



Agenda

Historic Preservation Commission Regular Meeting | 5:30 PM

Tuesday, August 18, 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/85239197955>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 852 3919 7955

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. July 21, 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.

- A.** HPC Chair Appointment
 - B.** HPC Vice Chair Appointment
- 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

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Tuesday, July 21, 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, Senior Planner, prior to the meeting and will be included as part of the record.

1. Call to Order

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, HPC Members Lynn Teach, Kelly Toon, Tracy Andersen, and Dan Brown.

Staff Member Present: Senior Planner Madison Harris.

Note: Tammy Ramsey is excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

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

Note: Dan B. is a non-voting advisory member.

4. Approval of Minutes

A. June 16, 2026

Motion by Kelly T., second by Dan B., to approve the minutes of June 16, 2026 as presented. Motion passed 5-0.

Note: Dan B. is a non-voting advisory member.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comments

No 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 Preservation Plan Update

Goal 1

Tracy A. pointed out the perceived value of tourism and being a historic town and using the designation to enhance tourism as an economic driver.

- Robert C. agreed with adding this to the plan.
- Tracy A. "expand tourism to Minturn via historic preservation properties".
- Ken would like to get with the DDA for broadcasting this message.
- Tracy A. suggested a self guided walking tour.

Kelly T. suggested promoting Town by recreating the picture of railroad workers sitting on the train with the Townspeople and a bus.

Robert C. would like to have an additional Goal (#3) to preserve buildings with objectives and action items. Need to be more proactive. One of the action items should be to designate a historic district.

- Everyone agrees.
- 1st objective has to do with getting Council on board.
- Action item about creating a district, researching the benefits.
- Action item discussing with Council about a historic district.
- Action item promote designation of a historic district or pursue the designation of 2 dozen structures.
- Action item regarding preserving the cabins on USFS property (Meadow Mtn). Potentially relocate one?

Lynn T. said that they should work with Council to get a line item in the budget for so that there are some funds to work with. Suggested an action item to help lower taxes or get people tax credits.

Kelly T. suggested coming up with an endangered list. An action item?

Ken H. suggested rolling Goal 2 into Goal 1.
Everyone ok with this.

Direction given was for staff to look into historic preservation districts and benefits.
Would like to know what constitutes demolition.

10. Staff Reports

11. Historic Preservation Commission Comments

Kelly T. gave an update on the Meyer's Barn relocation.

Dan B. would like to have a tshirt that has the train sticking out of the turntable.

12. Future Agenda Items

13. Adjourn

Motion by Robert C., second by Kelly T., to adjourn the regular meeting of July 21, 2026 at 7:05 p.m. Motion passed 5-0.

Note: Dan B. is a non-voting advisory member.

Ken Halliday, Commission Chair

ATTEST:

Jay Brunvand, Town Clerk

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org



**Minturn Historic Preservation
Commission**
Chair – Ken Halliday
Dan Brown
Robert Creasy
Lynn Teach
Kelly Toon

Memorandum

Date: August 14, 2026
To: Minturn Historic Preservation Commission
From: Madison Harris, Senior Planner
Re: Appointment of HPC Chair and Vice Chair

As part of the establishment of the Historic Preservation Commission, Sec. 19-2-40. – *Officers* requires the election of a Chair

“HPC shall, by majority vote, elect one (1) of its members to serve as chairperson to preside over HPC's meetings and one (1) member to serve as the vice-chairperson. The members so designated shall serve in these capacities for terms of one (1) year. A Town employee appointed by the Town Manager pursuant to Section 19-2-50 shall serve as Secretary of the HPC.”

Staff requests that the HPC elect Chair and Vice Chair to run meetings and who can duly address all powers and duties required of the HPC.

Sec. 19-2-80. – Powers and duties.

The HPC:

- (1) May conduct surveys and create inventories of properties and areas for the purpose of defining those of historic significance.
- (2) Shall review and determine qualifications of buildings, structures, objects, sites, and historic districts nominated for designation and recommend that the Town Council designate by ordinance such buildings, structures, objects, sites, or historic districts qualifying for such designation.
- (3) Shall recommend to the Town Council the establishment of construction and design guidelines, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, for the review of proposals to alter, relocate, or demolish historic properties.

(4) Shall review and make recommendations on any application for alteration, relocation, or demolition of a historic property or historic district or planning and design for a project that may affect the character or integrity of the historic property or historic district.

(5) May participate in review of National Register of Historic Places nominations.

(6) May advise and assist owners on physical and financial aspects of preservation, rehabilitation, restoration, and reconstruction, including nomination to the Town's Historic Register, the Colorado State Register of Historic Properties, and the National Register of Historic Places.

(7) May develop and assist in public education programs on history, archaeology, and historic preservation.

(8) Shall advise the Town Council on matters related to preserving the historic character and substance of the Town and recommend easements, covenants, licenses, and other methods which will implement the completion of the purposes of this Chapter.

(9) Shall participate in federal Section 106 Review under the National Historic Preservation Act of 1966 as requested by Town Council or staff.

(10) May actively pursue financial assistance for preservation-related programs.

(11) Shall draft and recommend for adoption by the Town Council such by-laws, operating policies and other rules of procedure for HPC, as HPC may deem appropriate.

There are no pre-qualifications that the Chair and Vice Chair need to have, such as number of years sitting on the HPC. This appointment is a vote by the HPC members.

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

HISTORIC PRESERVATION KICKOFF COMMITTEE

Shelley Bellm
Heather Faircloth
Ken Halliday
Amanda Krost
Liz McCabe
Amanda Mire
Susan Mitchell
Susan Morrison
Bill Pierce
Jim Sebben
Jena Skinner
Greg Sparhawk
Jane Rohr
Kelly Toon
Darell Wegert
Steven Witsil
Laura Wolf

CONSULTANTS

Terry Gorrell, Holland & Hart
Michael Sawyer, Karp Neu Hanlon

TOWN STAFF

Madison Harris, Senior Planner

SPECIAL THANKS TO

Dr. Lindsey Flewelling,
History Colorado
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

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
- The encouragement of continued private ownership and utilization of such Historic Properties or Historic Districts now so owned and used
- The promotion of thoughtful community planning and design
- The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

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



Minturn's History

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

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
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)

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

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 with local property owners.
- 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.
- Objective 1.4** Educate and promote Minturn Municipal Code, Chapter 19, Article 6 which encourages the relocation of structures over demolition.

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 with docents 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 and promote the relocation of structures.	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, HPC
Create quick, easy, low cost pilot programs to engage with the public for learning purposes	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

The Plan

Goals, objectives, and action items



Goal #2

Preserve Minturn's History and Structures

Objective 2.1 Work with the Town Council to designate a Historic District.

Objective 2.2 Work with the Community to draft a list of "Endangered Properties"

Objective 2.3 Designate properties that are important to the character and fabric of Minturn

Action Item	Contributing Party
Have a discussion with Council about the benefits of creating a historic district	Staff, HPC
Compile a resource guide on the benefits of historic districts	Staff
Pursue the designation of structures that reflect Minturn's character	Staff , HPC, 3rd Party
Work with the United States Forest Service to preserve the cabins at Meadow Mountain	Staff, HPC, 3rd Party
Pursue information that would educate property owner's about tax credits available for those with historically designated properties.	Staff, HPC
Adopt a list of properties that are "endangered" - at threat of being redeveloped and/or demolished and losing their historic character	HPC, Community

Town of Minturn

Historic Preservation Plan

