



PUBLIC NOTICE – AGENDA - REVISED

Historical Preservation Committee (HPC)

Tuesday, March 18, 2025 – 3:30 PM

2nd Floor Conference Room – 220 W. South Ave

Zoom link available from the calendar at the bottom of the front page of the City website (www.woodlandpark.gov).

1. Call to Order and Roll Call
2. Approval of Minutes – February 4, 2025
3. Public Hearings – None
4. Committee Business – Active Projects
 - a. Chuck Severance – Junction House/Roberts House Grant (P3)
 - b. Templeton Cemetery Restoration Plan (P2)
 - c. Preservation Plan (P4)
 - d. Bergstrom Park Reimagined (P5)
 - e. Youth Poster Contest (E2)
5. Other Business
 - a. Historic Designation Possibility – 107 W. Henrietta Avenue
 - b. Vos Building (F3)
6. Reports
 - a. Committee Members' Reports
 - b. Council Member Liaison's Report
 - c. Planning Director's Report
7. Public Comment on Items Not on the Agenda
8. Adjournment

**FOR MORE INFORMATION PLEASE CONTACT THE WOODLAND PARK
PLANNING DEPARTMENT AT (719) 687-5202**



**Historical Preservation Committee
Tuesday, February 4, 2025 – 3:30 PM
City Hall – 2nd Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 3:33 p.m.

Members present: Chair Laurie Glauth, Vice Chair Linda Allred, Larry Black, David Langley, and Eric Simonson. Steve Plutt of Park County was also present. Staff members present included Planning Director Karen Schminke, Senior Planner CJ Gates, and Permit Technician Amy Wolin.

Members Absent: City Council Representative Steve Smith.

2. **Approval of Minutes:** January 7, 2025: The Minutes will be amended to reflect a correction to 4.b., the Roberts' House requires asbestos removal, not the Junction House.

MOTION: Mr. Black moved and Mr. Simonson seconded to approve the January 7, 2025 minutes with the amendment. The minutes were approved unanimously.

3. **Public Hearings:** – None

4. **Committee Business – Active Projects:**

- a. **Junction House/Roberts House Grants (P3)** – The HPC received comments back from the State indicating that they need to apply for a rolling non-competitive Planning Grant up to \$15,000. This will help plan the uses, parking, trail connections, etc. The State needs more information about this building. The HPC has some money for the required match. An architect with preservation experience is needed, but they cannot be anyone on the HPC. Chuck Severance was suggested and will be invited to the next meeting. The grant will require an existing and proposed floor plan, elevations, repair work proposed, as well as an explanation of the significance and connection. The project will be phased, including removing additions and asbestos, repairing holes, and acquiring funding for restoration. Kimberly Burleson joined the meeting on Zoom, and agreed that this project should be phased, adding that the City and HPC can apply for additional funding for additional phases. Senior Planner Gates will contact Rob Felts so that the HPC members can access the Roberts' House. The Colorado Municipal League (CML) is tracking the federal funding issues, which may affect state grants, too. Even with possible funding freezes, the HPC needs to continue to work. Chair Glauth added that the HPC needs to come up with some ideas for this building, not City Council. She asked Director Schminke to check the Parks and Recreation Plan to see if they reference the Roberts' House, and when HPC members meet with Chuck, to see if he could tie it into the trailheads and possibly the Ocean to Ocean Highway Bridge in Teller County.

- b. **Templeton Cemetery Restoration Plan (P2)** – The Colorado School of Mines is bringing four students to do a ground penetrating survey on February 21-22. The golf course and neighbors, John and Amy, gave permission for access. Mr. Plutt will be there to plow and help, as will Mr. Simonson to plow and use his survey skills to map the cemetery. Money for the students' food, mileage, and hotels were offered by Mr. Plutt, possibly some funding, and from the HPC contingency fund. A discussion was had about designating the cemetery a Local Historic Landmark, final platting, and ownership. Since the City does not own it, the property owner would need to apply for the LHL designation. Access to the cemetery is still a challenge for final platting, as the site needs an access easement since it doesn't have road frontage.
- c. **Preservation Plan (P4)** – Senior Planner Gates will email Minturn's Preservation Plan to the HPC for reference to be discussed at the March Meeting.
- d. **Bergstrom Park Reimagined (P5)** – Parks and Recreation has applied for funds to hire a consultant.
- e. **Youth Poster Contest (E2)** – No report.

5. Other Business

- a. **Historic Designation Possibility – 107 W. Henrietta Avenue** – No report.
- b. **Vos Building (F3)** – Vice Chair Allred and Mr. Plutt will contact the owner. There may be possible cleanup liability with the EPA. There have also been some rumors about the Rampart Library District being interested in the building as a Maker's Market. Essentially, there is interest in saving the Vos building for its historical significance.

6. Reports:

a. **Committee Members' Reports** –

Mr. Black reported that the Marigreen Pines Tour will be on July 19 & 20, 2025. He presented his summary of the Saving Places Conference. Also, since it is Black History Month, he has heard through some oral histories that Woodland Park had several places for Black servants in the 1920's and 1930's. He named some other historic examples of Black people in Woodland Park, including Patience Kindness. She worked on the railroad and built her own house out of 2x4s. He also suggested tying into the 150th anniversary of Colorado's statehood in 2026.

Vice Chair Allred went to the Tax Credit session at the Saving Places Conference, where she learned that the State is now encouraging residential properties to apply for historic credits if they are 30-years old or older. The age used to be 50-years old. Up to \$100,000 is available in credits, but the property must be designated by completion of construction. Also, she suggested that instead of working on a new poster this year, perhaps the HPC can laminate existing posters, and issue them to local restaurants to be used as placemats.

Mr. Plutt added his report on the Savings Places Conference. In addition to learning that Senior Planner Gates is a 5th generation Coloradan. Years ago, he happened to have researched some of Mr. Gates' family ranching history in Park County. He added that restored historic buildings can be an economic boom, like in Kremmling.

For the Templeton Cemetery, 5-6 more headstones are ready, and he has enough materials to install them. He believes every plot will now have a headstone, totaling 50 plots. A Black History Month Celebration was held at the LDS Church (Broadmoor Area).

Chair Glauth reminded the HPC of Council Liaison Smith's suggestion to educate the City Council about the history and landmarks at the City Council meetings.

b. Council Member Liaison's Report – No report.

c. Planning Director's Report – Director Schminke had no report.

Senior Planner Gates reported on his experience at the Saving Places Conference. He shared several things he learned and appreciated about the Conference, including:

- Commission Assistance Mentoring Program (CAMP) provides legal support, guidelines about the historic buildings, and the importance of the local level committees. CAMP's customers include citizens, BOAs, HPCs, and Planning Commissions. The Pueblo Senior Planner had a lot of success with surveying smaller areas in that city, even just one building.
- The National Park Service has many briefs on historic preservation.
- HPC Board Members are public servants who represent the City.
- It's very important to include the City Council; history presentations at Council meetings would be highly beneficial.
- Other forms of public outreach include getting youth involved, tours with UPHS, and events.
- Reviewed his to-do list from this meeting.

7. **Public Comment on Items Not on the Agenda** – Chair Glauth expressed disappointment that the Planning Department, HPC, and other departments, experts, boards, and committees were not included in recent changes made to Council Chambers, particularly when choosing pictures that represent the history and significant locations of Woodland Park. Lack of involvement in choosing these supposed representative pictures and important objects can erase Woodland Park's history and discourage volunteerism.

8. **Adjournment:** The meeting was adjourned at 5:07 p.m. The next meeting is scheduled on Tuesday, March 4, 2025 at 3:30 PM, in City Hall.

Recorded by Amy Wolin, Permit Technician and approved by the HPC:

This _____ day of _____, 2025

Laurie Glauth, Chair

Town of Minturn

Historic Preservation Plan

Adopted _____



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
Larry Stone, Vice Chair
Tracy Andersen
Kenneth Howell
Kelly Toon

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

Michelle Metteer, Town Manager
Madison Harris, Planner I

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

NOVEMBER 16, 2021

CALL FOR VOLUNTEERS

The Town of Minturn began the process to adopt a historic preservation policy by gathering interested volunteers to review guidelines and submit comments/feedback in an effort to create policy truly reflective of the community's values.

JANUARY 6, 2022

KICK-OFF MEETING

The Historic Preservation Kick Off Committee held its first virtual public meeting with the goal of reviewing definitions, Historic Preservation Commission framework, and establishing a period of significance.

JANUARY 20, 2022

SECOND PUBLIC COMMITTEE MEETING

The Kick Off Committee completed a survey for feedback on a variety of aspects for the Historic Preservation Ordinance. The survey results were reviewed and discussed at the second meeting with direction to staff for the drafting of the Historic Preservation Ordinance.

APRIL 28, 2022

THIRD PUBLIC COMMITTEE MEETING

Minturn's volunteer committee reviewed a cleaned up version of the draft ordinance, proposed to be the new Chapter 19 in the Minturn Municipal Code. The committee submitted feedback on the draft that will be taken to Planning Commission.

MAY 25, 2022

PLANNING COMMISSION REVIEW

Members of the planning commission and public held an open discussion pertaining to all aspects of the draft Historic Preservation Ordinance. By the end of the meeting the draft ordinance had received a unanimous vote of approval by the planning commission.

JUNE 15, 2022

TOWN COUNCIL APPROVAL

On June 15, 2022 the second public meeting at the Council-level was conducted, including a public hearing, for the purposes of creating Chapter 19 of the Minturn Municipal Code. With that approval, Minturn adopted its Historic Preservation Policy.

JULY 20, 2022

COMMISSION APPOINTMENTS

Immediately following the approval of the Historic Preservation Ordinance, public notices were issued on the town website, Vail Daily and eblast system seeking volunteers for appointments to the Historic Preservation Commission. During the Council meeting on July 20, the Council interviewed the nine applicants and selected five for appointment to the newly-formed Commission.

JULY 25, 2022

1ST HISTORIC PRESERVATION COMMISSION MEETING

With the Commission members appointed, the first Historic Preservation Commission meeting in the Town of Minturn was conducted on July 25, 2022.

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.

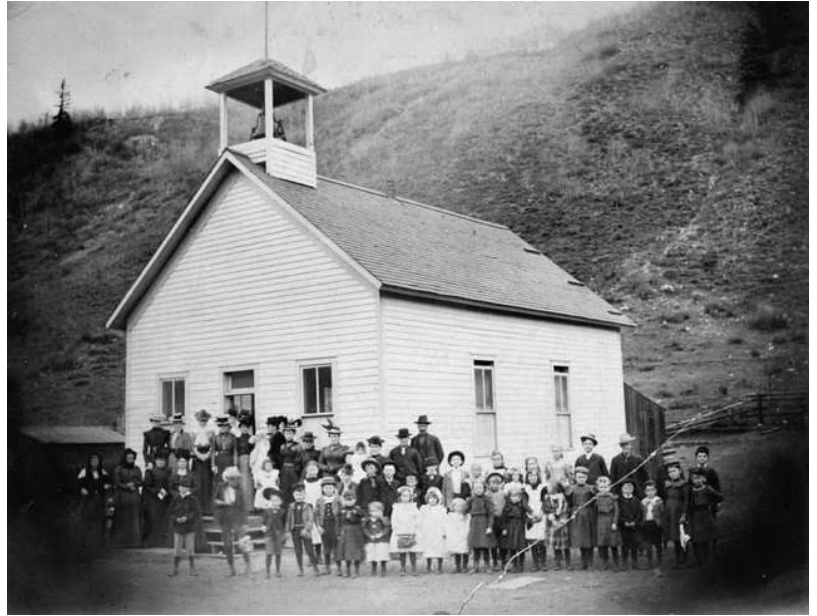


Minturn's History

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
- 1887 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 drafted into World War II
- 1946 Bill Burnett returns from an overseas assignment in the Philippines

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 2009 Community Plan identifies the town's history as one of the four core values when creating the Community 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

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

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Objective 1.1 Establish the application process 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.	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
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

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.

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).	Staff HPC 3rd Party
Implement a Historic Preservation Plaque program that accompanies all historic designations and follows the Minturn Historic Registrar.	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 location/wall/building...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.	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

Town of Minturn

Historic Preservation Plan

