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

*Note: Tracy A. arrived at 5:38 p.m.*

Ken H. raised a question of what to do with this information after they're done.

- Robert C. thinks they need to be posted to the website and do an awareness campaign to let people know this has been done.
- Lynn T. explained what Chaffee County did for her historical home: putting on a list (acknowledging not registered), doing research on previous owners and work done, providing that research to the property owners.

Ken H. would like to get direction from the Town Council on what they would like to do with this new information.

- Tracy A. agrees with Ken H. We should have a clear list of the benefits to show to Council.

Robert C. would like a clear summary of the benefits of a historic district.

Ken H. would also like to revisit local incentives.

**B.** Historic Preservation Plan Update

Lynn T. suggested something to do with the First St./Williams St. redesign. Increase more information in little places around town. Get more visible referencing to the public.

Ken H. would like to see focus on communication and awareness with the community. Robert C. would like to expand on Goal #2, leave Goal #1 alone except for getting rid of the action items already accomplished, and add to Goal #3 how it intertwines with Goal #2.

Lynn T. suggested talking to the Chair of Radio Free Minturn for a little weekly "did you know" segment.

Tracy A. suggested an info board at a couple of the concert series with a QR code for donations.

Ken H. would like to better utilize the market, radio, and concert series to draw

awareness.

Lynn T. asked how to get into the daily paper, is this something we have to pay for?

Direction was that Ken H. and Madison H. should collaborate together to draft the new preservation plan in advance of the next meeting

## 10. Staff Reports

## 11. Historic Preservation Commission Comments

Ken H. gave an update on the relocation of the Meyer's Barn.

Tracy A. used to work for the Nature Conservancy where she created slideshows for education and outreach that were given periodically. Would like to do something similar about what we've done with the historic program so far.

- Robert C. suggested partnering with Walking Mountains to tie historic preservation and sustainability together.
- Lynn T. suggested this be on a loop in the tent at the market.

## 12. Future Agenda Items

- How do we want to utilize the info from the survey and talk with Council on direction
- Update to historic preservation plan

## 13. Adjourn

Motion by Ken H., second by Lynn T., to adjourn the regular meeting of May 5, 2026 at 6:42 p.m. Motion passed 4-0.

*Note: Tammy R. is a non-voting advisory member and Dan B. and Kelly T. are excused absent.*

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Ken Halliday, Commission Chair

ATTEST:

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Jay Brunvand, Town Clerk



# CLG Orientation

## Minturn

Lindsey Flewelling  
Preservation Planner & Certified Local Government (CLG) Coordinator

# What is historic preservation?

The study, documentation, designation, protection, and physical preservation of:

- Buildings
- Structures
- Sites
- Objects
- Districts

*“Historic preservation is a conversation with our past about our future.”*

- National Park Service

## Why preserve?

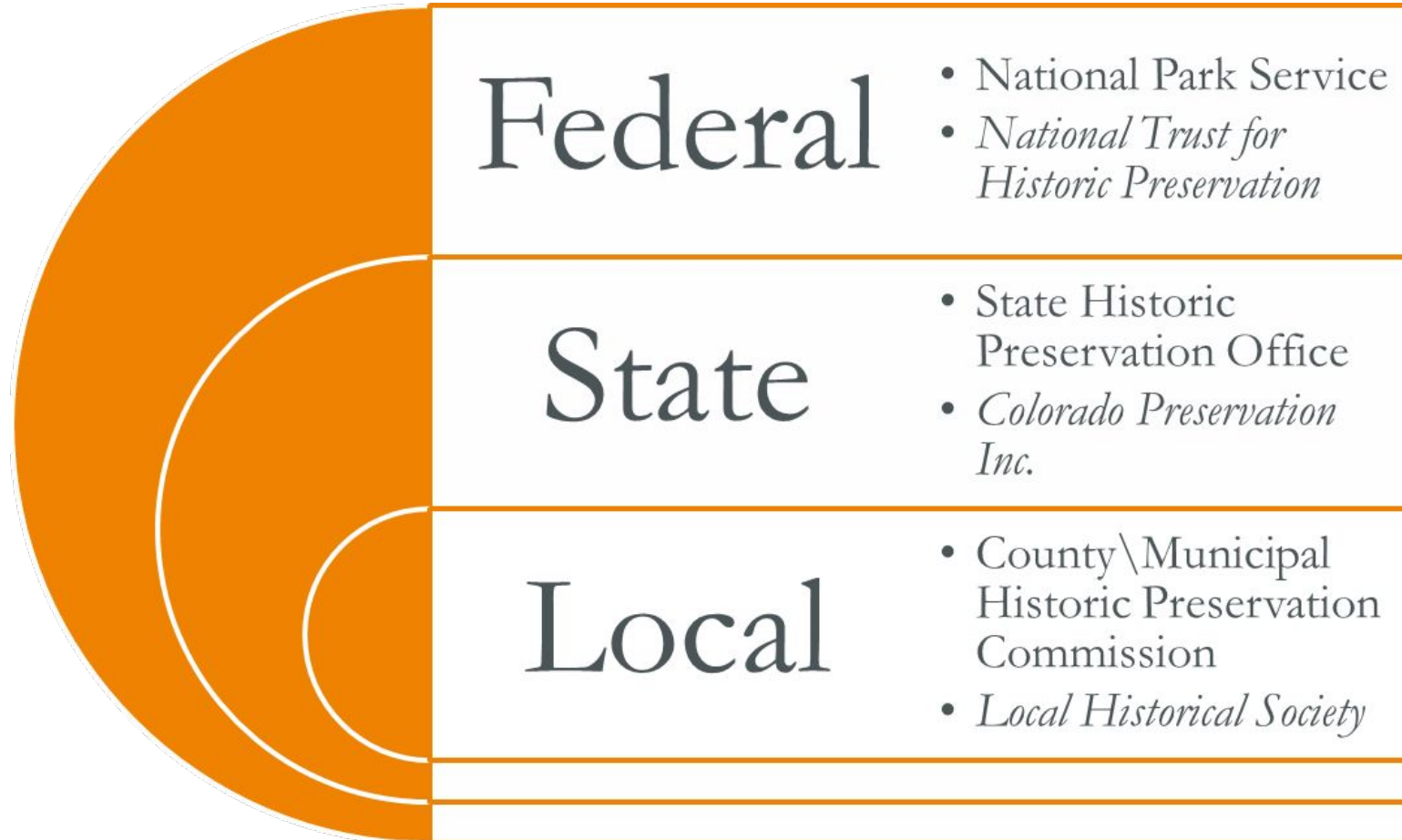
- Increase community identity and pride
- Reduce waste
- Revitalize downtowns
- Heritage tourism
- Generate jobs
- Increase property values
- Support small businesses
- Create affordable housing



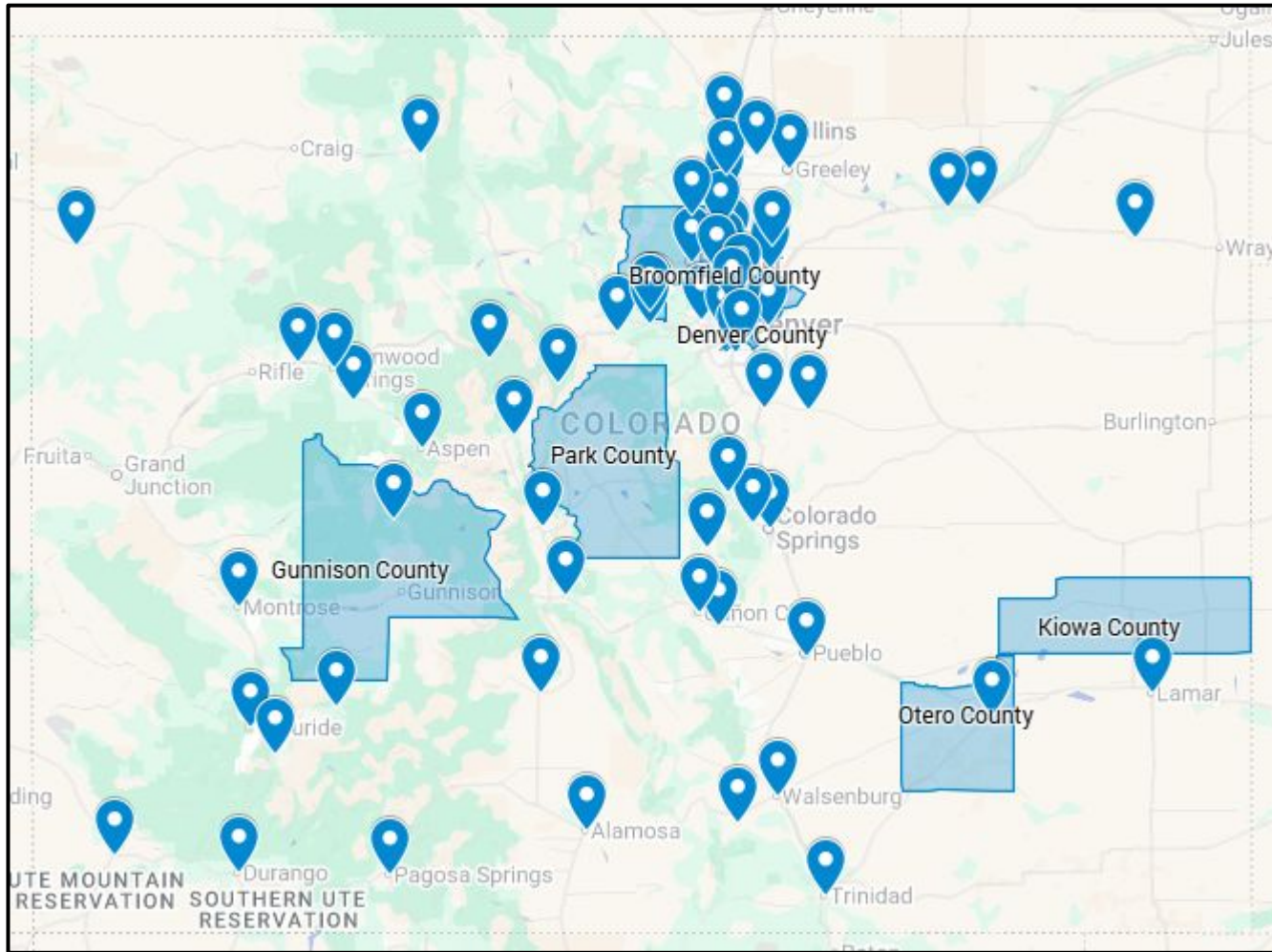
## National Historic Preservation Act, 1966

- Set a national policy for preserving our heritage
- Created a partnership program between the Federal Government and the States and Tribes
- Established the National Register of Historic Places and the National Historic Landmarks programs
- Defined a process of review of Federal projects
- Amended in 1980 to add local partnership through the Certified Local Governments (CLG) program

# National Historic Preservation Act, 1966



## Certified Local Governments



- Local government partnership agreement with the State Historic Preservation Office (SHPO) and National Park Service (NPS)
- 70 CLGs in Colorado
- 2,100 CLGs nationwide

## Certified Local Government Benefits

- CLG Grants
- NPS Grants
- Eligibility for state tax credits and State Historical Fund grants
- Access to Compass
- Training
- Technical preservation support
- Formal role in National Register review process
- Comment on Federal undertakings (Section 106)



## Certified Local Government Responsibilities

- Enforce local preservation ordinance
- Establish and maintain a commission
- Send meeting minutes to SHPO
- Provide for adequate public participation
- Maintain a system of survey and inventory
- Attend SHPO-approved training at least once per year
- Submit an annual report
- CLG Evaluation – Every four years



# Local Preservation Ordinance

## Town of Minturn Municipal Code, Chapter 19

- Establishes a Historic Preservation Commission
- Outlines the HPC's powers and duties
- Establishes a Register of Historic Places and outlines criteria and procedures for designation
- Describes design review of alterations, relocation, demolition, and new construction, including criteria for review and procedures

CHAPTER 19 - Historic Preservation

ARTICLE 1 - General

**Sec. 19-1-10. - Authority.**

This Chapter is adopted pursuant to the police powers of the Town of Minturn and not an exercise of zoning powers.  
(Ord. 10-2022 §2)

**Sec. 19-1-20. - Purpose.**

The purpose of this Chapter is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

- (1) The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
- (2) The stabilization of historic neighborhoods;
- (3) The establishment of the Town's Historic Register listing historic properties and historic districts;
- (4) The cultivation of civic pride in the art, architecture, and accomplishments of the past;
- (5) The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
- (6) The promotion of thoughtful community planning and design; and
- (7) The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

(Ord. 10-2022 §2)

**Sec. 19-1-30. - Intent.**

The intention of this Chapter is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.  
(Ord. 10-2022 §2)

**Sec. 19-1-40. - Definitions.**

For purposes of this Chapter, the following terms are to be defined as follows:

*Adjacent properties* means properties within one hundred (100) linear feet of the boundaries of the proposed or subject historic property or historic district.

# HPC Decision-Making

- Rules of Procedure (By-Laws)
- Agendas
- Preparation for designation and design review
- Procedures for designation and design review
- Evaluating designation and design review
- Actions; Making a Motion
- Meeting Minutes
- Decision Record
- Allowing for public participation and ensuring public access and transparency

TOWN OF MINTURN, COLORADO  
RESOLUTION NO. 4 - SERIES 2023

A RESOLUTION ESTABLISHING PROCEDURES TO GOVERN ACTIONS OF COMMISSIONS FOR THE TOWN OF MINTURN IN THE GENERAL CONDUCT OF BUSINESS AND TO SERVE AS A REFERENCE IN SETTLING PARLIAMENTARY DISPUTES.

WHEREAS, the Home Rule Charter for the Town of Minturn provides at Section 4.8 that the Town Council shall determine the rules of procedure governing meetings; and

WHEREAS, by Resolution No. 35, Series 2022 the Town Council established Procedures to govern actions of the Town Council in the general conduct of business and as a reference in settling parliamentary disputes; and

WHEREAS, there exist within the Town government duly established commissions that make decisions and recommendations to the Town Council on their respective areas of expertise; and

WHEREAS, Town Council wishes to adopt a similar resolution on the appropriate conduct of Commission members; and

WHEREAS, the Town Council has determined that it is in the best interest of the Commissions of the Town of Minturn to have established procedures for the general conduct of its business and to serve as a reference to settle parliamentary disputes.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Adoption of Policy.

**CONDUCT OF COMMISSION MEETINGS**

The Town Council hereby adopts the following procedures for conduct of business at Commission Meetings. For the purposes of this policy, "Commission" shall mean a board or commission duly constituted under Article 7 of the Town's Home Rule Charter. This procedure shall govern the conduct of all Commission Meetings, however, in handling routine business, the Commission may, by general consent, use a more informal procedure than that set forth in this procedure.

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## Defensible Decision-Making

- The commission's decisions are based on the facts and established criteria and guidelines
- The decision must be accurately documented and explained
- Commissioners should NOT make decisions based on:
  - o Personal taste
  - o Opinions of the applicant
  - o Opinions about potential uses of the property
  - o Information that is not in the public record
- The decision should be based on:
  - o Relevant ordinances
  - o Rules and procedures
  - o Formal survey and designation information
  - o Design review criteria and guidelines
- Decision should be clearly stated, avoiding unclear directives

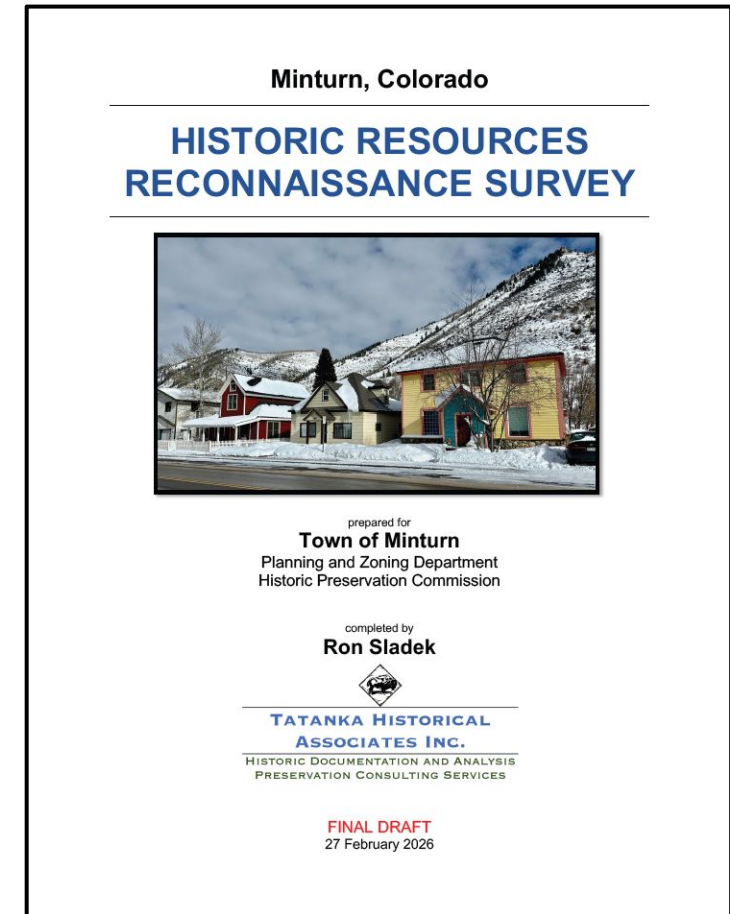
## Elements of Local Preservation Programs

- Survey
- Designation
- Design Review
- Incentives
- Advocacy & Public Education



## Survey

- The basis for your historic preservation program
- Survey is the ongoing process of locating and describing buildings, sites, structures, and districts of potential local, state, or national importance
- Allows you to locate and document historic resources and capture change over time
- Survey Types:
  - Reconnaissance, Intensive, Archaeological
- Methodologies
  - Comprehensive, Selective
- Historic Context Studies
- Additional HPC Tools: Preservation Plans, Survey Plans



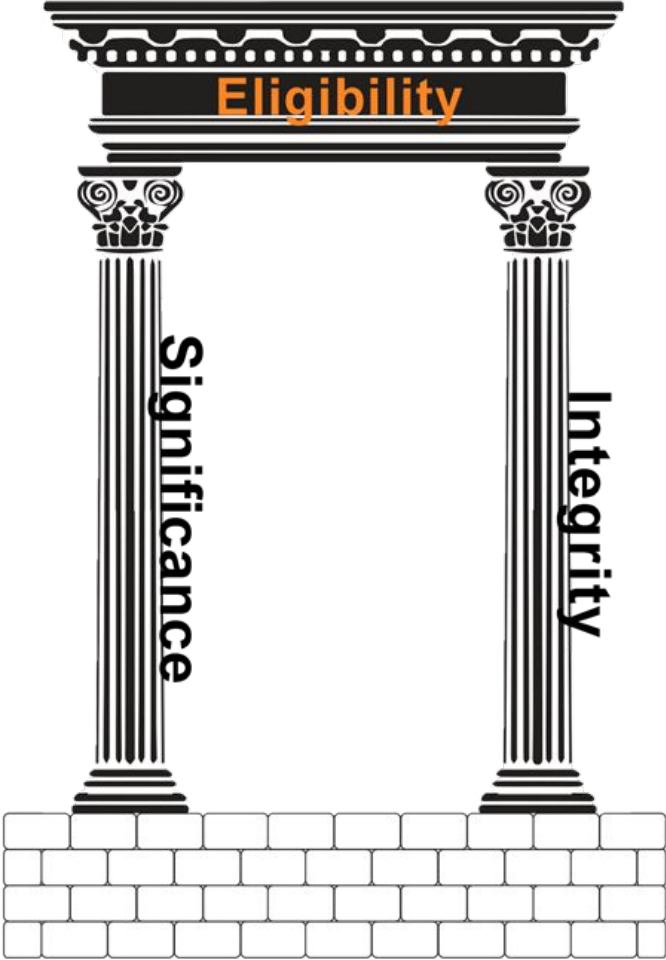
## Designation

- National Register of Historic Places
- State Register of Historic Properties
- Local Designation
- Eligibility based on significance and integrity
- Criteria are established in ordinance
- Districts
  - Contributing versus non-contributing
  - % of owner support/owner disapproval
  - Opt-out not allowed



# Designation

Context  
National, State, and Local Register  
Criteria  
Area(s) of Significance  
Period(s) of Significance

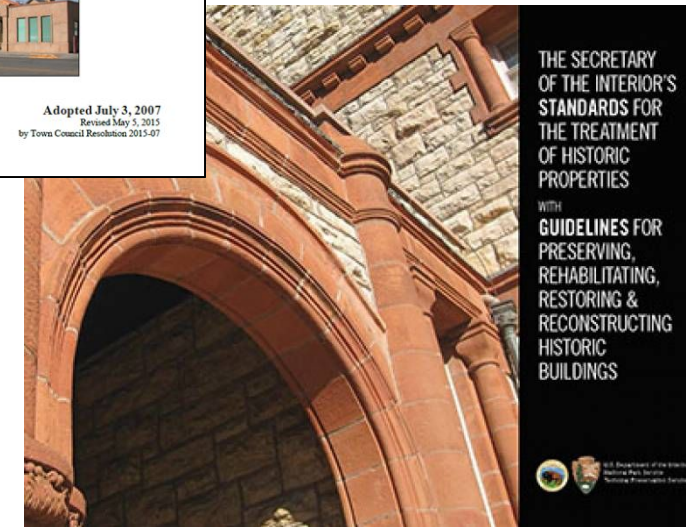
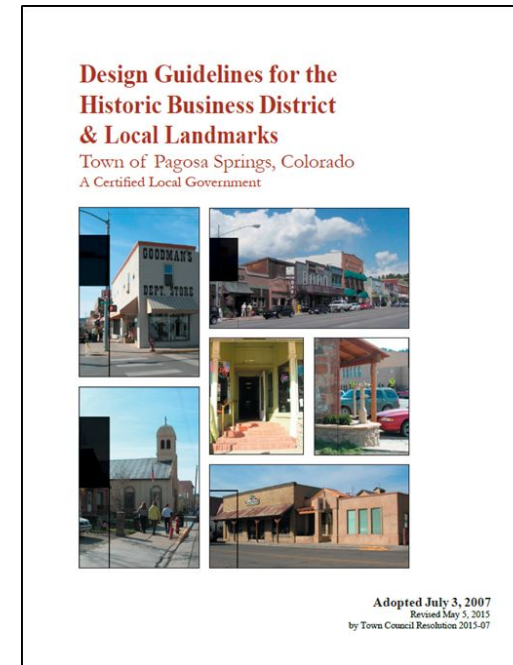


Location  
Setting  
Design  
Materials  
Workmanship  
Association  
Feeling

**“Integrity is the ability of a property to convey its significance...** The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property’s physical features and how they relate to its significance.” – NR Bulletin

# Design Review

- Required for each CLG in Colorado
- Based on local ordinance and designation
- Mandatory or voluntary compliance
- Must be consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties
- CLGs may also adopt their own Design Guidelines
- Design Guidelines guide HPCs and property owners on treatment decisions, expand upon standards set forth in the ordinance, and must follow SOI Standards



## Secretary of the Interior's Standards for Rehabilitation

- Most flexible of SOI Standards: accommodates reasonable changes for new uses
- Designed to ensure the historic integrity of property is retained. Maintain qualities for which the property was designated
- Provides regulatory guidance for the Historic Preservation Tax Incentives Program
- Provides basis for most local design guidelines

1. Choose a compatible new use
2. Retain historic character
3. Ensure that property tells true story of development
4. Consider historic changes as potentially significant
5. Preserve distinctive features
6. Repair rather than replace
7. Avoid destructive treatments
8. Protect archaeological resources
9. Design additions to be sympathetic to the original
10. Make new additions reversible

# Incentives

## LOCAL

- Sales tax rebate
- Low/zero interest loans
- Exemptions and variances
- Technical assistance
- Easements
- Property tax rebates
- Grants

## STATE & FEDERAL

- State Historic Preservation Tax Credit
- State Historical Fund
- Revolving Loan Fund
- Federal Rehabilitation Tax Credit

# Advocacy & Public Education

- Be proactive
- Attend board of county commissioner and planning commission meetings
- Foster community pride and ownership
- Form relationships with historic property owners
- Public outreach
  - publicize each project
  - Host an event/workshop
  - Use social media
  - Celebrate preservation month

**HISTORIC WALKING TOUR**

**WALK BACK IN TIME AND DISCOVER HISTORIC STEAMBOAT SPRINGS.**

A stroll through downtown reveals buildings going back to the late 1800s and one of the area's more than 150 mineral springs.

Compiled with the help of the Tread of Pioneers Museum and Historic Rout County, the tour takes one to two hours. Parking is available in city lots and on the street. Please note two-hour parking limit signs.

● Listed on Rout County Register of Historic Properties  
● Listed on the Colorado State Register of Historic Properties  
● Listed on the National Register of Historic Places  
● Listed on the Steamboat Springs Register of Historic Places

- Tread of Pioneers Museum | 800 Oak St.**  
Constructed by Ernest Campbell in 1914, this was home to the Zimmerman family from 1914 to 1976. In 1976, the Tread of Pioneers Museum opened in this building. The Queen Anne-style house was once located at Fifth and Oak streets, and was moved to this location in 1976. The adjoining **Utterback House** was moved to the site in 1977 from its original location at Fourth and Oak. The museum is open Tuesday-Saturday, 11 a.m.-5 p.m.
- Giamboni House | 444 Oak St.**  
Casilio Giamboni built this structure in 1876. Hidden under the siding is the original log building. This was home to Donal brothers Henry and Casilio Giamboni, who were the first to make silk commercially in Steamboat.
- Christian Science Church | Seventh & Oak**  
Margaret Crawford, Steamboat's pioneer mother, was a charter member of the town's Christian Science Society, organized in July 1904. The log building, which continues to house the Christian Science Church, was completed in November 1904.
- Willett House | 443 Oak St.**  
Doc Willett came to Steamboat from Laramie, Wyo., in 1922 and took ownership of this house following World War I. The well-known doctor made bones calli as a business card.
- Rout County Courthouse | 522 Lincoln Ave.**  
The cornerstone for the Rout County Courthouse was laid on Sept. 6, 1922. Designed by noted Colorado architect Robert Fuller, the three-story building was completed in December 1923 at a cost of \$220,000.
- The Old Town Pub | 600 Lincoln Ave.**  
Built in 1924 by Ernest Campbell, this structure was originally the Albany Hotel. From 1924-1925, the building was a hospital run by Dr. F. B. Willett. After the hospital relocated, the second floor became the popular Odd Fellows dance hall. The first floor served as a grocery, post office, electro-store and public library from 1924 to 1963.
- Pioneer Building | 700 block of Lincoln Ave.**  
The Pioneer Building was in continuous use as a hotel from 1929 until 1970. In its heyday, the upstairs rooms were run as a classic Western boarding house and the downtown housed the colorful Pioneer bar.
- First National Bank/Rehder Building | Eighth & Lincoln (Steamboat Art Museum)**  
The First National Bank of Steamboat Springs, chartered in 1901, occupied a small frame structure on this site until the present building was constructed in 1905. Dakota sandstone from Emerald Mountain and handsome bricks from Tingle's local kiln/yard were used in the construction.
- Chief Theater | 812 Lincoln Ave.**  
The Chief Theater was the second motion picture theater to open in Steamboat. It was owned by Henry Gordon, a Miami Indian chief who came to Steamboat after making a fortune mining lead, zinc and silver in Oklahoma. The Chief was Steamboat's first theater equipped for "talkies."
- Nowlsten Hill | Seen from Ninth and Lincoln**  
Rising up steeply from the south side of the Yampa River, this section of Emerald Mountain is named for Norwegian ski jumper Carl Nowlsten, the "Flying Norwegian" of Bismarck and Bully's Circus. Carl landed in Steamboat.

VISIT | ONLINE AT [WWW.STEAMBOATCHAMBER.COM](http://WWW.STEAMBOATCHAMBER.COM)

**Are You Considering Historic Designation in Berthoud?**

Owner's Manual

[www.berthoud.org](http://www.berthoud.org)

# Planning for your local historic preservation program

## Priorities from Preservation Plan:

- 1) Create a foundational toolbox for the execution of Minturn's Historic Preservation Program
- 2) Promote public awareness of Minturn's Historic Preservation Program
- 3) Collaborate with property owners for the voluntary participation in Minturn's Historic Preservation Program

# Planning for your local historic preservation program

## Recommendations from Survey Project:

- Continued Intensive-Level and Reconnaissance-Level Survey
- Continued development of historic context through 1970s
- Support current landmarks by adopting intensive-level surveys as part of designation packet

# Planning for your local historic preservation program

## Questions to Consider:

- What properties are under threat of development and demolition?
- What histories have not yet been explored and recorded?
- What projects would generate community enthusiasm?
- What projects are supported by the Town's Comprehensive Plan and other planning documents?
- What projects align with wider community goals such as housing affordability, sustainability, economic development, etc?
- What projects help to support the development and growth of Minturn's preservation program?
- What projects might be quick wins to help gain momentum for the preservation program?

## Resources

<https://www.historycolorado.org/certified-local-governments>

Lindsey Flewelling, Preservation Planner  
[lindsey.flewelling@state.co.us](mailto:lindsey.flewelling@state.co.us)  
720 921 0920

# Town of Minturn

## Historic Preservation Plan

Adopted December 7, 2022

Updated \_\_\_\_\_, 2026



# Acknowledgements



Roundhouse Crash , 1913

## TOWN COUNCIL

Earle Bidez, Mayor  
Terry Armistead, Mayor Pro Tem  
George Brodin  
Lynn Feiger  
Gusty Kanakis  
Kate Schifani  
Tom Sullivan

## HISTORIC PRESERVATION COMMISSION

Ken Halliday, Chair  
Robert Creasy, Vice Chair  
Tracy Andersen  
Lynn Teach  
Kelly Toon  
Dan Brown  
Tammy Ramsey

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Liz McCabe  
Amanda Mire  
Susan Mitchell  
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## SPECIAL THANKS TO

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Matthew Mickelson, Eagle Valley  
Library District  
Kathy Heicher, Eagle County  
Historical Society

## IMAGE & SKETCH CREDITS

- All images courtesy of the Eagle County Historical Society, Eagle Valley Library District
- All sketches provided courtesy Beth Levine of Beth Levine Architects, Inc.

# Introduction

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## Intent of Historic Preservation in Minturn

*"...to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of Buildings, Structures, Sites, Objects, and Historic Districts for preservation."*

- MMC Sec. 19-1-30

1900  
Minturn Store  
→



## Reasons for Creating the Plan

Minturn's Historic Preservation policy is detailed in Chapter 19 of Minturn's Municipal Code. The purpose of this chapter is to enhance the Town of Minturn's local resources and to promote historic preservation through the following efforts:

- The protection and preservation of the Town's architecture, culture, and heritage as embodied in Historic Properties and Historic Districts by appropriate regulations and incentives
- The stabilization of historic neighborhoods
- The establishment of the Town's Historic Register listing Historic Properties and Historic Districts
- The cultivation of civic pride in the art, architecture, and accomplishments of the past
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- The promotion of thoughtful community planning and design
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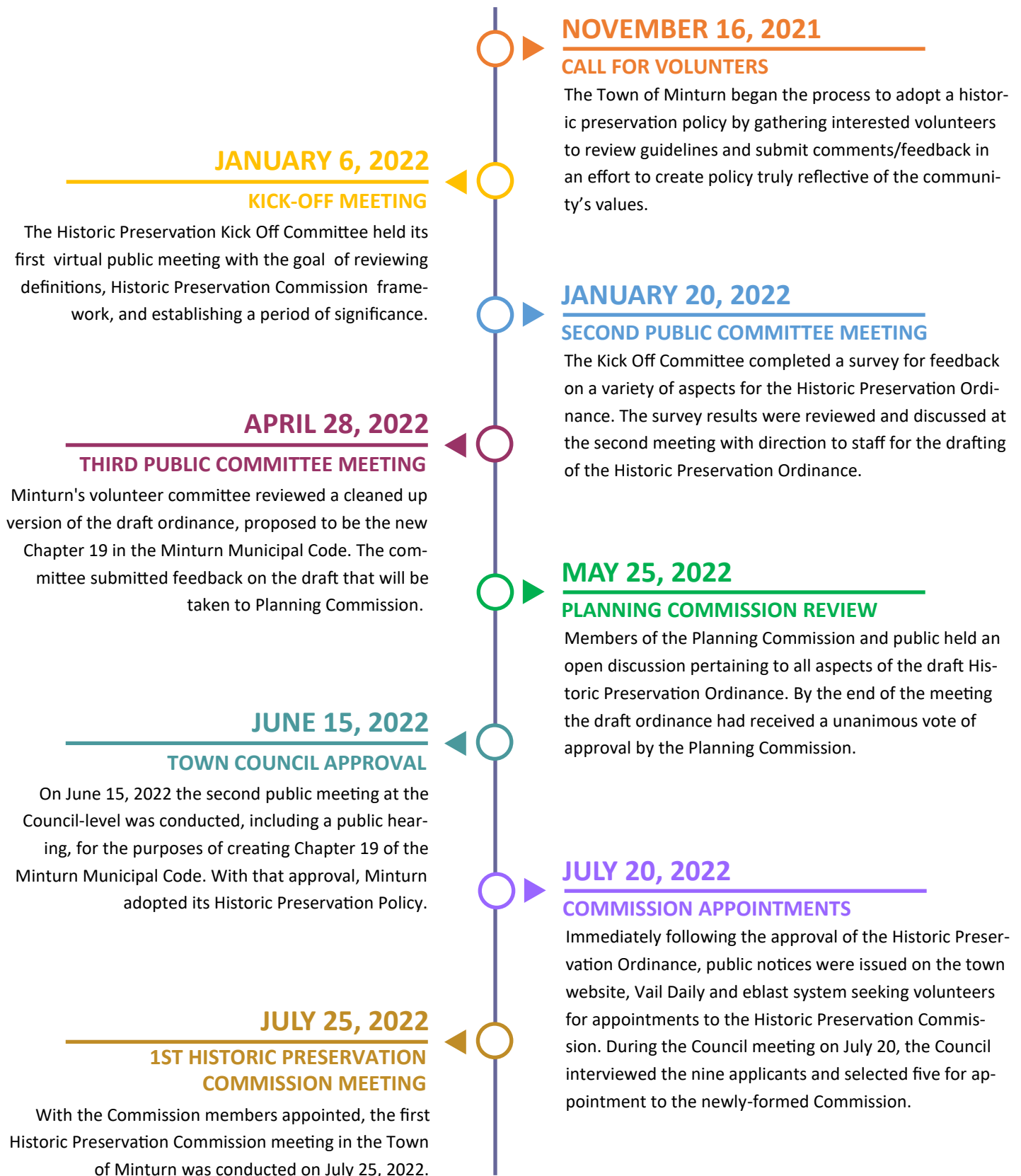
## How to Use the Plan

Minturn's Historic Preservation Plan is a guide for taking steps toward strengthening Minturn's heritage through a focused set of initiatives which will result in the fostering of the intent and the execution of the above-cited purposes. This Plan is not a regulatory document, but rather an education tool for promoting and fostering all aspects of historic preservation in Minturn.

This Plan is divided into the following sections: **Introduction, Historic Preservation Process & Timeline, History and The Plan**

# Historic Preservation Process & Timeline

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## Minturn's History

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Just two miles south of I-70, and only 10 minutes from Vail and Beaver Creek, Minturn, Colorado is the historical gem of the Vail Valley area. A funky old railroad town developed in the late 1800s, Minturn's quaint shops and old Colorado architecture offer a peek at the past while the town bustles with contemporary business activity and attractions.

Unlike their neighbors at Vail and Beaver Creek, Minturn's oldest families settled at the confluence of Gore Creek and the Eagle River in the late 1800s. Some created homesteads and farmed the land, while others mined silver, gold, lead and zinc in the mountains high above town. With the arrival of the Denver & Rio Grande Western Railroad in 1887, Minturn quickly developed into a booming crossroads for transportation and industry. By the turn of the century, a growing population of mining and railroad workers and their families raised the demands for business and services in town. In response, Minturn was incorporated on November 15, 1904.

Minturn has adapted to several major changes in the local economy over the decades, including the development of Vail and Beaver Creek ski resorts, the closing of the Gilman mine, and the abandonment of rail lines through Minturn. Despite this transformation from the Old West to the new, Minturn maintains its distinctive character, architecture, and quality of life.



# Minturn's History

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Minturn's Historic Preservation program celebrates community heritage, with a focus on landmarks, structures, locations, and significant events over 75 years old.

- 1836 Robert Bowne Minturn born in New York
- 1849 Ute and Arapahoe conflict on Battle Mountain
- 1879 Town of Clinton, now called Gilman, forms
- 1881 Talamage family builds first house in Minturn
- 1882 George G. Booco builds cabin near the depot
- 1885 Road from Leadville, Red Cliff and Gilman reaches Minturn
- 1886 Town of Clinton renamed Gilman, after Henry Gilman, superintendent of Iron Mask Mine
- 1886 Six-stall roundhouse built
- 1886 First Depot constructed
- 1887 Kingston Townsite appears on the railroad map
- 1887 Booco's Station replaces Kingston Townsite on railroad maps
- 1887 Denver & Rio Grande Western Railroad arrives in Minturn, renamed for Robert B. Minturn, a shipping millionaire responsible for raising the money to bring the rails west
- 1889 Robert Bowne Minturn dies
- 1890 Minturn population is approximately 191
- 1891 First store opened in Minturn by Pierce and Richmond called the Minturn Mercantile . Second depot constructed
- 1891-92 Minturn Messenger newspaper published by F.H. Davis and T.D. Peirce
- 1892 First school is built at 225 Pine Street; Miss Phifield is teacher for all grades
- 1892 Great fire destroys several downtown buildings
- 1892-93 Eagle Eye newspaper published by George and David Fownes
- 1899 Record snows block trains from running; coldest recorded winter in town history
- 1900 Minturn population rises to 428 residents
- 1901 W.H. Luby opens The Saloon
- 1904 George G. Booco donates large parcel of land to the town
- 1904 September 5 - Updated school opens at 243 Boulder Street, fifty students attend classes with Miss Secil Taylor and Miss Annabelle Herron
- 1904 October 29 - Frank Steacy elected mayor; six trustees elected in first town election  
November 15 - First town council meets; Minturn incorporated; Salaries per month set as follows: for Marshall at \$30, clerk for \$10, treasurer for \$5, town attorney for \$40
- 1905 Holy Cross National Forest established with headquarters in Red Cliff
- 1908 Shopmen for the D&RG Railroad strike
- 1909 Squires Hotel built

1892



First School  
225 Pine St.

## Minturn's History (continued)

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Minturn's Historic Preservation program celebrates community heritage, with a focus on landmarks, structures, locations and significant events over 75 years old.

- 1912 Empire Zinc Company consolidates private mining claims to form the Eagle Mine at Gilman  
100-foot Turntable installed in railyard to turn larger engines
- 1913 Water lines laid from Cross Creek into town  
St. Patrick's Parish is built  
Rio Grande Engine crashes through Roundhouse
- 1915 Y.M.C.A., now known as the International Trade Center, dedicated  
Empire Zinc Division of the New Jersey Zinc Co. buys Eagle Mine at Gilman
- 1917 Minturn United Presbyterian Church opens at Toledo and Main Street with 21 members  
Sidewalks laid along Main Street
- 1920s Isabell and Nelson homesteads make Minturn the lettuce capital of the United States
- 1922 Pipefitters and mechanics strike against the D&RG Railroad until October 1924
- 1924 August 7 - Minturn wired with electricity, courtesy of Public Service of Colorado  
State's experimental farm grand opening
- 1926 April 6 - State proposes Hwy. 24 through Minturn; town trustees oppose proposed path  
Cemetery bridge replaced  
Sunday amusements (such as movies and dancing) prohibited by Ordinance
- 1927 July - First organized pilgrimage to Mt. of the Holy Cross
- 1928 June - New 120-foot Turntable built to accommodate 3600-series engines
- 1930s Refrigerated rail cars eliminate need for ice house in Minturn
- 1933 Rod and Gun Club leases what is now known as Bolt's Lake for public fishing, swimming, and tennis
- 1936 Katherine Mack elected first female mayor of Minturn; Nellie Young elected first female council member
- 1936 U.S. Highway 24 completed over Battle Mountain Cosma Serna moves Rock Creek settlers to Taylor Street in Minturn
- 1938-42 Minturn Booster newspaper published every Friday by Roy Simpson
- 1940 Gondolas packed with ore run loose along the tracks, all the way to Edwards. Red Cliff Bridge built over Belden Canyon. Highway 24 completed through Minturn (connecting the town to the east over Tennessee Pass.)
- 1941 Cinder block school at 302 Pine Street built.  
Water tank on Nelson Avenue hillside built.  
Holy Cross National Forest headquarters moved to Minturn
- 1942 Camp Hale constructed as a temporary training camp for 10th Mountain Division
- 1943 Bill Burnett, Minturn historian and author of *The Eagle on Battle Mountain at Gilman, Colorado And My Life As I Remember* and *Minturn, a Memoir*, drafted into World War II

1928  
New Turntable



## The Plan

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The Purpose and Intent statements of Minturn's Historic Preservation policy have been translated into the following goals, objectives, and action items. These goals, objectives, and action items will guide historic preservation efforts in Minturn for the next 2-3 years.

The Town of Minturn 2023 Community Plan identifies the town's history as one of the core values when creating the Plan Vision. Additionally, the 2022 Community Survey results cited Historic Preservation as a Town of Minturn Attribute for Critical Areas of Focus. These guiding documents have helped to reinforce the importance of the creation of the Minturn Historic Preservation Plan.

## Minturn Post Office



1940's

# The Plan

## Goals, objectives, and action items



# Goal #1

**Bring awareness to the Historic Preservation policy and benefits**

- Objective 1.1** Promote the benefits of Minturn’s Historic Preservation Program through resource development.
- 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** Expand public awareness and outreach to all citizens, property owners, businesses & visitors.

| Action Item   | Contributing Party      |
|---|-------------------------|
| Work with local media agencies to promote a “Did you know?” segment about Minturn history   | Staff, HPC, 3rd Party   |
| Put together a mobile set-up to advertise at events   | Staff, HPC              |
| 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 Minturn’s development.   | Staff, HPC              |
| With the support of grants, seek to execute a town-wide Cultural Resource Survey.   | 3rd Party               |
| Utilize the relocation of the Meyer’s Barn to exemplify the benefits of Historic Preservation   | Staff, HPC, 3rd Party   |
| Utilize key events such as the Concert Series and the Minturn Market to educate and promote historic preservation   | Staff, HPC              |
| Establish a Minturn Heritage Month and utilize this effort to promote all aspects of Minturn’s history.   | Staff<br>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<br>3rd Party |

# The Plan

Goals, objectives, and action items



## Goal #2

Engage with the public for the voluntary participation in Minturn's Historic Preservation Program.

**Objective 2.1** Proactively communicate the benefits of Minturn's Historic Preservation Program with local property owners.

**Objective 2.2** Educate and promote Minturn Municipal Code, Chapter 19, Article 6 which encourages the relocation of structures over demolition.

| Action Item   | Contributing Party     |
|---|------------------------|
| Create quick, easy, low cost pilot programs to engage with the public for learning purposes | Staff, HPC             |
| Utilize the Meyer's Barn as a way to promote the relocation of structures                   | Staff, HPC             |
| Source docents for the mobile set-up.   | Staff , HPC, 3rd Party |

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# Town of Minturn

## Historic Preservation Plan

