



MINUTES

HISTORIC PRESERVATION COMMISSION TOWN OF BUENA VISTA, COLORADO

January 9, 2019

3:00 PM

Watershed
410 E. Main Street

I. CALL TO ORDER

Meeting called to order at 3:05pm.

II. ROLL CALL

Present: Katy Welter, Vic Kuklin, Suzy Kelly, Melanie Roth, John OBrien, Dan Courtright, Nancy Locke

Staff: Mark Doering

III. AGENDA ADOPTION

Katy noted that the agenda was amended and it was approved.

IV. APPROVAL OF MINUTES – December 5, 2018

Vick moves to approve minutes Nancy seconds. Motion carries unanimously.

V. PUBLIC COMMENT

None

VI. BUSINESS ITEMS

A. Board Positions and Officers

- a. Vick, Suzy and Melanie agreed to serve a second 2 yr term. Katy motioned to approve, John seconded and all approved.

B. Architectural Guidelines (AG's) Subcommittee update

- a. Dan provided an update with handout – see attachment 1

- i. Reviewed proposed schedule with goal being a deliverable of AG's to the Trustees for their consideration by mid-May 2019. Mark recommended that the deliverable be submitted to the P&Z board prior to going to the Trustees. This may push the deliverable being submitted to the Trustees to June.
 - ii. Discussion of requirement for public notice for agenda items for P&Z and Trustee meetings
 - iii. Dan will proceed to coordinate public outreach for the first public meeting to discuss AG's drafting process. The first public meeting will be scheduled in February.
 - iv. The area for the AG's will be called "Historic East Main"
 - v. A list of goals for the AG's were approved by the subcommittee and discussed.
 - vi. A list of talking points for the AG's was approved by the subcommittee and discussed.
- C. State Historic Fund Grant – Residential Survey
 - a. A long list of about 50 potential survey properties was reviewed and narrowed down to about 39 residential properties.
 - b. The draft for the grant has to be to the state by 3/1/19 for comments and the final application is due 4/1/19.
 - c. Katy will seek bid for survey.
 - d. Town will have to sign off on final application prior to submittal, potentially on 3/25/19.
- D. Colorado Historic Records Grant update
 - a. The plan is to apply for a grant to digitize and catalog the 2000+ historic photos belonging to the BV Heritage organization.
 - b. Rather than subcontracting the work it was recommended that we purchase the scanner and computer and do the work in coordination with BV Heritage and HPC.
 - c. It was recommended that we look into possible training from the Denver Library who has an extensive collection of historic cataloged photos.
 - d. The photos would remain the property of BV Heritage
- E. Saving Places Conference
 - a. Katy, Melanie and John to attend.
- F. Updates from related organizations
 - a. BV Heritage has completed the roof restoration and is pursuing a commercial historic tax credit. It is actively fundraising to restore the cupola.
 - b. Chaffee County Heritage Area is looking to fund more historic property surveys.
- G. Next Meeting
 - a. Next meeting schedule for February 13th at 3pm at Watershed
- H. Adjournment
 - a. Meeting was adjourned at 4:30 pm

Respectfully Submitted:



Katy Welter, Chair

BV HPC AG SUBCOMMITTEE

UPDATE 1/9/19

The HPC Subcommittee for the Drafting of Architectural Guidelines met at 3pm on January 8th 2019. The AG Subcommittee makes the following recommendations to the full HPC based on that meeting:

1. That the HPC and the Town of BV plan on the Subcommittee having a draft ready for Town consideration and possible adoption by mid May 2019.
2. That the specific goals for the Architectural Guidelines (attached) be formally adopted for publication in Chapter 1 of the Guidelines
3. That talking points (attached) be adopted by the HPC to assist members when discussing the AG Draft Process with the public and/or press
4. That the Town review and approve (as necessary) print, radio and social media releases to notify the community of pending opportunitie(s) for public comment times and dates TBD in early February 2019
5. That the town approve the HPC to host a forum for public comment on the drafting process
6. That the area to which the Architectural Guidelines are intended to apply will be consistently be referred to as "Historic East Main" in the Draft Guidelines and all associated correspondence. This area should be defined as West, from the intersection of Highway 24 and Main Street; to the East, the intersection of Main St. with South Main St.; and one full block to the North and South of Main Street as defined above

AG Draft Goals as approved by the Subcommittee:

1. Maintain potential for historic districting by providing a resource to preserve existing historic structures that could be considered contributing to historic districts
2. Provide property owners and developers with a ready reference for design options that will maintain historic integrity and eligibility for local, state and federal incentives for historic preservation
3. To protect the sense of time and place conveyed by the collection of historic buildings within the potential historic district(s)
4. To enhance livability
5. To protect property values, investments and economic value of the Town's historic character
6. To retain a small town image and atmosphere
7. To encourage pedestrian activity
8. To convey a sense of human scale
9. To protect significant views
10. To protect the existing sense of community

BV HPC AG SUBCOMMITTEE

Talking Points to Assist with Public Outreach

1. The historic character of the structures on BV's East Main St is vital to the identity, economy, and appeal of the town.
2. Current town Municipal Code and UDC do not adequately address the preservation of this historic character, especially for projects updating existing structures or new infill structures; Architectural Guidelines will complement not replace current design review processes.
3. The town of BV board of trustees has designated the HPC to draft architectural guidelines to provide a reference when considering the appropriateness of design aspects for these types of projects.
4. A draft of these architectural guidelines will be submitted to the town via the trustees for consideration and potential adoption.
5. The trustees and the town will determine how the architectural guidelines will be applied (enforced).
6. Public input and trust are critical to the successful development and employment of these guidelines and to maintaining the historic character of East Main St. in BV.
7. These guidelines will be drafted with property owners and developers in mind to provide clear and concise guidance on appropriateness of design in light of accessing state/federal tax incentives and maintaining the possibility of future local/state/national land marking and/or districting.
8. The current drafting process is developing architectural guidelines to be applicable to the East Main area of BV. Any future expansion of the applicability of architectural guidelines will be solely at the discretion of the BV board of trustees.
9. The BV HPC is...made up of community members dedicated to preserving the outstanding historic value of our town. Learn more about your HPC at <http://www.buenvistaco.gov/2427/Historic-Preservation-Commission>
10. Considering the pace of development in BV, presentation of a set of guidelines to the Trustees in the first half of CY19.