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AGENDA

HISTORIC PRESERVATION COMMISSION TOWN OF BUENA VISTA, COLORADO

August 4, 2022 3:00 PM

In-person Meeting will be held at the Buena Vista Community Center with alternate zoom link availability for the public to also attend virtually.

To participate in Public Comment and/or Public Hearings you must attend in-person or use the following link:

<https://us02web.zoom.us/j/81327370379?pwd=NkpteWFxNmRYU2U4TkVGVGRGTG94QT09>

Meeting ID: 813 2737 0379

Passcode: BuenaVista

Listen via phone at: 1- 346 248 7799

- I. CALL TO ORDER
- II. ROLL CALL
- III. AGENDA ADOPTION
- IV. APPROVAL OF MINUTES – July 7, 2022
- V. PUBLIC COMMENT
- VI. BUSINESS ITEMS
 - A. Dr. Lindsey Flewelling Colorado CLG Reprehensive, Architectural Design Guidelines discussion
 - B. Revised ADG checklist
 - C. August 30th public meeting agenda and discussion
 - D. Updates from related organizations, endangered places tour and general discussion
 - E. Next meeting date and location:
- VII. STAFF UPDATES
- VIII. ADJOURNMENT



MINUTES

HISTORIC PRESERVATION COMMISSION TOWN OF BUENA VISTA, COLORADO

July 7, 2022 3:00 PM

In-person Meeting was held at the Buena Vista Airport with alternate zoom link availability for the public to also attend virtually.

I. **CALL TO ORDER**

John O'Brien called the meeting to order at 3:03 pm.

II. **ROLL CALL**

Vic Kuklin, John O'Brien, Jo Reese, Nancy Locke, Suzy Kelly, Mary Therese Anstey and Katy Welter attended in person. Melanie Roth attended via zoom. Joseph Teipel Planning Director attended in person.

III. **AGENDA ADOPTION**

Suzy moved to approve the agenda and Katy seconded. The motion carried unanimously.

IV. **APPROVAL OF MINUTES – June 2, 2022**

Katy noted that the minutes did not include Mary Therese's name in the Roll Call. Mary Therese moved and Suzy seconded a motion to approve the minutes as amended. The motion carried unanimously.

V. **PUBLIC COMMENT**

Tom and Elaine Brown attended as public citizens interested in preservation. Tom is a member of the Planning Commission, but is only attending as an interested citizen.

Vic Kuklin read aloud a letter from Chaffee County addressed to BV Heritage, regarding the stabilization of the railroad tunnels. The tunnels have found to be eligible for the national register, and that the plans to restore the tunnels would adversely affect the tunnels. Thus, the BLM will initiate a memorandum of agreement pertaining to the maintenance of the tunnels. BV Heritage and other interested parties are invited to participate as consulting parties in this memorandum of agreement process. Vic will share the letter with the HPC.

VI. **BUSINESS ITEMS**

A. Architectural Design Guidelines – Review Checklist discussion, mock building review, chapter 19 revisions

This Agenda may be Amended

Posted at Buena Vista Town Hall and www.buonavistaco.gov

John, Joseph, and Dan met to review the ADG review procedure. Joseph will develop code changes for consideration by HPC and the Board of Trustees. There was some question about whether the ADG's should defer to the Secretary of Interior Standards.

Mary Therese shared that the SOI Standards were originally intended for federally funded projects; they are broad, but they are regulatory now.

The HPC agreed that the ADG's were a subset of the SOI Standards, and should be characterized as such, consistent with the Chapter 19 of the BV Municipal Code.

B. Historic Inventory Grant

There will be a public meeting around the historic inventory, which may or may not be combined with a public meeting around ADG's. John will coordinate a date.

C. State CLG representative visit in August

Lindsey Flewelling will be here at the August meeting. Mary Therese will check with her.

D. Updates from related organizations and general discussion

Jo and Nancy will be attending the San Luis Valley CPI conference.

Suzy shared that BV Heritage courthouse elevator is working; but they also will need to install a sump pump, at significant expense.

Katy shared that the McGinnis Gym project is proceeding.

VII. STAFF UPDATES

VIII. NEXT MEETING. The next meeting will be held on Thursday, August 4 at 3 pm at the BV Community Center.

IX. ADJOURNMENT John adjourned the meeting at 4:52 pm.

Town of Buena Vista - Architectural Design Guidelines Review Checklist

Applicant:	Property Address	Date of Review:		Date of Review	
Areas to be reviewed	Item	Guideline	Revised Language for checklist	Yes/No/Need More Info	Comments or Recommendations
Chapter 3: General Design Guidelines This chapter applies to all structures and sites within the MU-MS Zone District					
	Overall	Alterations to designed structures and sites that would affect their integrity should be minimized.	Alterations minimally affect historic integrity.		
	Accessibility				
		Gently sloping an exterior sidewalk	Sidewalk is gently sloping.		
	Town Grid				
		Orient building walls parallel to the lot lines	Building walls are oriented parallel to lot lines.		
		Use simple, rectangular building forms to reflect the Town grid.	Building uses simple, rectangular forms that reflect Town grid.		
	Views				
		attempt to preserve views of the surrounding area	Views of the surrounding area are preserved.		
		Protect views from public ways to the mountains and courthouse	From public ways, views of mountains and courthouse are protected and preserved.		
	Color				
		consider returning to the original color scheme	Building returns to the original color scheme.		
		Colors should be muted	Colors are muted.		
		Roof colors also should be muted In most cases, only one or two accent colors should be used in addition to the base color.	Roof colors are muted. Only one or two accent colors are used in addition to base color.		
		Brilliant luminescent or "day-glow" colors are inappropriate	Brilliant luminescent or "day-glow" colors are not being used.		
		Historically, most primary wood structures were painted Leave natural masonry or acceptable accessory structure wood exterior finishes unpainted when feasible	Primary wood structures are painted. When feasible, natural masonry or accessory structure wood exterior finishes are not painted.		
	Energy Conservation				
		Minimize the visual impact of solar collectors do not locate solar panels and skylights on principle roof elements or primary structures with street frontage Solar collectors should be parallel with the angle of the roof on gable or shed roof structures.	The visual impact of solar collectors are minimal. Solar panels and skylights are not located on the principal roof elements of primary structures with street frontage Solar collectors are parallel with the angle of the roof on gable or shed roof structures.		
		Solar Panels may be mounted on flat roofs. The top of the solar panels may not protrude more than six feet above the roof deck, of the building and be concealed behind a parapet wall The top of solar panels should not protrude above a plane drawn 40 degrees above horizontal from the highest structure on the side of the building Freestanding units may not be placed in front yards or on side yards adjacent to streets and may not be placed to exceed 16 feet in total height	Solar panels are mounted on flat roofs. The tops of the solar panels are not protruding more than six feet above the roof deck of the building, and The top of any solar panels does not protrude above a plane drawn 40 degrees above horizontal from the highest structure on the side of the building Freestanding units are not placed in front yards or on side yards adjacent to streets and are not placed to exceed 16 feet in total height		
		Wind turbines are inappropriate in Historic East Main Design for window sizes, orientation, and patterns to be similar to those of traditional windows	Wind turbines are not placed in Historic East Main. The design for the window sizes, orientation, and patterns are similar to those of the traditional		
	Fencing				
		The general character of historic fences should be retained. In Buena Vista, these were traditionally wood picket or wrought iron fences, but	The general character of historic fences are retained. In Buena Vista, these are traditionally wood picket or wrought iron fences, but		
	Parking Areas				
		Avoid using solid fences with no spacing between boards. A fence should not exceed 3 to 3 1/2 feet in height in the front yard. Tall privacy fences are not allowed. In all cases, the visual impacts of the automobiles should be minimized on designated sites Screen parking from adjacent properties minimize the extent of paved surfaces The use of porous materials for driveways is encouraged	Solid fences with no spacing between the boards is not being used. The fence does not exceed 3 to 3.5 feet in height in the front yard. Tall privacy fences are not allowed. In all cases, the visual impacts of automobiles on designated sites are minimal. Parking is screened from adjacent properties. The extent of paved surfaces are minimal. Porous materials for driveways are encouraged		
	Accessory Structures				
		A detached garage set to the rear of the property is strongly encouraged. A garage should appear subordinate to the primary structure and should be subordinate in scale both height and width to the primary structure. The height of an accessory structure may not exceed the height of the primary structure. Screen parking from adjacent properties minimize the extent of paved surfaces The use of porous materials for driveways is encouraged	The garage is detached from the primary structure, placed in the back, and appears subordinate to the primary structure. Accessory structures are subordinate in scale, both height and width, to the primary structure. The height of an accessory structure may not exceed the height of the primary structure. The visual impacts of trash storage and service areas are minimal. When feasible, the dumpsters are screened from the public way, when feasible. Locate dumpsters from view as seen from the public way, when feasible.		
	Service Areas				
	Accessory Structures				
		subordinate in scale both height and width All exterior lighting or illumination on any lot should be so located, placed, shielded, and designed to be architecturally and aesthetically in keeping with the character of the site. All exterior lighting should minimize visual pollution or impact on any other lot. The lighting of	subordinate to the primary building. Exterior lighting or illumination on any lot is located, placed, shielded, and designed to be architecturally and aesthetically in keeping with the character of the site. All exterior lighting are using minimal visual pollution or impact on any other lot.		
Chapter 4: Historic Structures and Sites This chapter applies to all structures and sites within the MU-MS Zone District including primary and secondary structures and historic site features, such as fences and walls, for all designated and historic (50yrs or older) buildings, structures and sites. Typically, interior work is not reviewed.					
	General Principles for Treatment of Historic Buildings or Sites				
		Preserve historic landscape features when feasible. trees, plantings, walkways, sidewalks walls and fencing Primary structure should remain on the lot on which it has been historically associated and in its traditional orientation.	When feasible, historic landscape features are preserved. Including trees, plantings, walkways, sidewalks walls and fencing. The primary structure remains on the lot that it has been historically associated and in its traditional orientation.		

		Preserve accessory structures on site when feasible.	When feasible, the accessory structures on site are preserved.		
		Repair those features that are deteriorated.	Deteriorated features are repaired.		
		Replace only those features that are beyond repair.	Features that are beyond repair are replaced.		
	Preservation of Original Qualities				
		Preserve original doors, windows, and porches in their original condition	Original doors, windows, and porches are preserved in their original condition.		
		Preserve original wall and siding materials in their original condition	Original wall and siding are preserved in their original condition.		
		Original materials and building details, as well as the distinctive form and scale of a structure should be preserved whenever feasible	When feasible, original materials and building details, also distinctive form and scale of a structure are preserved.		
		Don't try to change its style or make it look older or younger than it really is	There is not an attempt to change the style or to make it look older or younger than what the structure is.		
		First, maintain character-defining features.	Character-defining features are maintained.		
		The best preservation procedure is to maintain historic features from the outset so that intervention is not required.	Maintaining historic features is the best preservation procedure.		
		Preserve stylistic elements by employing treatments such as rust removal, caulking, limited paint removal and re-application of paint	Stylistic elements are preserved by employing treatments such as rust removal, caulking, limited removal or alteration of historic materials and significant features was avoided.		
		Avoid removing or altering any historic materials and significant features	Removal or alteration of historic materials and significant features was avoided.		
		Preserve original doors, windows, and porches in their original condition.	Original doors, windows, and porches are preserved in their original condition.		
		Preserve original wall and siding materials in their original condition.	Original wall and siding are preserved in their original condition.		
		Materials such as asbestos, vinyl and aluminum siding are not acceptable and should be removed if installed over original historic materials	Asbestos, vinyl and aluminum are not used as siding materials. These materials are removed, if previously installed.		
		Stucco was occasionally used for re-siding but its use as a primary exterior finish to cover historic siding or brick is strongly discouraged	Stucco is not used as a primary exterior finish to cover historic siding or brick.		
		Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials	Gentlest possible procedures for cleaning, refinishing, and repairing historic materials is used.		
		Repair original building features when feasible.	When feasible, the original building features are repaired.		
		Replacement of missing elements may be included in repair activities.	Replacement of missing elements are included in repair activities.		
		Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the original.	When feasible, the same kind of material as the original is used. A substitute material is acceptable if when feasible, missing original features in kind are replaced.		
		Replace missing original features in kind when feasible. Replace only those portions that are beyond repair.	Portions that are beyond repair are the only original features replaced.		
		Later covering materials that have not achieved historic significance should be removed. For example, asphalt or asbestos siding that covers original historic materials should be removed.	Later covering materials that have not achieved historic significance are removed.		
		If alternate materials are proposed, they should match the original in appearance as closely as is possible.	Alternate materials proposed match the original in appearance as closely as possible.		
		Replacement of missing architectural elements should be based on accurate information about original features, when feasible	When feasible, missing architectural elements are replaced based on accurate information about original features.		
		When reconstruction of an element is impossible, developing a comparable new design that is a simplified interpretation of the original is appropriate	When the reconstruction of an element is impossible use a new design that is a simplified interpretation of the original.		
		The new element should relate to comparable features in general size, shape, scale, and finish	The new element relates to comparable features in general size, shape, scale, and finish.		
		When feasible, use materials similar to those employed historically	When feasible, materials similar to those employed historically is used.		
	Additions to Historic Buildings				
		When planning an addition, consider the effect the addition will have on the historic building itself. Loss of historic material should be minimized. The Design additions such that they will not destroy or obscure any significant historic architectural or cultural material.	Loss of historic material is minimal. The addition also does not affect the perceived character of the building.		
		In theory, additions should be reversible	In theory, additions are reversible.		
		Additions should be compatible in size and scale with the main buildings	Additions are compatible in size and scale with the main building.		
		Historically, additions stepped down in size to the rear. They should be visually subordinate to the main building. Additions should not be taller than the main building, set them back substantially from primary character	Additions are subordinate to the main building. Additions are not taller than the primary module of the main building.		
		No addition, nor the total mass of all additions, should be larger in mass than the mass of the original building	Additions to the main building are set back from the main structure and the addition is linked to the historic structure and the addition is linked to the historic structure. No addition, nor the total mass of all additions, is larger in mass than the mass of the original building.		
		New additions or alterations that would hinder the ability to interpret the historic character of the structure or site are not acceptable. Additions that create an appearance inconsistent with the historic character of the building are discouraged.	Additions are recognized as products of their own and do not hinder the ability to interpret the historic character of the building.		
		Alterations that seek to imply an earlier period than that of the building are inappropriate.	There are no alterations that seek to imply an earlier period than that of the building.		
		Alterations that seek to imply an inaccurate variation on the historic style are inappropriate because this would convey a false history of the character	There are no alterations that seek to imply an inaccurate variation on the historic style because this would convey a false history of the character.		
		Alterations that cover significant features are also inappropriate	There are no alterations that cover significant features.		
		Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.	Even with addition, the appearance retains the relationship of primary entrances.		
		Additions which obscure original entrances are strongly discouraged	There are no additions which obscure original entrances.		
	Existing Alterations on Historic Buildings				
		Alterations that occurred after initial construction but more than 50 years ago may have become historic and thus should be preserved.	Alterations more than 50 years old are preserved.		
		Recent alterations that are not historic may be removed.	Recent alterations that are not historic are removed.		
	Architectural Detailing				
		Preserve original architectural detailing	Original architectural detailing is preserved.		
		If original details are covered, expose them, and incorporate them into the renovation design	Original details that are covered are now exposed and are incorporated into the renovation design.		
		Repair damaged details	Damaged details are repaired.		
		Replace ornamentation where it is known to have once existed	Ornamentation where it is known to have once existed is replaced.		

	Don't misrepresent history by creating ornate details when no evidence of such detail exists. Simplified modifications may be appropriate where historic elements have already been lost	There is no added ornate details when there was not any to begin with. Simplified modifications are placed where historic elements have already been lost.		
Materials in alterations				
	Replacement materials should appear similar in character to those used historically when they cannot be the same If portions of masonry walls are required to be replaced, the size, color, proportions, and finish should match the original masonry work.	Replacement materials are similar in character to those used historically. If the masonry walls are replaced, the size, color, proportions, and finish match the original masonry		
	Decorative shutters are inappropriate.	There are no decorative shutters.		
	Original building materials should not be covered with synthetic sidings.	Original building materials are not covered with synthetic siding.		
	If original masonry is presently covered, consider exposing it once more.	If the original masonry is presently covered expose original masonry.		
	Masonite, T-111, vinyl, aluminum, composition siding, pressed board, paneled siding, stucco, or imitation bricks are not historically accurate and in limited quantities, stucco may be used as an exterior finish material if it already exists on the historic structure	Masonite, T-111, vinyl, aluminum, composition siding, pressed board, paneled siding, stucco, or imitation Stucco is used as an exterior finish material if it already exists on the historic structure.		
Window Treatment in alterations				
	Wood windows are encouraged on new additions to structures Aluminum storefront windows and aluminum clad for double hung windows may be considered for addition to a structure. Vinyl windows are not historically accurate and are thus inappropriate replacement materials	Wood windows are on new additions to structures. Aluminum storefront windows and aluminum clad for double hung windows are considered for addition to a		
	Design for windows in a new addition should be similar in size and mass to the windows in the historic building. On the first floor generally there are historic wood windows are generally constructed from old-growth wood; therefore, they should be restored and weatherproofed whenever possible. If historic wood windows need to be replaced, windows which emulate the size, style and appearance of the originals are strongly encouraged	Vinyl windows are not used as replacement materials. Design for windows in a new addition are similar in size and mass to the window in the historic building. Historic wood windows are constructed from old-growth wood; therefore, they are restored and windows that emulate the size, style, and appearance of the originals are used if the historic wood windows		
Mechanical Equipment				
	Minimize the visual impacts of new mechanical systems Consider locating mechanical equipment inside the roof form or behind the building to lessen its visual impact.	The visual impacts of new mechanical systems are minimal. Mechanical equipment are located inside the roof form or behind the building to lessen its visual impact.		
	Avoid damaging historic materials in order to insert new mechanical and electrical systems. Visually screen service equipment, including transformers, dryer vents and commercial kitchen fans or locate them out of public view. Use screen	Damaging historic materials is avoided in order to not insert new mechanical and electrical systems Service equipment is visually screened. Screen designs that are in character with the property are		
	Mechanical and electrical equipment should not be seen from East Main Locate satellite dishes and other telecommunications equipment away from primary, character-defining facades and screen them in an appropriate	Mechanical and electrical equipment are not seen from East Main. Satellite dishes and other telecommunications equipment is located away from the primary.		
Design Guidelines for the Alteration of Historic Commercial Structures These commercial design standards apply in addition to the general standards in Chapter 3 and those presented above in Chapter 4.				
	These commercial design standards apply in addition to the general standards in Chapter 3 and those presented above in Chapter 4.			
	Maintain the original size and shape of the store front opening If the store front windows have been reduced in size over the years, it is encouraged to re-establish their original dimensions Opaque materials, such as black glass, are not appropriate in the place of display windows	The original size and shape of the store front opening was maintained. The storefront windows, if previously reduced in size, have been returned to their original size. Opaque materials are not used in the place of display windows.		
	Maintain the store front wall at its historic position	The store front wall is maintained at its historic position.		
	Maintain recessed entries where they exist	Recessed entries, where they exist, are maintained.		
	Avoid creating doors that are flush with the sidewalk If the original recessed entry has been removed, re-establishing it is encouraged	Creating doors that are flush with the sidewalk are avoided. The original recessed entry, if it was removed, has been re-established.		
	Use doors with large areas of glass	Doors are used that have large areas of glass.		
	Using an accent color on the door is encouraged	There is an accent color on the door. The kick plate below the display window is maintained.		
	Maintain the kick plate that is found below the display window. If the kick plate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. If original design information is not available, another option is to design a new, simplified kick plate.	If missing, the kick plate is reconstructed using original photographs as a guide. If no original photos		
	Appropriate kick plate materials are painted wood or painted metal	The kick plate material is painted wood or painted metal.		
	Preserve the transom above the display windows, if it exists When transoms are covered and the original moldings and window frame proportions are concealed, or the transom frame has been removed	The transom above the display windows is preserved. Where transoms have been covered, they are restored to their original appearance.		
	Preserve the size and shape of upper story windows	The size and shape of the upper story windows are preserved.		
	Re-opening of windows, if they are presently blocked, is encouraged Historically, awnings were on the north side of the street. These awnings may be restored	Presently blocked windows are reopened. Awnings on the north side of the street are restored.		
	Operable fabric awnings may be appropriate. Rough-sawn wood, plastic, shake, or asphalt shingles are not appropriate materials for canopies. Fake mansard roofs are also inappropriate. Installing lighting in awnings, so they effectively act as an internally lit sign is inappropriate.	There are operable fabric awnings. There are not rough-sawn wood, plastic, shake, asphalt shingles, or fake mansard roofs used as		
	Preserve original ornament and detail of the facade	Awning is not internally lit. The original ornament and detail of the facade is preserved.		
	If appropriate, develop rear entrances for shared public and service access	There are rear entrances, if appropriate, for shared public and public service access.		

		Use a smaller version of the front sign to identify a rear entrance.	There is a smaller version of the front sign to identify a rear entrance.		
		Provide minimum lighting at the rear entrance	There is minimal lighting at the rear entrance.		
		Coordinate lighting of the following elements: window displays, Entrances and Signs	Window displays, entrances, and sign lighting is all coordinated.		
		Lighting should stay focused at the street level. Of those features that may be illuminated, the display window lighting should remain the dominant	Lighting is focused at the street level. The display window lighting is the dominant element of illuminated		
		Lighting the entire building front, either with spotlights or with strings of small exposed lights, is inappropriate. Wall washer and flood lights are not	The building front is not entirely illuminated. There are no wall washer and flood lights.		
		Use fully shielded, indirect light sources for all exterior lighting	All exterior lighting is fully shielded.		
		High intensity discharge light is not historically accurate and is thus inappropriate. Warm-colored lights 2500-2700 Kelvin, similar to	There is no high intensity discharge lighting. Warm colored lights are used.		
		All exterior lighting should be done with fully shielded cut-off fixtures.	All exterior lighting is fully shielded cut-off fixtures.		
Chapter 5: New Construction The design principles in this Chapter are intended to guide new construction and infill projects in the MU-MS Zone District.					
	Site layout				
		Develop the site for a new building in a manner similar to that used on Historic East Main.	The site is developed in a manner similar to that use on Historic East Main.		
		Orient new structure parallel to lot lines, similar to historic building orientation.	The new structure is oriented parallel to lot lines.		
		Maintain the typical spacing pattern found on the block.	The typical spacing pattern found on the block is maintained.		
		Orient the building containing the primary use toward the street	The building is orientated with the primary use towards the street.		
		Buildings should be oriented to East Main Street with the long dimension perpendicular to the street.	Buildings are oriented towards East Main Street with long dimension perpendicular to the street.		
		Clearly define primary entrances	The primary entrances are clearly defined.		
		Entrances should be at grade level and recessed to complement existing historic resources	Entrances are at grade level and are recessed to complement existing historic resources.		
	Architectural Character				
		Contemporary interpretations of traditional details are encouraged	There are contemporary interpretations of traditional details.		
		Simplified parapets at the top of a commercial facade may be an example of an appropriate interpretation of a traditional detail	There are simplified parapets at the tops of the commercial facade.		
		Decorative window shutters are an example of an inappropriate detail	There are no decorative window shutters.		
	Mass and Scale				
		New construction should appear similar in scale to historic structures found traditionally on Historic East Main	New construction is similar in scale to historic structures.		
		Existing structures on Historic East Main are one or two stories high	The structure is a maximum of two stories high.		
		New construction should not exceed 30 feet to the top of the roof and should be a maximum of two stories high. Parapets may extend three feet above	If west of Court Street, height does not exceed 30 feet to the top of the roof, top of parapet does not		
		From the intersection of Court St. and East Main Street to the intersection with South Main Street, new construction may consider	If East of Court Street, height does not exceed 35 feet to the top of the parapet.		
		Larger buildings that occupy multiple lots should be divided into multiple "modules". These "modules" should be expressed three-dimensionally, by	Larger buildings that occupy multiple lots are divided into multiple "modules," which are expressed three-		
		individual "modules" should be no more than 25 feet in width (dependent on the context of the lot width and widths of adjacent structures).	The individual "modules" are no more than 25 feet wide. If width exceeds 25 feet, then design features		
		Individual "modules" should have a variety of heights, while respecting the	individual "modules" or a large building should have variations of height.		
		maximum height of 30 feet as explained in 5.5 above and/or fall within the	Floor to floor heights are similar to historic building.		
		Floor to floor heights should appear similar to those seen historically; the	The break in floors is expressed on the exterior		
		break in floors should be expressed on the exterior facade using features	The traditional spacing pattern created by the		
		The traditional spacing pattern created by the repetition of uniform building	repetition of uniform building widths along the street		
		widths along the street and alley must be maintained.			
	Materials				
		Traditional materials are preferred, primarily brick, wood horizontal bevel or	Traditional materials are used; primarily brick, wood		
		clapboard siding.	horizontal bevel or clapboard siding.		
		Materials such as aluminum, vinyl and T-111 siding should not be used on	The materials aluminum, vinyl, and T-111 are not		
		Historic East Main.	used.		
		Diagonal wood siding is inappropriate.	Diagonal wood siding is not used.		
		Wood bevel siding, clapboard and board and batten are examples of	Where siding is used in lieu of brick, wood bevel,		
		compatible uses of wood siding.	clapboard, and board batten are used.		
		Rock, stone, or brick are not appropriate as primary materials; these	Rock, stone, or brick are not used as primary		
		materials may be appropriate as accent materials (see e. below).	materials.		
		Dry-vit, EIFS and stucco are inappropriate as a primary building material.	Dryvit, EIFS, and Stucco are not used as primary		
		Indigenous rock is an appropriate foundation or base material. When used,	building materials.		
		it should be real stone as opposed to manufactured products.	Where indigenous (river) rock is used, it is used		
		Corrugated metal may be appropriate as an accent material (e.g. as	primarily as a foundation or base material.		
		installed on the Orpheum Building)	Corrugated metal is used only as an accent material.		
		Mixing primary materials on a building is inappropriate.	There is no mixing of primary building materials.		
		Wood should be painted or have a pigmented stain; reference Chapter 3	Wood is painted or has a pigmented stain.		
		for details regarding color.	The roof material is metal, wood or asphalt shingle in		
		metal, wood, and asphalt shingles, in muted colors, are appropriate for	muted colors.		
		roofs			
	Windows				
		Windows on the first floor are to be large storefront windows with upper	Windows on the first floor are large storefront		
		transoms and wood, metal, or brick kick plates.	windows with transoms above and kick plates below.		
		Windows on the second floor should be oriented vertically.	Windows on the second floor are oriented vertically.		
		Generally, the height should be two or three times the dimension or the	The height is two or three times the dimension or the		
		width.	width.		
		Double hung windows with traditional depth and trim are preferred.	There are double hung windows with traditional depth		
			and trim.		

		Sliding glass doors are not appropriate. Keep windows simple in shape; odd shapes, such as triangles or trapezoids, are discouraged.	There are no sliding glass doors. Windows are simple shapes.		
		Clerestory windows are inappropriate Primary street front entrance doors should be wood or be indistinguishable from wood. Historically, these doors featured significant glass The window to wall ratio should be similar to those seen on relevant existing historical structures and sites. Maintain the typical proportion of void to solid (window to wall) traditionally seen on Historic East Main (e.g. ground floors are more transparent than	There are no clerestory windows. Primary street front entrance doors are wood and glass. The window to wall ratio is similar to those seen on relevant existing historical structures and sites. The typical proportion of void to solid is maintained.		
	Roof Design				
		Gable and flat roofs with false front parapets are appropriate.	There are gable and flat roofs with false front parapets.		
		Gable roofs should be symmetrical.	Gable roofs are symmetrical.		
		Gambrel, mansard, and hip roofs are inappropriate.	There are no gambrel, mansard, and hip roofs.		
		Roof ridges must be parallel with floor plans Roofs should be similar in scale to those used historically on comparable structures. The length of a roof ridge should not exceed those seen historically on comparable structures	Roof ridges are parallel with floor plans. Roofs are similar in scale to those used historically on comparable structures. The length of a roof ridge does not exceed those seen historically on comparable structures.		
		Shed roofs are appropriate on secondary structures and on subordinate appendages to other structures.	The secondary structures on subordinate appendages have shed roofs.		
		Flat roofs are also appropriate on commercial structures. Flat-roofed commercial structures should have a raised front parapet and tall side parapets.	The flat-roofed commercial structures have a raised parapet in the front and tall side parapets. The roof-top equipment and appurtenances are hidden behind the parapets.		
		Hide roof-top equipment and appurtenances behind parapet walls			
	Landscape				
		Outdoor amenities that will facilitate year-round pedestrian activity are encouraged (e.g. trees, landscaped areas, raised planters, bicycle racks) The amount of hard surface should not exceed that typically seen on Historic East Main.	There are outdoor amenities that will facilitate year-round pedestrian activities. There is not an excessive amount of hardscape.		
		Landscaping elements should be sited to preserve views along Historic East Main. Locate taller elements, such as tall trees, to frame a view rather than block it.	Landscaping elements are sited to preserve views along Historic East Main. Taller elements, such as tall trees, are located to frame a view and not block it.		
		Consider views of historic landmarks (e.g. the Courthouse) in addition to natural resources when locating landscaping elements	Preserve the views of historic landmarks and natural resources.		

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AGENDA (DRAFT)

Westside Historical Survey & Main Street Design Regulations Public Meeting August 30th, 2022 5:30 PM

Meeting will be held at the Buena Vista Community Center, and to participate in this meeting you must attend in-person.

- I. Introduction of evening, HPC, and FRRA (Joseph – 3 minutes)**
- II. Brief context for surveys in general – what, why, how, past surveys (HPC member – 5 minutes)**
- III. Westside Survey (Tom Simmons, FRRA – 40 minutes)**
- IV. Survey Q&A (All – 10 minutes)**
- V. Transition into East Main Street regulations (Joseph – 5 minutes)**
- VI. Brief history & context for ADGs (Dan – 5 minutes)**
- VII. Overview of regulation framework (Joseph – 10 minutes)**
- VIII. Q&A, discussion, feedback (40 minutes)**