

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



BUENA VISTA
P: 719.395.8643 • F: 719.395.8644
WEB: WWW.BUENAVISTACO.GOV

AGENDA

HISTORIC PRESERVATION COMMISSION TOWN OF BUENA VISTA, COLORADO

September 21, 2023 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/81953052046?pwd=ckVmREpETlhNUGHUcXIFb0pEQ0Frdz09>

Listen via phone at: 1-719-359-4580

Meeting ID: 819 5305 2046 Passcode: 723889

- I. CALL TO ORDER
- II. ROLL CALL
- III. AGENDA ADOPTION
- IV. APPROVAL OF MINUTES – August 3, 2023
- V. PUBLIC COMMENT
- VI. BUSINESS ITEMS
 - A. Pearl Theater update
 - B. 400 W Main
 - C. Colorado Preservation Inc.'s Saving Places® On the Road at La Junta.
 - D. Annual CLG report
 - E. Updates from related organizations and general discussion
- VII. STAFF UPDATES
- VIII. ADJOURNMENT

DRAFT

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

August 3, 2023 3:00 PM

CALL TO ORDER

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

I. ROLL CALL

John O'Brien, Suzy Kelly, Melanie Roth, John O'Brien, Mary Therese Anstey, Vic Kuklin, Katy Welter, Jo Reese, and Nancy Locke attended in person. Dan Courtright attended remotely. Joel Benson and Chase McCutcheon attended in person as Town of BV staff. Members of the public included: Barbara Groy, John Groy, Hannah Harn, and Savannah Holcolm attended in person.

II. AGENDA ADOPTION

Mary Therese moved to approve the agenda; Suzy seconded the motion. The motion carried unanimously.

III. APPROVAL OF MINUTES – July 6, 2023

Melanie moved to approve the minutes; Suzy seconded the motion. The motion carried unanimously.

IV. PUBLIC COMMENT

None.

V. BUSINESS ITEMS

A. Local Landmark nomination for 316 E. Main Street - The Pearl Theater

Melanie Roth presented the application for local landmarking of The Pearl Theater. John O'Brien gave the staff report on the nomination, due to Town staffing limitations. HPC deliberated to evaluate the application for historic designation under the criteria established in the Buena Vista Municipal Code Chapter 19 Section 19-7(a).

- a. "Exemplifies specific elements of an architectural style or period." Yes, the building reflects late Victorian architecture along with 1950's

This Agenda may be Amended

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

- b. "Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally." No.
- c. "Demonstrates superior craftsmanship or high artistic value." Yes, decorative work on the façade and cornice work exhibit superior craftsmanship.
- d. "Represents an innovation in construction, materials, or design." No.
- e. "Represents a style particularly associated with the Buena Vista/Chaffee County area." Yes, the Pearl Theatre is associated with Buena Vista history and identifiable by locals as well as outsiders.
- f. "Represents a built environment of a group of people in an era of history." Yes, the Pearl Theatre is a reflection of the work of cinema entrepreneurs, and the people who enjoyed cinema.
- g. "Represents a pattern or grouping of elements representing at least one (1) of the above criteria." No.
- h. "Is the site of a historic event that had an effect upon society." No.
- i. "Exemplifies cultural, political, economic, or social heritage of the community." Yes, the Pearl Theatre is representative of the Buena Vista's history of recreation, entertainment, and community.
- j. "Exemplifies cultural, political, economic, or social heritage of the community." No.
- k. "Represents a typical example/association with a particular ethnic group." No.
- l. "Represents a unique example of an event in Buena Vista's history." No.
- m. "Enhances sense of identity of the community." Yes, many people identify the Pearl Theatre with downtown Buena Vista and the Buena Vista Community.
- n. "Is an established and familiar natural setting or visual feature of the community." Yes,
- o. "Properties that have yielded or may be likely to yield, information important in history or prehistory." No.
- p. "If the property is less than fifty (50) years old, must demonstrate overwhelming historic significance." N/a.

Mary Therese moved and Jo Reese second the motion to recommend 316 E Main St for local landmarking under criteria a, c, e, f, l, m, and n of Chapter 19, Section 19-7(a). The motion carried unanimously.

For public comment, Savannah Holcolm gave comment in favor of locally landmarking the Pearl, and was generally interested in the local landmarking process as well as financial incentives associated preservation of locally designated properties.

Dan and Joy Johansen gave public comment expressing support for the preservation of our historic downtown.

- B. Historic Survey public meeting September 21, 2023 @ 5pm requires written notice to surveyed property owners.

Meeting will be held at Piñon Room and has been reserved. Joel confirmed that notice will be mailed and Jo will post on Facebook.

- C. Town Preservation Plan & ADG discussion

Suzu shared that she's getting a lot of complaints about development on Main Street. Katy shared that she, too, hears feedback from property owners who want to preserve their historic buildings, but do not want to be mandated to do so. There was consensus by the Commissioners that they would like to find common ground across the community, but have not devised the best path forward to do so.

This Agenda may be Amended

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

D. Executive session to discuss personnel issues relative to the HPC

John opened the Exec Session by thanking Chase McCutcheon (as this is his last day with Town of BV), welcoming Joel Benson as Town Planning Director, and introducing the current Commissioners and their many qualifications and training for serving in their roles. The group then deliberated about how to move forward with the evolving Town personnel given the Town's many competing interests and the sense of urgency created by rapid development, especially downtown.

E. Updates from related organizations and general discussion

VI. STAFF UPDATES

No updates.

VII. ADJOURNMENT

John O'Brien adjourned the meeting at 5:02 pm.