



Agenda

Historic Preservation Commission Regular Meeting | 5:30 PM

Tuesday, September 15, 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/82214603515>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 822 1460 3515

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. August 18, 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. 2026 Historic Preservation Plan

- 9. Discussion / Direction Items**
- 10. Staff Reports**
- 11. Historic Preservation Commission Comments**
- 12. Future Agenda Items**
- 13. Adjourn**



Official Minutes

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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: Ken Halliday, Robert Creasy, Lynn Teach, Kelly Toon, and Dan Brown.
Staff Member Present: Senior Planner Madison Harris.

Note: Tammy Ramsey (non-voting advisory member) is excused absent.

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.

4. Approval of Minutes

A. July 21, 2026

Motion by Robert C., second by Ken H., to approve the minutes of July 21, 2026 as presented. Motion passed 5-0.

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.

A. HPC Chair Appointment

Motion by Lynn T., second by Dan B., to appoint Ken Halliday as the HPC Chair.
Motion passed 5-0.

B. HPC Vice Chair Appointment

Motion by Robert C., second by Ken H., to appoint Dan Brown as the HPC Vice Chair.
Motion passed 5-0.

9. Discussion / Direction Items

A. Historic Preservation Plan Update

Robert C. suggested a workshop to allow the public to give input on the list of "Endangered Properties"

- Kelly T. suggested people just send in a list of their priorities.
- Ken H. suggested a mailer.
- Robert C. suggested framing the survey around the list of cutest and ugliest buildings from 24 years ago since Pope's was voted cutest and has since been torn down.

Ken H. suggested on 2.2 "With input front the Community" and add an action item for a survey. Needs to be fun! Completely open without guardrails.

Ken H. would like to soften 2.1 "Work with the Town Council to explore the possibility of a historic district".

Robert C. would like to amend Goal #2 to include "objects" and add an objective to "work with Town Council to revise the tree code to preserve large and important trees."

- Ken H. would agree with protecting historic trees.

Ken H. would like to add an action item to form a pros and cons list of historic districts and then formulate a recommendation to Council. Would like change the placement of the last two action items under #2 to before the third action item.

- Robert C. agrees.

Robert C. would like to amend the action item under #1 to "expand on the Cultural Resource Survey" to be more forward looking rather than something we've already accomplished.

10. Staff Reports

11. Historic Preservation Commission Comments

Lynn T. asked if anyone knew of a business that would display the Historic pamphlet.

Ken H. asked Madison H. to educate the HPC on communication rules between members.

Kelly T. and Ken H. gave an update on the Meyer's Barn project.

Lynn T. notified the HPC of the flyer put together by Cindy Krieg and Melissa Matthews (Town Manager of Red Cliff) that has the story from Minturn to Leadville in an audiobook format. Kathy Heicher at the Eagle County Historical Society had another run of the Eagle County Characters book printed. There are now three different t-shirt designs and tea towels benefitting historic preservation. She got information from Dr. Lindsey Flewelling, Historic Colorado regarding audio equipment rentals and micro-grants.

12. Future Agenda Items

Draft survey for list of Endangered Properties

13. Adjourn

Motion by Dan B., second by Lynn T., to adjourn the regular meeting of August 18, 2026 at 6:41 p.m. Motion passed 5-0.

Ken Halliday, Commission Chair

ATTEST:

Jay Brunvand, Town Clerk



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: September 11, 2026
Agenda Item: Historic Preservation Plan Update

INTRODUCTION:

After much discussion, staff is bringing the final version of the Historic Preservation Plan to the HPC for a formal recommendation of approval to the Town Council.

ANALYSIS:

Attached to this memo is the updated 2026 Historic Preservation Plan. Staff requests a formal recommendation from the HPC to the Town Council, so that it can be adopted by them at their first meeting in October.

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:

- 2026 Historic Preservation Plan

Town of Minturn

Historic Preservation Plan

Adopted December 7, 2022

Updated September 11, 2026



Acknowledgements



Roundhouse Crash , 1913

TOWN COUNCIL

Eric Gotthelf, Mayor
Gusty Kanakis, Mayor Pro Tem
Lynn Feiger
MacKenzie Hanna
Spence Neubauer
Tom Priest
Kate Schifani

HISTORIC PRESERVATION COMMISSION

Ken Halliday, Chair
Dan Brown, Vice Chair
Robert Creasy
Lynn Teach
Kelly Toon
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 expand the 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, Objects, and Structures

Objective 2.1 Work with the Town Council to explore the possibility of a Historic District.

Objective 2.2 Work with input from 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
Draft a pro vs. con list for historic district designation.	Staff
Have a discussion with Council about the benefits of creating a historic district	Staff, HPC
Conduct a community wide survey of the buildings that should be preserved.	Staff, HPC, 3rd Party
Compile a resource guide on the benefits of historic districts	Staff
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
Revise the landscaping and maintenance code to ensure the protection and preservation of large and important trees.	Staff, HPC
Work with the United States Forest Service to preserve the cabins at Meadow Mountain	Staff, HPC, 3rd Party
Pursue the designation of structures that reflect Minturn's character	Staff, HPC

Town of Minturn

Historic Preservation Plan

