



**HISTORIC PRESERVATION COMMISSION
TOWN OF BUENA VISTA, COLORADO
MINUTES**

June 11, 2020 3:00 PM

Virtual Meeting via Zoom

I. CALL TO ORDER

Katy called to order the meeting at 3:05pm

II. ROLL CALL

Present: Katy Welter, Dan Cartwright, Nancy Locke, Jo Reese, John O'Brien, Vic Kuklin, Suzy Kelly, Melanie Roth

Staff: Mark Doering, Phillip Puckett

Public: Dave Reyher, John Desslin, Bobby Hill, Trustee Swisher, Trustee Eckstein

III. AGENDA ADOPTION

Motion to adopt was made by John, seconded by Suzy and passed unanimously.

IV. PUBLIC COMMENT

None

V. BUSINESS ITEMS

A. 112 N. Court Site Plan Review

Katy thanked the project representatives Dave Reyher – Legacy Bank, Bobby Hill - project architect, John Desslin – General Contractor for allowing the HPC to meet on their project. Katy noted that the Architectural Design Guidelines, ADG's are in the final draft form and had not been adapted by the town at this point and our comments were advisory only.

David Reyher reviewed the history of the project and expressed the desire to be a part of the community, part of the down town improvement, and his desire to fit in to down town Buena Vista.

Bobby Hill, the projects architect presented the project drawings and clarified the exterior building materials.

John O'Brien discussed the history of the ADG development and expressed the desire to partner with the owner and project team to get the best project for the

owner and town of Buena Vista. He also noted that all comments were advisory only.

John O'Brien reviewed the HPC's comments on the project, attached and presented two photographic examples of buildings which would conform to the ADG's to illustrate what the comments meant.

The commissioners provided some additional comments and Katy thanked the project team for the opportunity to discuss the project.

VI. STAFF UPDATES

Mark noted that he had the Gone to the Dogs building measured and it was 31'-6" to the top of the parapet. He also asked Vick for access to the Court house so he could measure the roof height.

VII. ADJOURNMENT

Meeting Adjourned at 4:30 pm.

Respectfully Submitted

Handwritten signature in blue ink, appearing to read 'KW' followed by 'for KW'.

Katy Welter, Chair

June 11, 2020

Via Electronic Mail to: bvplanning@buenavistaco.gov

Town of Buena Vista
Attn: Mark Doering, Principal Planner
112 N. Court St.
Buena Vista, CO 81211

RE: 112 N. Court Street Site Plan

Dear Mark,

At your request, the Town of Buena Vista Historic Preservation Commission (“HPC”) has reviewed the site plan application submitted for a new construction project located on Lots 15&16 of Block 3 and Lots 112&114 of Minor Subdivision Plat BV 257. HPC provides comments below pertaining specifically to the building on lots 15&16 of Block 3 on East Main.

While the Town of Buena Vista has not yet formally adopted the Architectural Design Guidelines drafted by the HPC, some or all of this project falls within the geographic scope of such guidelines and thus the HPC has reviewed the project through that lens.

Please do not hesitate to contact me or Vice-Chair John O’Brien with any additional comments, questions, or concerns. Thank you for the important opportunity to provide feedback on this project.

Sincerely,

Katy Welter, Chair

Enclosed: Buena Vista Historic Preservation Commission Comments on 112 N. Court Street Site Plan

Buena Vista Historic Preservation Commission Comments on 112 N. Court Street Plan
June 10, 2020

Informal review of Legacy Bank project – Lots 15&16 of Block 3 and Lots 112&114 of Minor Subdivision Plat BV 257, Drawings dated April 3, 2020 – Bobby Hill Designs

Proposed building is located on the Northwest corner of E. Main and N. Court Street.

The review is for the building on lots 15&16 which abuts E. Main only.

All comments are based on the use and understanding of the Architectural Design Guidelines (“ADG’s”): <https://www.buonavistaco.gov/DocumentCenter/View/3317/HPC-ADG-Draft-for-Public-Review>

General items conforming to the Architectural Design Guidelines

1. The project includes a number of features consistent with the ADG’s, which are described as follows. The ground floor generally follows the features of a commercial, historic store front using large display windows with transoms above and kick plates below. The use of a recessed entry on the South elevation conforms to the intent of the ADG’s. The size and massing of the building is appropriate as a one story building which preserves the views and sight lines to the Court House and mountains beyond. The building is built out to the property line and sidewalk on E. Main and utilizes a “clipped” or 45-degree angled corner to emulate some of the historic buildings on E. Main such as Town Hall.

General items not conforming to the Architectural Design Guidelines

1. Consider revising the following proposed building materials to be consistent with the ADG’s both in the material selection and use. Smooth metal panel on the parapet on all elevations. Split face block on the building exterior wall on North, East and South elevations. Stone material on all elevations. EIFS or plaster on West elevation.
2. Specific comments for South Elevation.
 - a. Consider revising main entrance to bank to South Elevation utilizing inset door or put main entrance door in the “clipped” or 45-degree angled corner similar to Town Hall. See ADG’s - 5.2 Orient the building containing the primary use toward the street.
 - b. Consider pushing out the East side of the building to the property line and breaking up the 47’-6” wide building elevation into two modules. See ADG’s -

5.6 Larger buildings that occupy multiple lots should be divided into multiple “modules”. These “modules” should be expressed three-dimensionally, by having significant architectural changes throughout the entire building.

- c. Consider reducing the number of primary building materials on the South elevation and utilizing materials that are used traditionally on historic E. Main such as brick or horizontal wood bevel siding. See ADG’s - 5.7 Traditional materials are preferred, primarily brick, wood horizontal bevel or clapboard siding.
 - d. Consider revising exterior wall to include a belt course detail above the transom windows with a continuation of the primary exterior material above. Trim out top of parapet with an ornamental cornice.
3. Specific comments for East Elevation
- a. Consider revising awning to have symmetrical gable roof or inset entry doors and eliminate awning and associated columns.
 - b. Consider reducing the number of primary building materials on the East elevation and utilizing materials that are used traditionally on historic E. Main such as brick or horizontal wood bevel siding. See ADG’s - 5.7 Traditional materials are preferred, primarily brick, wood horizontal bevel or clapboard siding.
 - c. Consider lowering top of parapet on stone panel accent wall to be more consistent with historic architecture on E. Main
 - d. Consider revising hollow metal door to something more traditional with kick plate and transom.
 - e. Consider revising exterior wall to include a belt course detail above the transom windows with a continuation of the primary exterior material above. Trim out top of parapet with an ornamental cornice.
4. Specific comments for West elevation
- a. Consider reducing the number of primary building materials on the West elevation and utilizing materials that are used traditionally on historic E. Main such as brick or horizontal wood bevel siding. See ADG’s - 5.7 Traditional materials are preferred, primarily brick, wood horizontal bevel or clapboard siding.
 - b. Consider revising exterior wall to include a belt course detail similar to the other elevation comments with a continuation of the primary exterior material above. Trim out top of parapet with an ornamental cornice.
 - c. Consider revising wall signage to comply with chapter 6 of the ADG’s and requirements of the UDC.
5. Specific comments for North elevation
- a. Consider reducing the number of primary building materials on the North elevation and utilizing materials that are used traditionally on historic E. Main such as brick or horizontal wood bevel siding. See ADG’s - 5.7 Traditional

materials are preferred, primarily brick, wood horizontal bevel or clapboard siding.

- b. Consider revising exterior wall to include a belt course detail similar to the other elevation comments with a continuation of the primary exterior material above. Trim out top of parapet with an ornamental cornice.
- c. Consider revising gable roof to be symmetrical to be similar to historic roof structures.