



## MINUTES

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

February 2, 2023 3:00 PM

In-person Meeting held at the Buena Vista Airport and via zoom.

#### I. CALL TO ORDER

John O'Brien called the meeting to order at 3:02 pm.

#### II. ROLL CALL

Jo Reese, John O'Brien, Dan Courtright, Katy Welter, and Suzy Kelly attended the meeting in person. Mary Therese Anstey and Melanie Roth joined via Zoom. Lindsey Flewelling (History Colorado CLG Coordinator) and Natalie Lord (Form + Works Design Architect) attended via zoom. Joseph Teipel (Town Planner) attended as staff to the HPC.

#### III. AGENDA ADOPTION

John requested to add to the agenda a discussion about 113 N Railroad St. Suzy moved and Vic seconded the motion to approve the agenda as amended. The motion carried unanimously.

#### IV. APPROVAL OF MINUTES – December 1, 2022

Nancy corrected that she was in attendance. Suzy moved and Jo second the motion to approve minutes as amended. The motion carried unanimously.

#### V. PUBLIC COMMENT

There was none.

#### VI. BUSINESS ITEMS

##### A. Commissioner Nominations and election for 2023

Suzy moved and Vic seconded a motion for Vic to step down change to an alternate, and Mary Therese. Suzy moved and Katy seconded a motion to keep the current officers in place: John as Chair, Jo as Vice-Chair, and Katy as Secretary of the Board. The motion carried unanimously.

##### B. McGinnis Gym Certificate of Appropriateness and partial demolition application review.

John introduced Natalie Lord of Form + Works, who is the lead architect on the McGinnis Gym project.

**This Agenda may be Amended**

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Natalie presented on the plans to rehabilitate the McGinnis Gym, which includes demolition of the non-historic locker room addition.

Suzy moved and Nancy seconded a motion to approve the McGinnis Gym demolition permit. John and Katy, as Directors of Watershed Inc, recused themselves from voting on the COA. The motion carried unanimously.

#### **C. 2022 year in review and 2023 planning**

Katy lead a discussion on past adopted goals and goals for 2023 and beyond, which is captured by the table included with these minutes.

#### **D. ADG next steps**

Joseph shared an update that a new tracked changes version will be circulated to the whole HPC or subcommittee to do a review, and open to our feedback about whether we should do another public meeting or updated presentation to the BOT. And whether that should be before or after HPC has adopted the revised code. We are holding room on the March 14 board agenda for a public hearing to adopt the code changes, but that timing might be a little aggressive if we want to do another public meeting. There is a recommendation that the height restriction requirement be incorporated in the UDC rather than Section 19.

#### **E. National Register of Historic Places nomination for the Chaffee County Courthouse complex**

Katy shared that the Colorado Historic Review Board

#### **F. Updates from related organizations and general discussion**

Vic shared that the tunnels Section 106 review process has resulted in an in-depth assessment of the historic significance of the tunnels and the County acquiring a ROW for the road. The Granite bridge will also have historic signage.

Melanie shared that the Historic St. Elmo is working on the Morley Bridge and to expect more updates in the near future.

#### **G. 113 N Railroad St – preliminary discussion**

Commissioners were encouraged to provide feedback on this project to John, who will consolidate and share with Joseph.

#### **VII. STAFF UPDATES**

No staff updates.

#### **VIII. ADJOURNMENT**

John adjourned the meeting at 5:13 pm.

Goal Description	Time Frame	Responsible Parties	Status/Progress
<b>Adopted in previous years</b>			
Locally landmarking additional properties.	Ongoing	Suzy, Jo, Nancy, Mary Therese, Melanie	<p>Completed: Locke House, Jail House, Book Nook, Courthouse. Should we initiate as permitted under the Section 19-6(a) of the BV Muni Code? If so, priorities?</p> <p>2/2/23:  Suzy – initiating applications may be necessary for some property owners, but shouldn't be offered for everyone.  John – These local landmarks draw positive attention.  Melanie – We gain advocates within the community when we landmark.  Joseph – Town Hall &amp; St Rose could best be locally landmarked with the help of HPC.</p>
Implement ADG's and related procedures; be prepared to expand beyond MU-MS	Short; Longer	Dan will lead; John will support; Jo will listen and learn; Katy will help with procedures.	<p>ADG's adopted by the Town, and adoption as regulatory is pending.</p> <p>2/2/23:  Suzy and Melanie – this goal is still very important.  John – looking ahead, small buildings on Main Street and beyond are vulnerable to demolition. But expansion of ADG's might require outside professional consultation.  Mary Therese – should explore applying to all locally landmarked properties; agrees that a consultant could help facilitate the process.  Dan – Agree with exploring expansion, but should focus on completing the initial goal before expanding beyond MU-MS.</p>

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			Katy – Would like to support development of procedures.
Be open to new commissioners, especially with preservation expertise	Ongoing	John will lead, and it will be a regular discussion point.	Accomplished when Mary Therese (historian) joined. Still could use an architect. Can put on the brakes. Accomplish this goal indirectly with marketing.  2/2/23: Joseph – the HPC is at capacity, but we could involve other community members in an informal role. John – We should be aware and open.
Public education/community engagement about HPC & preservation	Ongoing	Coloring contest: Mary Therese leading coloring contest; Jo, Nancy, and John will help.  Social media: Jo will lead. Suzy, John, Melanie will support.  Calendar: Jo and Nancy will explore and report back at March 2 mtg.	Coloring contest in May. Evaluating what worked and didn't.  Social media posts–should we continue? Jo would like to create a calendar for 2024.  Possible cooperation with BV Library and Heritage and My-bv.com.  2/2/23: Mary Therese – possibly try to have kids create the coloring sheet for the contest. Jo – Will continue to make low key social media posts. Could use some more photos. Joseph – Would appreciate an HPC member managing mybv.com. John – Suggest exploring the calendar and see where it goes.
Historic property surveys	Short-Mid	Mary Therese currently leading	Completed Phases 1-2, and 3 is under way.  2/2/23: Will continue with this work and revisit this goal after Phase 3 is

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			<p>complete.</p> <p>Mary Therese – would like to explore surveying tourism-related properties within and outside of the Town via a thematic selective survey.</p> <p>Lindsey Flewelling – Cortez is doing something similar with auto-related tourism.</p>
Preservation Training	Ongoing	Commissioner-driven	<p>Hosted History Colorado in 2022; most commissioners attending Saving Places 2021-23 and occasional webinars. Used HPC budget for scholarships. HPC members have also presented publicly on preservation topics.</p> <p>2/2/23:</p>
Define the value proposition of creating a local historic district	Long	Suzy, John, Katy	<p>Currently building trust and credibility with property owners, 75% of whom must approve formation of a district. Explore small districts?</p> <p>2/2/23:</p> <p>John – thinks it’s our most important long-term goal and elevates the status of the community.</p> <p>Joseph – If this is a very important goal, then maybe consider devoting resources to achieving it.</p> <p>Mary Therese – each of us could work with property owners on this issue to build trust with a clear goal of creating a district.</p> <p>Dan – suggests revising the goal to something more achievable, such as “define potential local historic district area.”</p> <p>John – For both ADG’s and historic district, including in Comp Plan would be essential to their success.</p>

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Town of BV Comprehensive Plan advocacy	Short (2023)	Dan, John	For discussion Joseph – timing is such that March will be the best time for HPC to begin giving input. Dan – this needs to be a priority, since this is the year for the Comp Plan.
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*John O'Brien*

HPC Chair