

THE TOWN OF  
PO BOX 2002 • 210 E. MAIN ST.  
BUENA VISTA, COLORADO 81211



BUENA VISTA  
P: 719.395.8643 • F: 719.395.8644  
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## AGENDA

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

June 1, 2023 3:00 PM

In-person Meeting will be held at the Buena Vista Airport 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://zoom.us/j/95118280381>

Meeting ID: 951 1828 0381 Passcode: 20212021

Listen via phone at: 1-720-707-2699

Meeting ID: 951 1828 0381 Passcode: 20212021

- I. CALL TO ORDER
- II. ROLL CALL
- III. AGENDA ADOPTION
- IV. APPROVAL OF MINUTES – May 4, 2023
- V. PUBLIC COMMENT
- VI. BUSINESS ITEMS
  - A. Coffee with Commissioners and Coloring Contest
  - B. Town Preservation Plan discussion
  - C. 308 & 310 East Main Street follow up
  - D. Updates from related organizations and general discussion
- VII. STAFF UPDATES
- VIII. ADJOURNMENT

**This Agenda may be Amended**

Posted at Buena Vista Town Hall and [www.buonavistaco.gov](http://www.buonavistaco.gov)

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

May 4, 2023 3:00 PM

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#### I. CALL TO ORDER

John called the meeting to order at 3:00 pm.

#### II. ROLL CALL

Vic Kuklin, John O'Brien, Katy Welter, Mary Therese Anstey, Suzy Kelly, Nancy Locke, and Jo Reese attended in persons. Joseph Teipel and Chase McCutcheon attended in person as Town staff. Maggie Huyck, Tim Stange, Mike Mayer attended as guests. Melanie Roth attended via zoom. Dan Courtright was unable to attend.

#### III. AGENDA ADOPTION

Two additions were proposed for the Agenda – the BV Heritage Calendar and the Pearl. Mary Therese moved and Suzy seconded a motion to approve the agenda as amended.

#### IV. APPROVAL OF MINUTES – April 4, 2022

Suzy Kelly made and Jo Reese approved a motion to approve the minutes, as amended to reflect that Nancy Locke was in attendance. The motion carried unanimously.

#### V. PUBLIC COMMENT

Tim Stange spoke to say he is here to help HPC as a volunteer however he might be needed. Maggie Huyck is with the Chamber of Commerce and wanted to share that she helped to bring a historic item—a soda fountain from Leadville—and is looking for assistance with paying \$3,000+ for the shipping of the soda fountain and finding a permanent home for the soda fountain. Several commissioners shared suggestions and Maggie said she would follow up with photos and a narrative via email.

#### VI. BUSINESS ITEMS

A. 308 & 310 East Main Street partial demo permit & ADG design review

**This Agenda may be Amended**

Posted at Buena Vista Town Hall and [www.buenavistaco.gov](http://www.buenavistaco.gov)

John explained the process for reviewing partial demolitions, which begins with Town staff's determination of whether the property is potentially historic; and, if so, whether the proposed partial demolition would potentially affect historic features. Joseph presented the staff recommendation that the building is historically significant and that the partial demolition and rehab could potentially affect its historic features.

Mike Mayer—one of the 6 owners of the building—presented on the project. Purchased in April of last year. The goal with the renovation was to bring it back to what it was originally and use as a restaurant and bar. He then covered the high points of the demolition and replacement project.

Katy asked the timeline for the project and Mike said they would begin work no later than end of the year.

The HPC had no issues with the demolition. Katy moved and Suzy seconded a motion to approve the demolition as presented. The motion carried unanimously.

Discussion regarding the alterations followed. The consensus feedback was that inset doors would be more historically appropriate, repair the cornice work (rather than demo and reconstruct), and try to figure out (and match) the original colors.

#### B. Coffee with Commissioners, Coloring Contest, Calendar

Jo, Nancy, Katy, and John attended coffee and will continue to meet each week this month. Jo presented at community coffee about who we are and what activities we have coming up for historic preservation month.

The coloring contest will be distributed to the schools in the next few days. John will work on collecting ice cream certificates. Voting will take place at the Library on May 26, 27, and 30.

#### C. Airport History document review

HPC reviewed the document prepared by Dan Courtright (who was unable to attend). Mary Therese gave comments and revisions on the airport document.

#### D. The Pearl

Suzy and Nancy spoke with John Groy, who said he would be willing to try and do something with the building. HPC asked if Suzy and Nancy could get more clarity on what that means—i.e., whether the Groy family has a goal, price, or other objective that the HPC or others could work toward accomplishing.

#### E. Updates from related organizations and general discussion

Suzy shared that the BV Heritage Museum is undergoing renovations of the courtroom and exhibits. Katy shared that the McGinnis Gym construction documents are complete and that construction is still expected to begin in July.

**VII. STAFF UPDATES**

This was Joseph's last day with HPC, but he will still work with the Town as Special Projects Manager. Chase McCutcheon will take over as staff liaison.

**VIII. ADJOURNMENT**

John adjourned the meeting at 4:45 pm.

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## Buena Vista Historic Preservation Commission

Review of proposed of proposed facade improvements of 308 & 310 E. Main - May 4, 2023

Drawings labeled CENTER STATE, LLC FACADE RENOVATION Dated March 28, 2023

There are a total of 5 drawings submitted, 2 demo drawings, a title page, a building elevation sketch and an existing photo page.

Historical background: This building contains two storefronts, and these may have been constructed in two phases and/or for two owners. However, there is not much documentation on its construction. It was built sometime between the publication of the 1886 and the 1890 Sanborn Maps. The 1890 Sanborn lists a clothing store in the western storefront (308 E. Main), and a dry goods store in the eastern store (310 E. Main). By 1896, a butcher shop was in 308, while 310 contained a dry goods store through at least 1902. The butcher shop was called Kettle's Meat Market, but this business did not last long at this location as by 1902, it had changed to Krueger Hardware. According to the 1903 City Directory, Edward Krueger sold hardware, crockery, tin, graniteware, plumbing and agricultural implements. Krueger's hardware was still in 308 E. Main through the 1908 Sanborn, adding wallpaper to the listing, while 310 contained a clothing and boots & shoe store. Sophia and Edward Krueger were both early residents of Buena Vista, and Edward is credited with not only being the first person in town to sell bicycles, he also did all of the tin work on the Courthouse building and constructed the deer weather vane atop the Courthouse. Edward Krueger was born in Germany in December 1859, and immigrated to the United States in 1881 [note: census records vary, with one stating he immigrated in 1879]. Edward started his Buena Vista hardware business in 1885. He married Sophia Hilziker in May 1889, who had been visiting Buena Vista from Baltimore when she met Edward. Sophie was also born in Germany, and had immigrated to the United States only a year prior to marrying Edward. The 21 December 1892 Colorado Democrat noted that "The front of the Krueger block is almost completed and presents a handsome appearance." As the building had already been constructed according to the 1890 Sanborn Map, perhaps Krueger simply made improvements or alterations. In the city directories and some newspaper accounts, the building was also referred to as the Krueger Block as well as Krueger hall, where various social events were held. Edward successfully operated his store at least up through the 1930 census. In 1925, he purchased all the hardware stock of the former Dean & Brown Mercantile Co., and moved it into his store. Edward died in 1936.

## This review is of the South facing facade facing E. Main Street

The proposed work is the demolition of the lower cornice on 308 E Main and the removal of the surface mounted signage above the store front on 310 E Main, the removal of the existing storefront, existing brick knee wall and demolition of 4-5 feet of exterior wall above the existing storefront to the approximate elevation of the top of the original transom windows. The intent of the façade improvement is to recreate the original storefront openings with divided light display windows, transom windows and replacement cornice above the newly recreated storefront. The new storefront will include recreated kick plates but appears to have entry doors that are not recessed. The missing cornice over the storefront on 310 E Main is recreated.

The exterior brick wall between the lower and upper cornice that was plastered sometime in the 1960's or 70's appears to have, as a part of the facade improvements a surface applied rectangular ornamental panel centered over each storefront. Surface mounted down lighting is installed below the parapet cornice.

There are no exterior colors specified or material types noted.

### Comments and recommendations:

Consider a 35% State of Colorado historic tax credit for the work

<https://oedit.colorado.gov/commercial-historic-preservation-tax-credit>

<https://www.historycolorado.org/preservation-tax-credits>

Consider recessing the entry doors similar to the historic photos which would define the entrance, create protection from the weather and define a seating area on each side of the doors.

Consider not demolishing the lower cornice on 308 E Main and instead preserve and restore the cornice in place and installing a new recreated cornice only on 310 E Main.

Consider reviewing ADG's for exterior color selections and possibly evaluating the original paint colors by carefully removing the top layers of paint to expose the original layer of paint.