



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

January 7, 2020 3:00 PM

Virtual Meeting via Zoom

I. CALL TO ORDER

John called to order the meeting at 3:00pm

II. ROLL CALL

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

Staff: Mark Doering, Phillip Puckett, Joel Benson

Public: Cheryl Richmond, Jacob Schoenfeld

III. AGENDA ADOPTION

John suggested tabling "Business item D. Strategic planning and goal setting for 2021" due to time constraints. Motion to adopt was made by Suzy, seconded by Melanie and passed unanimously.

IV. APPROVAL OF MINUTES – December 3, 2020

Motion to approve as amended was made by Suzy, seconded by Melanie and passed unanimously.

V. PUBLIC COMMENT

None

VI. BUSINESS ITEMS

A. Architectural Design Guidelines

Phillip: Looking at having both the guidelines and a related ordinance on Tuesday January 26, 2021 Board of Trustee (at 7 pm) meeting. ADG's have gone through legal review (mainly for consistency with the existing UDC) and there are a few minor edits. The ordinance has to do with changing Chapter 19 to make sure definitions are consistent. Phillip complimented the HPC on its efforts in drafting the ADG's and seeking public input.

Dan Courtright will attend and John or Suzy will be the backup.

B. Public Hearing - 305 Chestnut Demo Permit

Cheryl Richmond presented on behalf of the property owner, Sharon Young, seeking approval for the demolition of the building on Chestnut. Sharon is not interested in preserving the structure. She did do an extensive study on what it would take to preserve and potentially utilize the building for some kind of gathering space, but preservation was not financial viable. This would be a complete demolition. She would erect housing: 32 units in 4 separate buildings. She would like to utilize as much of the historic materials from the existing structure in the separate buildings.

Cheryl stressed that there are no firm plans for this project, so she couldn't say exactly what will replace the existing structure.

Mark Doering presented his staff report, which is part of the meeting packet. Staff recommended that the building has potential for historic designation.

Suzy asked if the building could be relocated; and, if so, whether the Town owns any property where it could be located. Cheryl and John indicated that the building is not in adequate condition to move.

Cheryl offered to give a tour to any HPC members who wish.

Melanie commented that the staff report and the Simmons' architectural inventory survey both do a good job of describing the significance. Would like to investigate possible uses for the structure.

Mark clarified that prior to being able to construct anything on the site, the property owner will need to pursue entitlements, which could take up to 6 months.

Katy recommended that we decide whether the property would meet any of the Section 19 criteria for historic designation, identify a manageable way to preserve information about it, and provide guidance to Phillip regarding a time frame.

John indicated that he agrees fully with the staff report.

Katy moves to adopt Mark's recommendation that 305 E Chestnut St satisfies criteria 1, 5, 6, 9, 14. John seconds. The motion carried unanimously.

Melanie suggests a follow-up discussion with Sharon about what might be accomplished. She and Suzy believe that there are few if any examples of an ice house in Colorado.

Vic said that Kiki Lathrop documented the Trader Tad's building and might be able to do the same for this building.

John made a motion that we try to do a photo survey, an architectural dimensions survey (specifically, measurements), and explore financial incentive options with the owner, explore the option of a plaque, and a tour. Suzy second. The motion carried unanimously.

Suzy made a motion to allow for the full 180 days to accomplish the preservation activities for the main building only, but no waiting period for the accessory buildings. Melanie seconded. The motion carried unanimously.

C. Local Landmark Plaque discussion

Mark had conversations with Erie Landmark and he asked for feedback. Everyone liked the example presented and Mark agreed to order 10.

Item D. (tabled)

E. Board position nomination and election for 2021

Suzy moved to appoint John O'Brien as Chair, Dan Courtright as Vice Chair, and Katy Welter as Secretary. Melanie seconded. The motion carried unanimously.

F. Saving Places Conference

John took down the names of commissioners who wish to attend Saving Places Conference, which will be held online this year. He will apply for grant funding.

G. Residential Survey update

Nancy Locke shared that Nancy Ross is interested in locally landmarking her home.

H. Updates from related organizations

BV Heritage has solicited bids to replace its elevator. Mark recommended checking out some recent CLG discussions around elevator replacement.

I. Next meeting date and location

February 4, 2021 at 3 pm via zoom. Mark recommends training in the “dos and don’ts of being a commissioner.” John recommends having a future work session to discuss.

VII. STAFF UPDATES

Mark requested printing all Sanborn maps and all surveys—in-depth and windshield studies.

VIII. ADJOURNMENT

John Adjourned the meeting at 4:45 pm.

Respectfully Submitted



John O'Brien, Chair