



**A G E N D A**  
**Historic Preservation Board**

**Tuesday, February 5, 2018 4:00 pm**  
**Community Development Conference Room – City Hall 250 North 5<sup>th</sup> Street**

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- 1 Introduction of New/Reappointed Members (roster attached)**
- 2 Minutes of December 4, 2018 Meeting (attached)**
- 3 Review of 2018 Annual Report (separate cover)**
- 4 Discussion of Goals / Activity Ideas for 2019**
  - Review/make Suggestions – Proposed Guidelines and Standards for Lincoln Park Historic District
  - Historic Preservation Month (May) Activities
  - Presentation from History Colorado Regarding Attainment of Certified Local Government Status
  - City Calendar – History/Historic Structure Theme
  - Community Street Event – October 19<sup>th</sup>
- 5 Other**
  - Cultural Plan Update
  - Amendment to North Seventh Street Guidelines and Standards Update
  - Colorado Most Endangered Places List

**GRAND JUNCTION HISTORIC PRESERVATION BOARD**

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Term Expires: 12/21

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Concurrent with DDA Term  
Or until DDA appts new rep

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Troy Reynolds  
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Term Expires: 12/22

## Historic Preservation Board Regular Meeting

Minutes – December 4, 2018

Present: Chris Endreson, Troy Reynolds, Ron Parron, Greg Gnesios and David Bailey

Not Present: Brandon Stam and Jodi Motz

Also Present: Shelly Dackonish, City Attorney; Bennett Boeschstein, City Council; Randi Kim, City Utilities Department Director; and Mark Ritterbush, City Water Manager

The meeting was called to order by Chair Chris Endreson at 5:30 pm at City Hall.

### 1. Minutes of Previous Meetings

*Action: Approve the minutes from the September 4, 2018 meeting*

Chair Endreson asked for a motion to approve the minutes. Ron Parron moved to approve the minutes as written. David Bailey seconded the motion. The motion passed unanimously by a vote of 5-0.

### 2. Designation in Historic Sites, Structures and Districts – Original Mile Keith’s Addition Historic District

*Action: Consider a request for historic designation for the proposed Original Mile Keith’s Addition Historic District and make a recommendation to City Council.*

Representatives of the Applicants/Owners, Catherine Hursh and Linda Lynch were in attendance.

#### Staff Presentation

Kristen Ashbeck (Community Development Senior Planner) restated the proposal and referred to the background information that was provided in the staff report. Staff identified the criteria in the Zoning and Development Code that address a District designation and, in staff’s analysis, find that all four criteria have been met by the Applicant.

#### Questions for Staff

David Bailey stated his concurrence with the proposal since he was part of the museum team that had surveyed the area.

Shelly Dackonish asked whether staff had the original petitions signed by property owners. Kristen responded affirmatively, they are a part of the Community Development file.

#### Applicants Presentation

The Applicants added some information to the staff presentation. The Applicant asked that the name of the District include the dates of 1882 and 1890 to emphasize the age of the homes in this area of downtown. They also added information about how old the homes are in the

proposed – 72 out of the 98 are over 100 years old. The Applicant stated that there was additional interest in the area and the Board may see an expansion to the District in the future.

### **Questions for Applicant**

The Applicants answered questions from the Historic Preservation Board regarding the percentage of property owners that had signed petitions as well as the 6 properties on the east end that had been excluded from the boundaries. The Applicant stated that there are a large number of rental properties in the proposed District and it was difficult to obtain petitions from them. They did not necessarily object to formation of the District, there was just no response.

### **Public Comment**

Bennett Boeschstein stated that he supported the proposed District and concurred with the significance of the area.

### **Board Discussion**

Discussion ensued regarding the proposed Historic District. Board members indicated their support of the designation.

### **Motion and Vote**

Troy Reynolds made a motion on item HIS-2018-534, an application for designation of the Original Mile (1882) and Keith's Addition (1890) Historic District comprised of 98 properties in in the City Register of Historic Structures, Sites and Districts, that the Historic Preservation Board forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Greg Gnesios seconded the motion which passed unanimously by a vote of 5-0.

### **3. Designation in Historic Sites, Structures and Districts – Historic water Treatment Plant, Tower and Outbuilding**

*Action: Consider a request for historic designation for the Historic Water Treatment Plant, Tower and Outbuilding and make a recommendation to City Council.*

City representatives as the Applicant, Randi Kim and Mark Ritterbush, were in attendance.

### **Staff Presentation**

Kristen Ashbeck (Community Development Senior Planner) restated the proposal and referred to the background information that was provided in the staff report. The site requested to be designated is just the area around the historic structures rather than the entire City-owned parcel which includes some non-historic and currently-functioning water treatment facilities. Staff identified the criteria in the Zoning and Development Code that address designation of a property and, in staff's analysis, find that the criteria have been met by the Applicant.

Staff also provided information regarding the potential restoration and reuse of it the building, including an application to obtain a State Historic Fund grant for a Historic Structure Assessment.

### **Questions for Staff**

David Bailey stated his concurrence with the proposal since he was part of the museum team that had surveyed the area.

Shelly Dackonish asked whether staff had the original petitions signed by property owners. Kristen responded affirmatively, they are a part of the Community Development file.

### **Applicants Presentation**

The Applicants added some information to add to the staff presentation. Ms. Kim stated that the Department has recognized the potential for reuse of the structure and is excited to continue to assess its future. The Access will need to be assessed so as to retain the required safety and security of the operations of the new water treatment plant that is in close proximity to the historic structures.

### **Questions for Applicant**

The Applicants answered questions from the Historic Preservation Board regarding the safety of the site with the open settling basins. The City will be looking to results of the Historic Structure Assessment as to how those can be treated in future reuse of the facility. Currently half of the basins have been filled in and the State had suggested that the others remain open.

Troy Reynolds asked if the City water supply is the same source as it was in 1939. The Applicant stated that the original source was the Colorado River and there were quality concerns, then the Gunnison River which also had quality concerns so water from the Grand Mesa was secured and has been used since then.

Chris Endreson suggested that the Applicant continue to utilize the expertise of the Board as the project progresses.

### **Public Comment**

Bennett Boeschstein stated that he supported the proposed designation and concurred with the significance of the site.

### **Board Discussion**

Discussion ensued regarding the proposed Historic District. Board members indicated their support of the designation.

### **Motion and Vote**

Troy Reynolds made a motion on item HIS-2018-715, an application for designation of the Historic Water Treatment Plant, Tower and Outbuilding in in the City Register of Historic Structures, Sites and Districts, that the Historic Preservation Board forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

David Bailey seconded the motion which passed unanimously by a vote of 5-0.

**4. Letter of Support – Water Treatment Plant and Tower Historic Structure Assessment**

The Board was provided with a draft of a letter of support for the City's grant application to the State Historic Fund. Ron Parron enquired about the timing of a project like this. Randi Kim stated it will proceed as funding is available. The City intends to bring other partners into the project that may open up other funding opportunities. The Board approved the letter.

**5. North Seventh Street Historic Residential District Guidelines and Standards re: Fencing**

Staff provided a draft of a letter to send to property owners within the District as follow-up to the survey results regarding vinyl fencing. The Board discussed the letter and the logistics of proceeding with the revision. Ron Parron made a motion to forward a recommendation to the Planning Commission of approval regarding a change to the guidelines and standards to disallow the use of vinyl fencing in the District. Kristen will send out the letter once in December and then again in January to notice the property owners and then, barring opposition from the owners, move forward on the revision to the guidelines and standards.

**6. January Meeting** – since the Board's regular meeting falls on the New Year's Day holiday, the meeting will be canceled.

The meeting was adjourned at 6:32 pm.