



## MINUTES

### HISTORIC PRESERVATION COMMISSION TOWN OF BUENA VISTA, COLORADO

February 28, 2018

3:00 PM

Buena Vista Public Library  
131 LINDERMAN AVE

#### I. CALL TO ORDER

Meeting called to order at 3:03pm

#### II. ROLL CALL

Present: Vic Kuklin, Robin Hall, Katy Welter, Nancy Locke, John Obrien, Suzy Kelly, Melanie Roth

Public: Jim Brophy (Local carpenter and craftsman), Charlie Chupp (Fading West), Bryan Burke  
(Land Planner for the Farm)

Staff: Emily Katsimpalis, Hunter Hovenga

Introduction of Jim Brophy and Commissioners

#### III. AGENDA ADOPTION

John moves to adopt the agenda, Suzy seconds. Motion carries unanimously.

#### IV. APPROVAL OF MINUTES – December 13, 2017

Robin moves to approve minutes, John seconds. Motion carries unanimously.

#### V. PUBLIC COMMENT

No public comment.

#### VI. BUSINESS ITEMS

- A. Discussion with Fading West Development regarding plans for 304 Chestnut Lots/St. Elmo Depot Building.

Fading West has been working with Sharon Young who purchased the Green Parrot building as well as 304 Chestnut Lots. Sharon/Fading West is exploring possibility of residential units for both properties.

Charlie notes that Sharon is interested in preserving and incorporating architectural features of both properties into the new use(s).

Suzy presents historical photographs of 304 Chestnut Property with Commission discussion. Intensive level survey for History Colorado has also been completed on the property (approx. 4 years ago). Discussion of work that was completed for intensive survey for 304 Chestnut St.

Discussion of eligibility for tax credits for planned work on the property(s). Charlie notes that Fading West hopes to retain historic look and feel of E. Main but project will entail much more than rehabilitation.

Jim provides clarification that majority of building will be demolished with intention to retain materials from the original building to integrate with new construction.

Charlie: Current plans call for construction of four new structures--two-story buildings with 32 one-bedroom apartment units total.

Discussion regarding Commission's desire to save the façade of the old 'depot' building at the very least. Could be moved and re-used as a breezeway/entryway into common area for the property.

Bryan notes that plans for the property are in early stages and do not include details on roofing or other materials.

Discussion of potential for tax credits on Green Parrot/Gone to the Dogs Building and other landmarked properties in town.

Charlie notes that name has not been set for the new development and could tribute history of the property or Buena Vista.

Discussion of timeline for project. Charlie estimates 18 months before construction starts.

General discussion of ongoing historic preservation efforts in town and how they can progress.

Commission thanks Charlie and Bryan for attending and will follow up as needed.

#### **B. Architectural guidelines discussion**

Katy: Board of Trustees has expressed support for the creation of architectural guidelines. Buena Vista Main Street can champion the substance of the guidelines with leadership of John.

John looked at approximately 15 design guidelines throughout Colorado and believes Crested Butte has the most applicable. The Commission could potentially create historic narrative for the document. If the guidelines are adopted, they could potentially be expanded into residential areas in conjunction with future phasing of historic surveying.

Emily: Guidelines could possibly be reviewed by a professional, specifically the new architect for Colorado Main Street.

Emily: Final meeting to wrap up historic survey could serve as a kickoff meeting for the project as the architectural guidelines will heavily rely on the survey work.

Grant funds could be used for promotion of final guidelines.

Discussion of BV Main Streets concerns with potential urgency of project. Deon's survey work will be completed June 30, 2018. General discussion of timeline for creation of architectural guidelines.

Suzy moves for the Commission to do the work on the historic narrative piece of the guidelines when the need arises, Vic seconds. Motion carries unanimously.

#### **C. Frequently Asked Questions**

Katy created an open Google Doc of frequently asked questions for the HPC. Document could be made public in the future for citizens wanting to know more about the activities of the Commission.

Commissioners can add additional questions or answers; draft will be reviewed at the next meeting of the Commission.

**D. Subdivision of land behind Avery Parsons**

Discussion of existence of old railroad weigh station behind Avery Parsons. Nancy discovered the property is going to become a new subdivision.

Commission does not have any authority over the property; brief discussion of potential methods to preserve it or at least document & excavate it.

General discussion of the property and value of archaeological surveying.

Melanie notes that project does not necessarily need to heavily involve the HPC.

**E. Update on Intensive Survey Project (CLG grant)**

Emily: Deon sent over a couple of completed surveys to be viewed as examples for the work she has been progressing on along with specific questions regarding future survey phasing.

Emily will forward email that gives specifics of guidance Deon is asking for. Commission can also plan future meeting with Deon to discuss.

**VII. BOARD/STAFF INTERACTION**

Discussion of potential rescheduling of standing March meeting. General consensus that meeting should be rescheduled to April.

Meeting rescheduled for April 18 at 3pm. Location to be decided.

Suzy stopped by Pinon Court Cabins and spoke with Valerie. Noted that demolished cabins are going to be rebuilt, fortunate that others did not burn down.

Katy spoke with Sarah Cross who purchased the Casa del Sol building. Brief discussion of historic integrity of the building. Katy will ask Sarah Cross if she would like to attend the April meeting.

**VIII. ADJOURNMENT**

Meeting adjourned at 4:55pm.

Respectfully Submitted:

  
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Katy Welter, Chair