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HISTORIC PRESERVATION BOARD AGENDA

250 NORTH 5TH STREET

TUESDAY, MARCH 3, 2020 @ 4:00 PM

Meeting Location

Call to Order/Announcements

Approval of Minutes

Approval of the minutes from the February 4, 2020 meeting

Discussion Items

Consider a request by Matthew Motz for a Certificate of Appropriateness to enclose a 99 square foot patio located at 706 N 7th Street

Planning for the May 9, 2020 Historic Preservation Block Party

Presentation of letter of support for historic water plant

Discussion of a proposed amendment to Section 21.01.130 of the Zoning and Development Code, removing the requirement that one member of the Historic Preservation Board must be a member of the Downtown Development Authority

Updates

Other Business/Public Comment

Adjournment



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 3, 2020

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Approval of the minutes from the February 4, 2020 meeting

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Historic Preservation Board Minutes - 2020 - February 4

Historic Preservation Board Meeting
Minutes – February 4, 2020

Board Members Present: Mikhail Blosser, Priscilla Mangnall, Ron Parron, Jody Motz, and Greg Gnesios

Board Members Not Present: Brandon Stam, Troy Reynolds

Others in Attendance: Landon Hawes, Senior Planner; Kristen Ashbeck, Principal Planner; 1 member of the public

1. Call to Order/Announcements

The meeting was called to order at 4:00 pm at City Hall.

Appreciation Dinner

Staff indicated that an appreciation dinner for board members will be held on March 30.

Public Hearing Items on March Agenda

Staff asked for attendance from all Board members to ensure that a quorum would be able to make decisions on the two Certificate of Appropriateness applications that the Board will hear at its March meeting.

2. Approval of Minutes

N/A

3. Discussion Items

Operation Foresight Mushrooms

Priscilla Magnall indicated she would take the lead in talking to the Downtown Development Authority and working on installing at least one mushroom on Main Street.

Letter of Support for the Historic Water Plant

The Board indicated that staff should prepare a letter of support for the Historic Water Plant and distribute it via email to board members.

2020 Work Plan

The Board approved a 2020 Work Plan. The six items approved are as follows: CLG

Status, Teller Institute application resubmittal, Lincoln Park Historic District, 7th Street Block Party for Historic Preservation Month, Grand Junction Story Map, and the Operation Foresight Umbrellas (or “mushrooms”).

7th Street Block Party

The Board determined that 7th Street would hold a block party on May 16th (later changed via email chain to May 9th in order to obtain use of the city’s Block Party trailer). The Board will follow up with the owner of the old church on 7th to see if that space would be available to use for the party.

4. Updates

Staff reviewed minor changes to the North 7th Street Residential Historic District code amendments; the main change is that the Historic Preservation Board will review all applications for Certificate of Appropriateness for accessory structures.

5. Other Business

The Board discussed the upcoming I-70B widening and how it might affect the historic train depot and the surrounding area.

6. Adjournment

Ron Parron made a motion to adjourn. The motion passed 5-0. The meeting was adjourned at 5:24 PM.



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 3, 2020

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Consider a request by Matthew Motz for a Certificate of Appropriateness to enclose a 99 square foot patio located at 706 N 7th Street

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND

The Applicant, Matthew Motz, resides at 706 North 7th Street, which is a contributing structure in the North Seventh Street Historic Residential District (District) known as the "Pabor House" or "Pansy Cottage." The home was built in 1909 and owned by William and Emma Pabor and is of the Queen Anne architectural style. The current back door for the main house exits onto an already roofed patio. The Applicant wishes to obtain a Certificate of Appropriateness in order to receive approval to enclose this patio by cladding it with siding that would match the existing shiplap siding on the house. A door would be added on the east side of the porch, along with one window facing south towards Gunnison Avenue.

All application for alterations, new construction or site improvements within the North Seventh Historic Residential District shall be reviewed by staff and decided by the Historic Preservation Board in a public hearing.

As provided in Section 26.24.010, new construction in the North Seventh Street Historic Residential District is allowed, as long as the design, siting, and construction

are congruous with the character of the District. District Guidelines and standards that are relevant to the review of this request are contained within the Analysis section of this report.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on February 21, 2020. Mailed notice of the public hearing was sent to property owners in the North Seventh Street Historic Residential District on February 21, 2020. The notice of this public hearing was published on February 25, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Any application for a Certificate of Appropriateness in the North Seventh Street Historic Residential District must demonstrate compliance with the District-Wide Design Guidelines and Standards found in Chapter 26.20 as well as the applicable regulations in Chapter 26.24 of the Guidelines and Standards, “Contributing Structures, Noncontributing Structures and New Construction”. Criteria from the relevant sections for this application are listed below, along with staff’s findings regarding whether the application meets the specified criteria.

Chapter 26.20, District-Wide Design Guidelines and Standards

Applications for Certificates of Appropriateness must demonstrate compliance with this chapter. Sections from this chapter include minimum bulk requirements, landscaping, utility systems, and fencing, among others. The current home and patio meet required bulk standards including rear yard setbacks. No additional guidelines or standards from this chapter are applicable to the scope of this project; therefore, staff finds compliance with this section of the Code.

Section 26.24.020, Building Proportions, Mass and Form

26.24.020(a), “Guideline,” states that a “building’s overall massing and form shall honor its historical style. In the North Seventh Street Historic Residential District, the building forms have historically reflected a human scale.”

The relevant standard for implementing this guideline is 26.24.020(b)(7), which indicates that “new construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the district.” The proposed construction extends the roof forms and lines of the existing house, particularly since it is an existing patio addition to the principal structure. Staff finds that this criterion has

been met.

Section 26.24.050, Exterior Materials

Subsection 26.24.050(a), “Guidelines,” reads that new construction should “use similar building materials as those found in the district,” and goes on to say that shiplap wood siding is a dominant existing exterior material found within the district. The relevant standard for this guideline is 26.24.050(b)(1), which requires that “exterior wall materials shall be those that are commonly present in the district.”

The proposed exterior wall material for this project, shiplap wood siding, matches what is currently present on part of the side and rear yard of the Applicant’s house. Therefore, staff finds that this criterion has been met.

Section 26.24.060, Porches, Stairs, Entries, and Doors

This section does not have any relevant guidelines because they address front porches only; however, two standards apply. 26.24.060(b)(5) indicates that “doorway materials and design shall be consistent with the architectural style of the building,” while 26.24.060(b)(6) states that “door cases shall be designed with depth and visual relief.” The Applicant proposes to install a door on the east façade of the enclosed patio that replicates the existing door onto the back patio, which satisfies both standards; staff finds that these criteria have been met.

Section 26.24.080, Windows and Façade Treatments

Subsection (a), “General Guidelines,” includes the following statement: “Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the neighborhood.” The relevant implementing standards are subsections (b)(1), which says that “window shape, alignment and style shall be protected to preserve the building’s historic character,” and (b)(2), which states that “window materials shall be maintained in a historically accurate manner.”

The Applicant proposes to install a new window on the south façade of the enclosed patio and has stated that both the window size and dimensions as well as the window trim will match the adjacent existing window and trim. Therefore, staff finds that these criteria have been met.

Section 26.24.090, Roof Forms and Materials

This project does not involve change in form or material for the existing patio roof.

Section 26.24.100, Trim and Details

Subsection (a)(1) states that “exterior trim details on new construction should provide a visual link between the old and new buildings,” while (a)(2) states that “whenever possible, windowsills, moldings, and eave lines should be aligned with similar elements on adjacent buildings within the block.”

The Applicant’s proposed plan shows that windowsills and trim will be replicated, so staff finds that these criteria have been met.

Section 26.28, Contributing Structures Guidelines and Standards

Subsection 26.28.010, “Overall Guiding Principles,” states that “all modifications that will affect the historical integrity of the structure shall consider the Secretary of the Interior’s Standards for the Rehabilitation of Historic Structures.” The first relevant criterion is subsection 26.28.020(i), which states that “new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Subsection 26.28.020(j) states that “new additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The proposed addition does not destroy historic materials that characterize the property and could be removed without damage to the essential form and integrity of the property, therefor staff finds that these criteria have been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for a Certificate of Appropriateness, COA-2020-85, for the property located at 706 N 7th Street, the following findings of fact have been made:

1. The request conforms with Chapter 26.20, District-Wide Design Guidelines and Standards for the North Seventh Street Historic Residential District

The request conforms with Chapter 26.24, Contributing Structures, Non-Contributing Structures and New Construction for the North Seventh Street Historic Residential District.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION

Mr. Chairman, on item COA-2020-85, an application for a Certificate of Appropriateness for the proposed patio enclosure at 706 North 7th Street, I move that we approve the request.

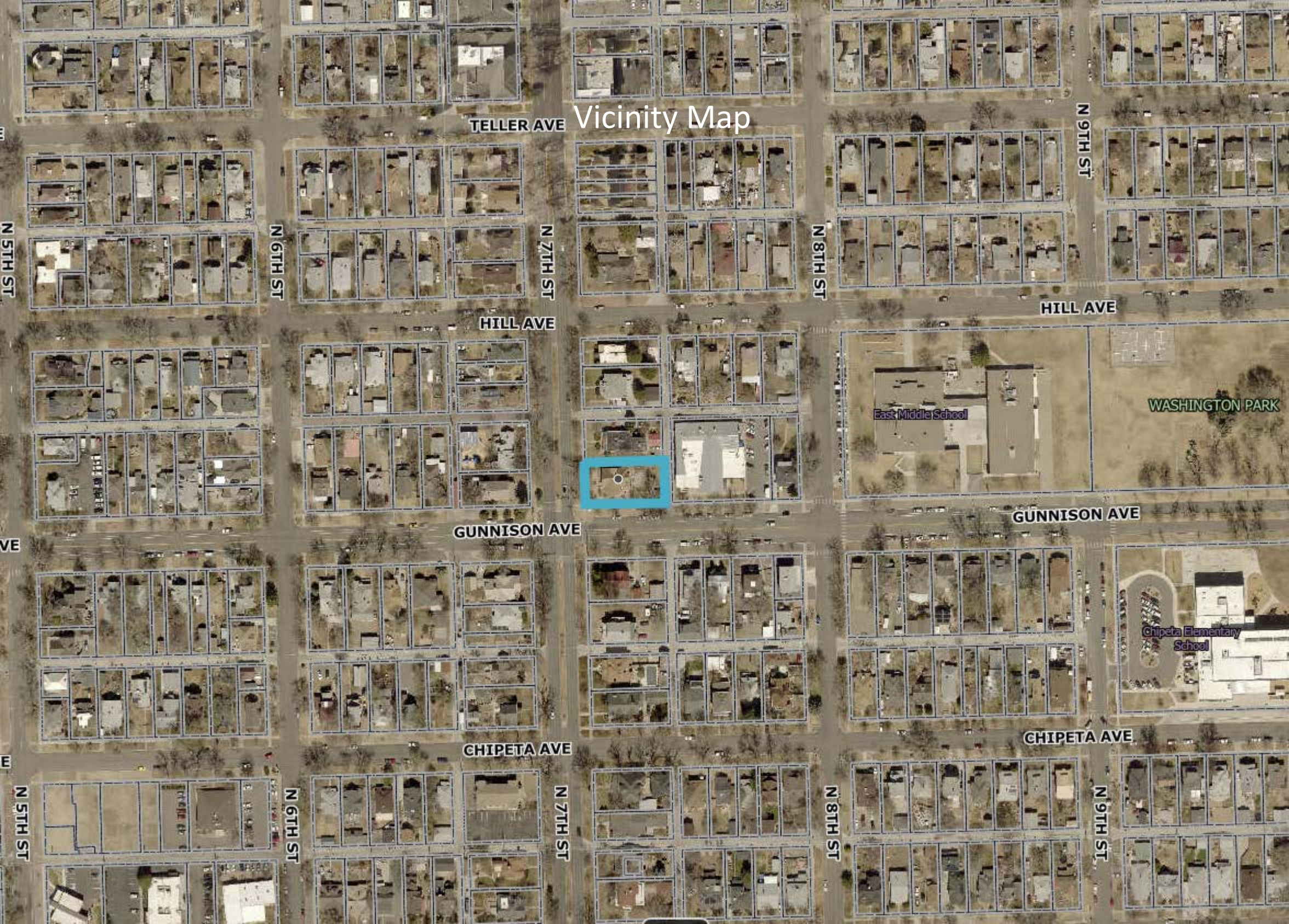
BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. 706 North 7th Street vicinity map
2. 706 North 7th Street COA
3. 706 N 7th Street Patio Enclosure v5

Vicinity Map



TELLER AVE

Vicinity Map

N 9TH ST

N 5TH ST

N 6TH ST

N 7TH ST

N 8TH ST

HILL AVE

HILL AVE

East Middle School

WASHINGTON PARK

GUNNISON AVE

GUNNISON AVE

Chipeta Elementary School

CHIPETA AVE

CHIPETA AVE

N 5TH ST

N 6TH ST

N 7TH ST

N 8TH ST

N 9TH ST



Certificate of Appropriateness
North Seventh Street Historic Residential District

This box for office use only

File Number: Review Fee:

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

To enclose approx. 9' x 11' back patio. Add a door and 1-2 windows. Exterior siding and color to match adjacent shiplap siding.

APPLICANT INFORMATION

Applicant Name: Matthew & Marisa Motz

Are You? [X] Owner Buyer Lessee

Applicant's Mailing Address: 706 N 7th St
Grand Junction, CO 81501

Applicant's Phone: 970-250-0524 Email Address: Mmotz23@gmail.com

Representative/Contact Person: Same as Owner

Representative/Contact Person Mailing Address:

Rep/Contact Phone: Email Address:

Address of Subject Property: 706 N 7th St. Tax Parcel Number: 2945-141-23-008

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?
Yes [X] No

PROPOSAL AND PROPERTY INFORMATION

This application is a request to construct, add or change the following (check all that apply):

	Add	Change	Demolish	N/A
Roof/Chimney	_____	_____	_____	_____
Walls/Siding	X	_____	_____	_____
Fascia/Other Trim	_____	_____	_____	_____
Windows/Doors	X	_____	_____	_____
Porch	_____	_____	_____	_____
Other (describe below)	_____	_____	_____	_____

Fully explain the nature of your request:

Our current back door exits onto an already roofed back patio. Dimensions are approx. 9' x 11'. Work will be to frame in this area and add exterior siding to match the existing and adjacent shiplap siding.

A door will need to be added as well as 1-2 windows. 1 window facing Gunnison Ave. and possibly a 2nd facing the backyard/alleyway. Depending on cost, would like to make this 2nd window a bay style window.

Number of Structures on Property: 1 Residential 1 Outbuildings

Total Gross Square Footage of Existing Structures (all floors): 2774 – House, 350 garage

Total Gross Square Footage of Proposed Structures or Additions (all floors): 99 square feet

Total Gross Square Footage of Existing Structures to be removed (all floors): _____

Existing Height to Building Eave: _____

Existing Height to Building Peak: _____

Proposed Height to Building Eave: _____

Proposed Height to Building Peak: _____

The existing building is a: X Single-Family Dwelling

_____ Duplex

_____ Other Multi-Unit

_____ Other (specify):

Exterior Building Materials:

	Existing	Proposed
Roof	Composition	No Change
Walls/Siding	Block, Brick, and Wood	Match existing wood siding
Doors	Wood	No Change
Fascia, Trim, Etc.	Wood	No Change
Other	_____	_____

Existing Windows:

Existing Material: Wood and Aluminum _____

Existing Sill Depth: _____

Existing Window Type:

Casement _____ Slider X Double-Hung _____ Single-Hung X

Fixed _____ Divided Light _____ How many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: Wood or Aluminum _____

Proposed Sill Depth: To match existing _____

Proposed Window Type:

Casement _____ Slider _____ Double-Hung _____ Single-Hung X

Fixed _____ Divided Light _____ How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

Will the exterior trim remain on the replacement windows? _____ Yes _____ No

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	_____	_____
Size/Height	_____	_____
Location	_____	_____

Are there any prominent trees or areas of vegetation on the property? If yes, what are the type, size and general location?

N/A

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

No

ADDITIONAL INFORMATION:

Are there other proposed changes not yet covered in the application? _____ Yes X No

If yes, please explain: _____

Signatures:

Matthew Motz

Property Owner

02/07/2020

Date

Representative

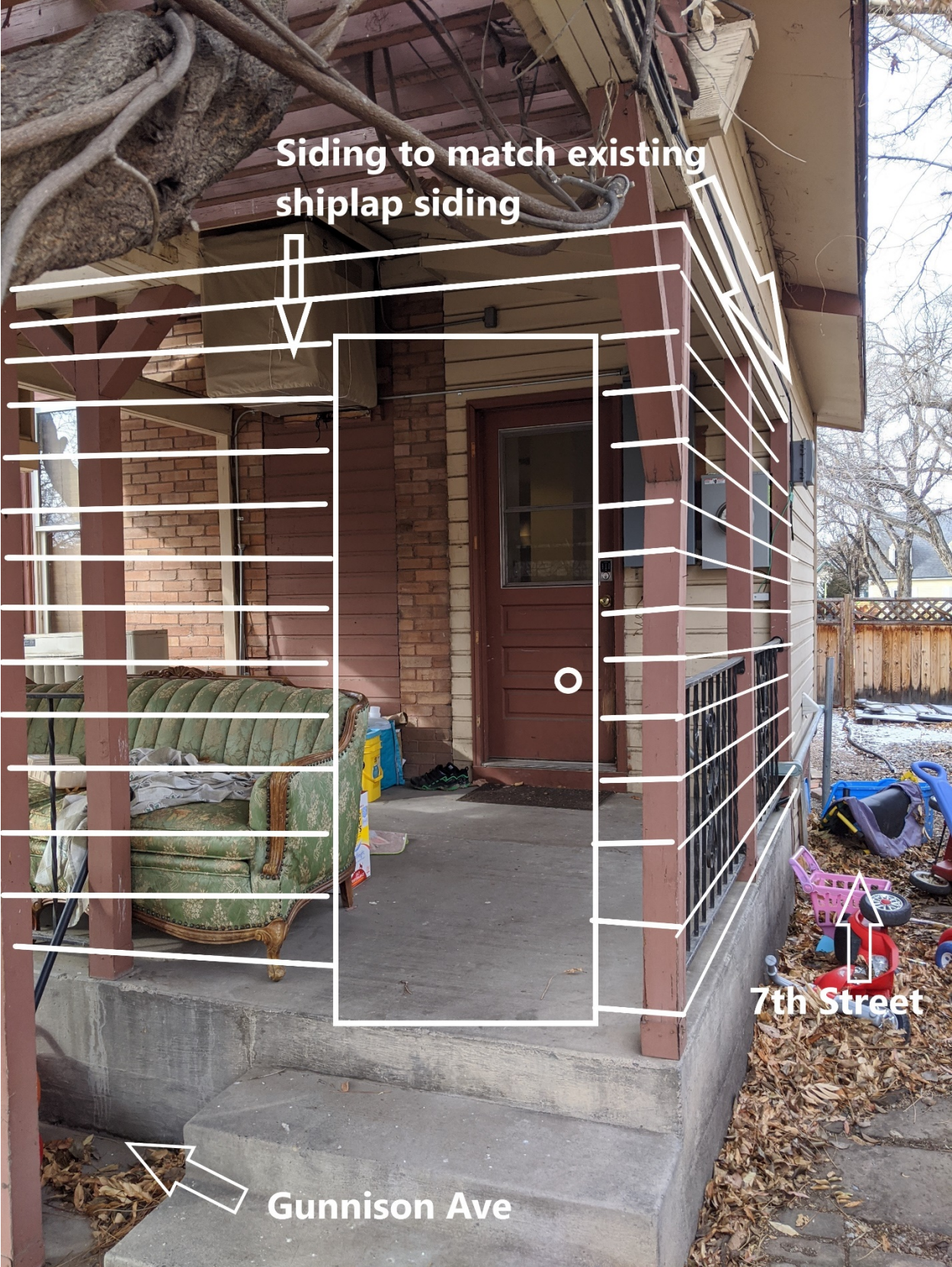
Date

City Approval:

Printed Name and Title

Signature

Date



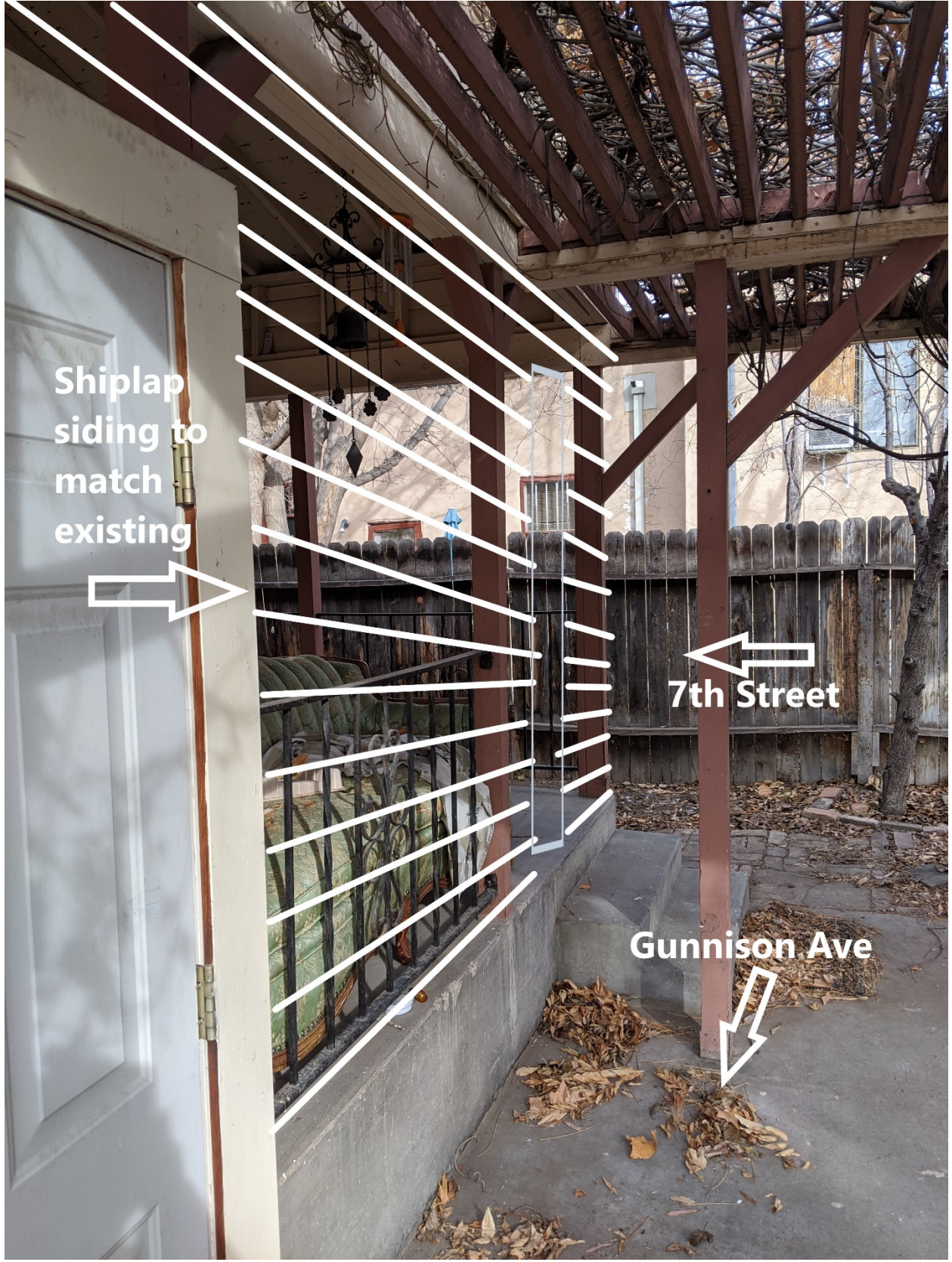
Siding to match existing shiplap siding



7th Street



Gunnison Ave



Shiplap siding to match existing



7th Street



Gunnison Ave







7th Street



Gunnison Ave





Shiplap siding to match existing



Gunnison Ave



View from 7th Street sidewalk

7th Street

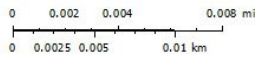




Mesa County Map

The Geographic Information System (GIS) and its contents are designed as a source of reference for planning, mapping, and research. GIS is not intended or does not provide legal description information in the chain of title and other information contained in public government records such as the County Clerk and Recorder. Other critical records, in addition, the representation of location in the GIS cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for the intended use, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy, suitability or any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the use of this information.



Print Date: February 7, 2020



Mesa County, Colorado
 GIS/IT Department
 gis.mesacounty.co

Certificate of Appropriateness – North Seventh Street Historic Residential District

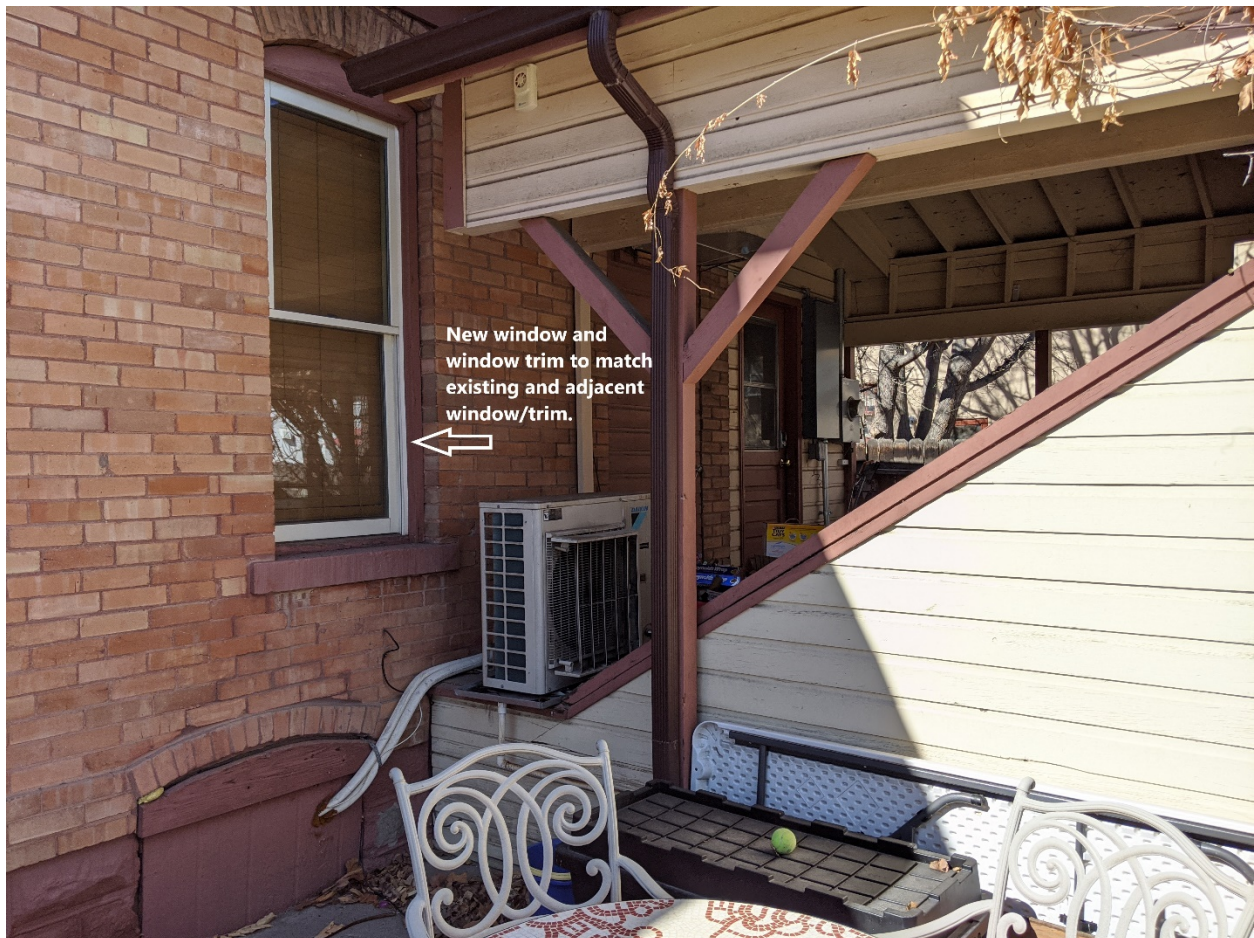
Matthew & Marisa Motz

706 N 7th St.

Trim work on the enclosed patio will be done in a manner to match the adjacent trim in style and color. The anticipated trim needed will be around the door and window(s) and some minimal wall trim.

The new window(s) are to match the adjacent vinyl, single-hung window. Final placement and size will be determined by taking into consideration the proportion of the wall and visual aspects of the exterior façade (similar to drawings in original application).

The anticipated door style is the same as the existing back door. Final door may/may not have a window.





New door and door trim to match existing back door/trim.



Grand Junction Historic Preservation Board Regular Session

Meeting Date: March 3, 2020

Presented By: Landon Hawes

Department: Community Development

Submitted By: Landon Hawes

SUBJECT

Consider a request by Matthew Motz for a Certificate of Appropriateness to enclose a 99 square foot patio located at 706 N 7th Street.

RECOMMENDATION

Staff recommends approval of the request.

EXECUTIVE SUMMARY

The Applicant, Matthew Motz, is requesting a Certificate of Appropriateness to enclose an existing 99 square foot patio located at 706 North Seventh Street. The Applicant proposes to enclose an existing 9 foot x 11 foot covered back patio with exterior siding, as well as add a door and one window.

BACKGROUND OR DETAILED INFORMATION

BACKGROUND

The Applicant, Matthew Motz, resides at 706 North 7th Street, which is a contributing structure in the North Seventh Street Historic Residential District (District) known as the "Pabor House" or "Pansy Cottage." The home was built in 1909 and owned by William and Emma Pabor and is of the Queen Anne architectural style. The current back door for the main house exits onto an already roofed patio. The Applicant wishes to obtain a Certificate of Appropriateness in order to receive approval to enclose this patio by cladding it with siding that would match the existing shiplap siding on the house. A door would be added on the east side of the porch, along with one window facing south towards Gunnison Avenue.

All application for alterations, new construction or site improvements within the North Seventh Historic Residential District shall be reviewed by staff and decided by the Historic Preservation Board in a public hearing.

As provided in Section 26.24.010, new construction in the North Seventh Street Historic Residential District is allowed, as long as the design, siting, and construction are congruous with the character of the District. District Guidelines and standards that are relevant to the review of this request are contained within the Analysis section of this report.

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ANALYSIS

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26.24.020(a), “Guideline,” states that a “building’s overall massing and form shall honor its historical style. In the North Seventh Street Historic Residential District, the building forms have historically reflected a human scale.”

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Section 26.24.050, Exterior Materials

Subsection 26.24.050(a), “Guidelines,” reads that new construction should “use similar building materials as those found in the district,” and goes on to say that shiplap wood siding is a dominant existing exterior material found within the district. The relevant standard for this guideline is 26.24.050(b)(1), which requires that “exterior wall materials shall be those that are commonly present in the district.”

The proposed exterior wall material for this project, shiplap wood siding, matches what is currently present on part of the side and rear yard of the Applicant’s house. Therefore, staff finds that this criterion has been met.

Section 26.24.060, Porches, Stairs, Entries, and Doors

This section does not have any relevant guidelines because they address front porches only; however, two standards apply. 26.24.060(b)(5) indicates that “doorway materials and design shall be consistent with the architectural style of the building,” while 26.24.060(b)(6) states that “door cases shall be designed with depth and visual relief.” The Applicant proposes to install a door on the east façade of the enclosed patio that replicates the existing door onto the back patio, which satisfies both standards; staff finds that these criteria have been met.

Section 26.24.080, Windows and Façade Treatments

Subsection (a), “General Guidelines,” includes the following statement: “Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the neighborhood.” The relevant implementing standards are subsections (b)(1), which says that “window shape, alignment and style shall be protected to preserve the building’s historic character,” and (b)(2), which states that “window materials shall be maintained in a historically accurate manner.”

The Applicant proposes to install a new window on the south façade of the enclosed patio and has stated that both the window size and dimensions as well as the window trim will match the adjacent existing window and trim. Therefore, staff finds that these criteria have been met.

Section 26.24.090, Roof Forms and Materials

This project does not involve change in form or material for the existing patio roof.

Section 26.24.100, Trim and Details

Subsection (a)(1) states that “exterior trim details on new construction should provide a visual link between the old and new buildings,” while (a)(2) states that “whenever possible, windowsills, moldings, and eave lines should be aligned with similar elements on adjacent buildings within the block.”

The Applicant's proposed plan shows that windowsills and trim will be replicated, so staff finds that these criteria have been met.

Section 26.28, Contributing Structures Guidelines and Standards

Subsection 26.28.010, "Overall Guiding Principles," states that "all modifications that will affect the historical integrity of the structure shall consider the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures." The first relevant criterion is subsection 26.28.020(i), which states that "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Subsection 26.28.020(j) states that "new additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The proposed addition does not destroy historic materials that characterize the property and could be removed without damage to the essential form and integrity of the property, therefore staff finds that these criteria have been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for a Certificate of Appropriateness, COA-2020-85, for the property located at 706 N 7th Street, the following findings of fact have been made:

1. The request conforms with Chapter 26.20, District-Wide Design Guidelines and Standards for the North Seventh Street Historic Residential District

The request conforms with Chapter 26.24, Contributing Structures, Non-Contributing Structures and New Construction for the North Seventh Street Historic Residential District. Therefore, Staff recommends approval of the request.

SUGGESTED MOTION

Mr. Chairman, on item COA-2020-85, an application for a Certificate of Appropriateness for the proposed patio enclosure at 706 North 7th Street, I move that we approve the request.

FISCAL IMPACT STATEMENT

There is no direct fiscal impact related to this request.

Attachments

Label these as Exhibit 1, Exhibit 2, etc.

1. Exhibit 1 – Application Packet
2. Exhibit 2 – Vicinity Map



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: March 3, 2020

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Planning for the May 9, 2020 Historic Preservation Block Party

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Board discussed throwing a Historic Preservation Block Party at its February 4 meeting and made initial assignments. Staff will review what has been done to plan for the party and facilitate continued planning for the event, which is scheduled for May 9, 2020.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None