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## HISTORIC PRESERVATION BOARD AGENDA

### VIRTUAL MEETING

TUESDAY, FEBRUARY 2, 2021 @ 4:00 PM

This meeting will be held **VIRTUALLY**. Members of Historic Preservation Board and citizens can join the meeting by clicking [here](#). Questions regarding public participation should be directed to the Community Development Department at 970-244-1430 or [comdev@gjcity.org](mailto:comdev@gjcity.org).

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#### **Call to Order/Announcements - 4:00 PM**

#### **Approval of Minutes**

1. See attached minutes of the January 5, 2021 meeting.

#### **Discussion Items**

1. Consideration and Recommendation Regarding Proposed Lincoln Park Historic District Standards and Guidelines
2. North Seventh Street Historic Residential District Guidelines and Standards Enforcement

#### **Other Business/Public Comment**

#### **Adjournment**

## Historic Preservation Board Meeting

Minutes – January 5, 2021

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

Board Members Not Present: None

Others in Attendance: Kristen Ashbeck, Principal Planner; Gary Thorson, Certificate of Appropriateness Applicant; Chris Dombkowski, City GIS and Josiah Barefoot, CMU student

### Call to Order/Announcements

The meeting was virtually called to order at 4:16 pm by Chairman Ron Parron.

### Approval of Minutes

Priscilla Mangnall moved to approve the minutes of the November 3, 2020 meeting. Troy Reynolds seconded and the motion passed 6-0.

### Discussion Items

1. Select 2021 Historic Preservation Board Chair  
The Board voted to appoint Troy Reynolds as the 2021 Chair.
2. Request approval of a Certificate of Appropriateness for fencing and landscaping in the front yard for the property located at 515 North 7<sup>th</sup> Street, a Contributing Structure in the North Seventh Street Historic District

Kristen provided a presentation of the proposal. The property at 515 North 7th Street is a Contributing Structure to the 7th Street Historic District known historically as the Sampliner House. Currently, the home has no perimeter front yard fencing and, being on a corner of an alley and the street, the owners desire to more formally define their yard to deter pedestrians from cutting the corner on the property. Thus, the owners are proposing to: 1) fence the front yard with 48-inch high decorative wrought iron fencing; 2) plant a row of low shrubs just inside the new fence in the front yard; 3) relocate an existing 6-foot wooden privacy fence within the side yard on the south side of the residence; and 4) reface an existing low wall in the front yard with flagstone to match other walls on the property. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address fencing and landscaping as a means of ensuring unique characteristics of the District's streetscape and front yards.

Upon discussion, Troy Reynolds made a motion to approve the Certificate of Appropriateness for the proposed fencing and landscaping in the front yard of the house

at 515 North 7th Street. The motion was seconded by Greg Gnesios and passed unanimously 6-0.

## **Updates**

1. Grand Junction History Story Map Presentation

Chris Dombkowski, City GIS and Josiah Barefoot, CMU student presented the current status of the history story map entitled *A Journey Through Time: The Historical Locations of Grand Junction*. Josiah continues to work on the topics and will provide location data for the sites. Once it is complete, he recommended the City promote it through social media, the library and Visit Grand Junction among others.

2. North Seventh Street Historic Residential District Guidelines and Standards Enforcement

This item will be continued to the Board's February 2021 meeting.

3. Downtown Shade Structure Funding Options

Kristen had looked into options through the Arts Commission. Since it is a City entity, the Board would not be eligible to apply for funding but a group such as the Mesa County Historical Society could apply. The DDA should be contacted to perhaps enter the structure as an Art on the Corner piece.

4. Sanders Beehive Move

The beehive structure was successfully moved from its Patterson Road location to Troy Reynolds' property on Orchard Mesa. It has been placed on a concrete slab and is in need of restoration work. It will be visible from Unaweep Avenue so a placard on the sidewalk/fence along the street would be helpful to explain its history.

## **Adjournment**

The meeting was adjourned at 5:26 PM.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** February 2, 2021

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck

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### **Information**

#### **SUBJECT:**

Consideration and Recommendation Regarding Proposed Lincoln Park Historic District Standards and Guidelines

#### **RECOMMENDATION:**

Staff recommends the Board move the item forward to consideration by Planning Commission and City Council for adoption.

#### **EXECUTIVE SUMMARY:**

Over the past two years, the residents of the Lincoln Park Historic District have been developing Guidelines and Standards to be adopted by the City as part of the Zoning and Development Code. The purpose of the Standards and Guidelines are to promote compatibility of structures in the Lincoln Park Historic District and to preserve the historic character, consistency, and uniformity of the District.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **ESTABLISHMENT OF HISTORIC DISTRICT**

In 1997, a City Register historic district consisting of 53 homes (1200 and 1300 blocks of Gunnison Avenue, Chipeta Avenue, and the north side of Ouray Avenue) was created in the Lincoln Park Neighborhood. Its purpose was to preserve the character of our historic homes and speak with a unified voice in opposing the widening of 12th Street.

The Lincoln Park Neighborhood Association held a meeting in January 2018 to determine interest in expand the historic district to match the neighborhood association

boundaries. The consensus at the meeting was to pursue expansion to include 58 more properties within the District. The new district was approved by City Council in April 2018.

### **NEIGHBORHOOD HISTORY**

The Lincoln Park neighborhood was named for the adjacent, large 42-acre city park. It consists of the Dundee Place subdivision created in 1909 and the Lincoln Park Addition in 1925. The growth of this area, east of the original square mile of the city, reflected the prosperous times of the Grand Junction community in the 1920's. It is a classic Bungalow, Craftsman neighborhood, not unlike many of those found throughout America during this time period.

The LPHD reflects the transition from a streetcar, horse-and-buggy city, to an automobile-dominated city and is typified by detached garages or carriage houses, detached sidewalks, front and rear yards, tree lawns, alleys, neighborhood parks, and neighborhood schools. Most of the homes have maintained their original architectural integrity.

### **STANDARDS AND GUIDELINES**

The proposed Standards and Guidelines are meant to promote compatibility of structures in the Lincoln Park Historic District and to preserve the historic character, consistency, and uniformity of the District. The LPHD Standards and Guidelines are to be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. The LPHD Standards and Guidelines include specific materials, styles, orientation, and other design criteria, which, when in conflict with another adopted standard, the more restrictive standard shall apply.

All structures existing within the LPHD at the time of the adoption of these standards and guidelines which do not meet the requirements of these standards and guidelines are considered acceptable and may continue indefinitely as long as they maintain their current size and scope. These structures may not be expanded, altered, or enlarged without meeting the newly adopted Standards and Guidelines.

### **ANALYSIS**

Section 21.07.040(2)(vi) pertaining to designation of historic districts states that design guidelines and standards may be considered by the Historic Preservation Board for a designated historic district. Further, per the Zoning and Development Code, the Board may make a recommendation to the City Planning Commission which shall make a final recommendation to the City Council.

If recommended for adoption, Section 21.07.040(g) would be amended to establish a

review process by which alterations addressed in the Standards and Guidelines would be reviewed by the Historic Preservation Board. The process will be similar to how alterations are presently reviewed within the North Seventh Street Historic Residential District.

**SUGGESTED MOTION:**

The Historic Preservation Board should reach a consensus to approve/deny the Standards and Guidelines moving forward to subsequent hearings by the City Planning Commission and City Council, also indicating that the Board is comfortable with its proposed role in the review of alterations.

**Attachments**

1. Lincoln Park Historic District G&S Jan 2021 Revision

# Lincoln Park Historic District Standards and Guidelines



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## LPHD Standards and Guidelines

Below is a quick reference guide to help you determine what is a Standard and what is a Guideline. Remember to always check with the Mesa County Building Department and City of Grand Junction Community Development Department to apply for all permits when necessary. Guidelines are *Italicized* and Standards are **Bold**.

Sec.	GUIDELINE / STANDARD	OWNER'S DISCRETION	BUILDING/COMMUNITY DEVELOPMENT REVIEW REQUIRED	HISTORIC BOARD REVIEW REQUIRED
		<b>Appellate Body:</b>	<b>Historic Preservation Board</b>	<b>City Council</b>
	<b>New Construction, Additions</b>		<b>X</b>	<b>X</b>
	<b>Remodels (Exterior)</b>		<b>X</b>	<b>X</b>
<b>G</b>	<b>Exterior Materials</b>			<b>X</b>
<b>H</b>	<b>Windows</b>		<b>X</b>	<b>X</b>
<b>H</b>	<b>Trim and Details</b>			<b>X</b>
<i>3</i>	<i>Front Porch</i>		<b>X</b>	
<b>J</b>	<b>Manufactured / Modular Homes</b>		<b>X</b>	<b>X</b>
<b>K</b>	<b>Demolition</b>			
<b>K</b>	<b>Primary Structure</b>		<b>X</b>	<b>X</b>
	<i>Accessory Structures</i>	<b>X</b>	<b>X (over 200 sq ft)</b>	
	<i>Window Replacement</i>	<b>X</b>		
	<i>Interior Remodel</i>	<b>X</b>		
<i>1</i>	<i>Fences</i>		<b>X</b>	
	<i>Accessory Structures</i>			
	<i>Garages</i>		<b>X</b>	
	<i>Chicken Coops</i>	<b>X</b>		
	<i>Shed (Over 200 sq ft)</i>		<b>X</b>	
	<i>Dwelling Unit</i>		<b>X</b>	
<i>2</i>	<i>Street Scape</i>	<b>X</b>		
	<i>Re-Roofing</i>		<b>X</b>	

Note: Anything not addressed above is controlled by the Grand Junction Municipal Code – Zoning and Development Codes

## A010. How we got here: The formation of the Lincoln Park Neighborhood Association

On Nov. 16, 2017, a meeting of Lincoln Park residents took place at the Lincoln Park Barn. Discussion centered on whether to form a Neighborhood Association, potential boundaries, and concerns of residents. Common concerns were: potential for incompatible new development, potential development impact from CMU, and potential for expansion of the existing Lincoln Park Historic District (LPHD). The consensus of those attending was to proceed with formation of the Neighborhood Association and to expand the existing LPHD. The Lincoln Park Neighborhood Association was approved by Grand Junction City Council in December 2017 to strengthen the neighborhood, create a strong voice to address local concerns within our area of the City, and build a sense of community. Boundaries were based on original plats of Dundee Place and Lincoln Park Addition.



*This bungalow on Ouray Avenue illustrates the typical property layout within the Lincoln Park Historic District - detached garage located behind the primary residence. The deep front porch connects the sidewalk to the front door of the house, while the large roof overhangs shade the windows from the summer sun.*

## A020. Expansion of the Lincoln Park Historic District

In 1997, a historic district consisting of 53 homes (1200 and 1300 blocks of Gunnison Avenue, Chipeta Avenue, and the north side of Ouray Avenue) was created in the Lincoln Park Neighborhood. Its purpose was to preserve the character of our historic homes and speak with a unified voice in opposing the widening of 12th Street.

Following up on the 2017 Neighborhood Association meeting referenced above, a meeting was held in January 2018 to determine neighborhood interest in expanding the historic district, to match the neighborhood association boundaries. This would add 58 properties. The consensus at the meeting was to pursue expansion.



*This home on Ouray Avenue perfectly illustrates the Lincoln Park Neighborhood ... bungalow, sun porch, a detached garage in the rear. Originally accessed from the alley, detached garages in the district also sit at the end of long driveways along the primary residence.*

Several neighborhood volunteers went door to door in the expansion area with approval forms drafted by the City. A total of 64% (60% was required) believed that expansion of the LPHD would foster community pride and encourage preservation of the historic character of our homes.

In April 2018, the Grand Junction Historic Preservation Board recommended to the Grand Junction City Council that this “gem of a historic neighborhood” (quote from a member of the Historic Preservation Board) be expanded to include all 110 homes and the Lincoln Park School. The Grand Junction City Council expanded the historic district designation on May 2, 2018 in the passage of Ordinance Number 6597.

#### [A030. Character of the Lincoln Park Historic District](#)

The LPHD reflects the transition from a streetcar, horse-and-buggy city, to an automobile-dominated city and is typified by detached garages or carriage houses, detached sidewalks, front and rear yards, tree lawns, alleys, neighborhood parks, and neighborhood schools. Most of the homes have stayed true to their original architectural integrity, and are of the Bungalow, Craftsman architectural styles.

The majority of the homes are over 50 years old and range to those more than a century old. Specific architectural elements include hardwood floors, casement windows, stained glass windows, cobblestone foundations, peaked roofs, brick walls laid in a precise Flemish bond, porticos with casement windows, wide gables with staggered wall beams, well laid, multi-color brickwork or wood lap siding and sun porches.

Garages are typically separate structures at the rear of the property, which originally had access off of the alley, but now have access off of the street via long driveways. Houses situated on a corner lot typically have garage access from the side street (not primary street) to allow for proper access.

The architectural elements of the existing homes and the detached garages in the rear lots are the qualities and characteristics valued by the residents and community. The Lincoln Park Historic District Standards and Guidelines are based upon these existing features.

The Lincoln Park School was built in 1910 of brick construction with arched windows and a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building and surrounding playground remains.



*One of the older homes in the district built along Gunnison Avenue, directly facing Lincoln Park. This adobe home illustrates the Spanish Revival style with its clay tile roof and arched entryway. The properties located on Gunnison Avenue facing Lincoln Park are larger than the typical property within the District. Setbacks from the sidewalk to the front of the house are also larger than typical houses within the LPHD.*

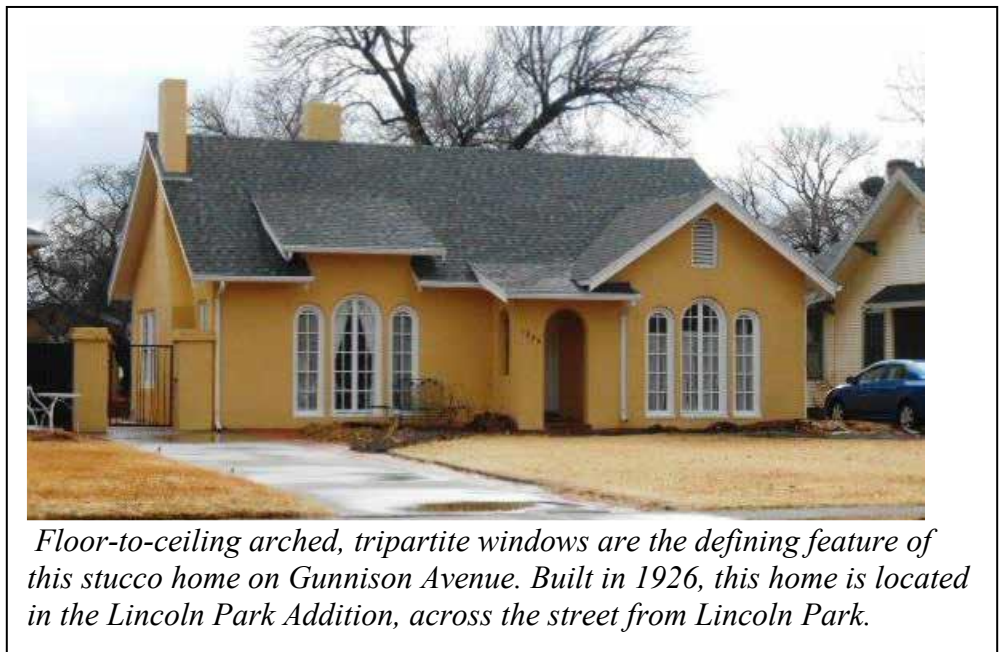
#### A040. A bit of history on Lincoln Park neighborhood

The Lincoln Park neighborhood was named for the adjacent, large 42-acre city park. It consists of the Dundee Place subdivision created in 1909 and the Lincoln Park Addition in 1925. The growth of this area, east of the original square mile of the city, reflected the prosperous times of the Grand Junction community in the 1920's. It is a classic Bungalow, Craftsman neighborhood, not unlike many of those found throughout America during this time period.

#### A050. Development of LPHD Standards and Guidelines

In circulating approval forms for the expansion of the LPHD, several residents inquired whether there would be standards and guidelines associated with the historic district. All residents of the LPHD were invited to attend an informational meeting on December 6, 2018, to consider whether there was a desire to preserve the character of our neighborhood homes - and what approach might be taken to do that.

The majority of those present thought some measures of compatibility and preservation were desirable. Everyone had the opportunity to vote on which aspects of the character of the homes in the LPHD that they thought were important, and the extent of their importance.



*Floor-to-ceiling arched, tripartite windows are the defining feature of this stucco home on Gunnison Avenue. Built in 1926, this home is located in the Lincoln Park Addition, across the street from Lincoln Park.*

For example, the majority of those present believed that new construction was very important and should require a Standard. The majority also believed that front yard fence materials were somewhat important and should be encouraged with a Guideline. Participants voted on 11 subject areas.

Two other important ideas were agreed to at the meeting:

- (1) Current structures which exist at the time of adoption of the Standards and Guidelines will be grandfathered in as long as they are legal per City Code; and

(2) Standards and Guidelines will address visual appearance from the street and will not address interior construction.

Volunteers were recruited for a committee to draft the LPHD Standards and Guidelines to present to neighborhood residents and eventually, the Grand Junction Historic Preservation Board and the Grand Junction City Council. This committee of dedicated residents from the LPHD met for several months during 2019 and 2020 to draft these Standards and Guidelines. Committee members were: Greg Reed, Kirsten Armbruster, Aki and Sheree Fukai, Rand Porter, Bill Scheskie, Stephanie Matlock, Barb Sullivan, Elizabeth Rowan and Bennett Boeschstein.

### Lincoln Park Historic District Standards and Guidelines Committee

Elizabeth Rowan and Bennett Boeschstein	Greg Reed
Aki and Sheree Fukai	Bill Scheskie
Stephanie Matlock	Barb Sullivan
Rand Porter	Kirsten Armbruster

### A060. Proposed LPHD Standards and Guidelines

These Standards and Guidelines are meant to promote compatibility of structures in the Lincoln Park Historic District and to preserve the historic character, consistency, and uniformity of the District. New construction in the LPHD is allowed, as long as the siting, design, and construction are compatible with the character of the LPHD.

The LPHD Standards and Guidelines shall be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. The LPHD Standards and Guidelines include specific materials, styles, orientation, and other design criteria, which, when in conflict with another adopted standard, the more restrictive standard shall apply.

**All structures existing within the LPHD at the time of the adoption of these standards and guidelines which do not meet the requirements of**



*Not all houses within The District are single-story bungalows. This residence is a two-story Georgian Revival style constructed in 1935. The symmetrical arrangement of the windows, as well as the proportions of the windows, fits the Lincoln Park Historic District Standards & Guidelines.*

**these standards and guidelines are considered acceptable and may continue indefinitely as long as they maintain their current size and scope. These structures may not be expanded, altered, or enlarged without meeting the newly adopted Standards and Guidelines.**

### **B010.STANDARDS - Required**

Process: Interpretation of the application of standards for the LPHD shall be the responsibility of the City of Grand Junction Community Development Department staff. Any modification to an element addressed in the standards shall require an application to the City Community Development Department for a Certificate of Appropriateness for staff review and recommendation and consideration by the Historic Preservation Board. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a decision (the procedure involving demolition is detailed in the Demolition section).

## B020. New Construction, Additions, and Remodels

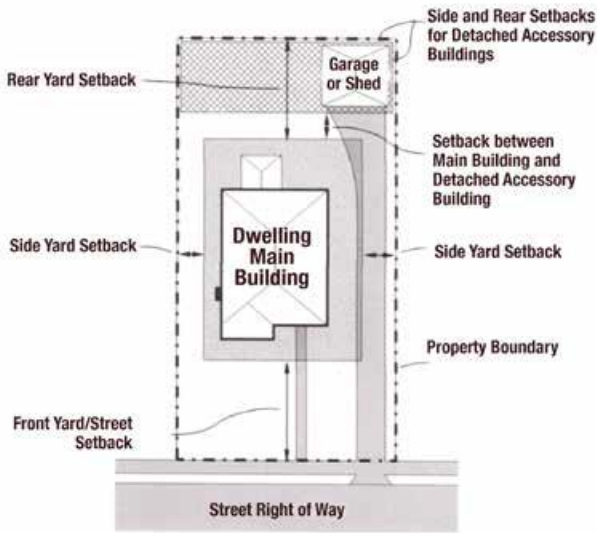
New construction, additions, and remodels are allowed as long as they are compatible with adjacent homes, the specific block within the district, and retain the character of the district as defined in Section A030. See also Manufactured Home standards for the placement of manufactured homes in the LPHD. Multifamily development is subject to the standards listed below, including setbacks, compatibility, lot size, building proportions, mass, form, orientation and lot coverage, alignment and spacing, exterior materials, and trim and details.

### A. Setbacks

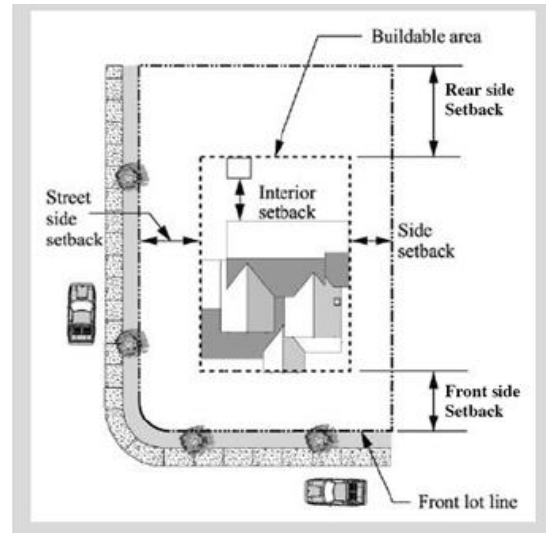
- (1) Setbacks and placement of buildings within the LPHD will maintain the cohesive character within LPHD. Gunnison and Grand Avenues shall retain larger setbacks to preserve their historic value as major arterials and transportation routes for street cars and other public transit.
- (2) Setbacks for primary and accessory structures within the LPHD are set forth below. :



## Setbacks



## Corner Lot Setbacks



## Residential Setbacks for Lincoln Park Historic District

### New Construction, Additions, and Remodels

	Gunnison Avenue	Grand Avenue	Chipeta/Ouray Avenues
<b>Primary Structure</b>			
Front (min. Feet) incl. porch	60	35	20
Front – corner (min. feet) incl. porch	10	10	10
Side (min. feet)	3	3	3
Side – corner Street side (min. feet)	10	10	10
Rear (min. feet)	5	5	5
<b>Accessory Structure</b>			
Front (min. feet)	65	40	25
Side (min. feet)	3	3	3
Side – corner (min. feet)	10	10	10
Rear (min. feet)	2	2	2

## B. Compatibility



*Compatibility: New construction compatible with historic character of neighborhood; front porches, Bungalow, Craftsman style.*

New construction in LPHD is allowed, as long as the design, siting, and construction are compatible with the character of the LPHD as defined in Section A030. Siting is critical due to various lot configurations and in considering the overall appearance within the context of neighboring buildings set within the immediate block. Important design considerations for new buildings include height, massing, scale, form, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Compatibility of proposed foundations, porches, landscaping, utility systems, and other site features is also important.



*The historic Lincoln Park School was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains and shall be preserved and adaptive reuse encouraged.*

### C. Orientation and Lot Coverage

(1) New buildings shall be oriented with the primary entrance façade parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. This is a consistent pattern throughout the LPHD which shall be preserved to maintain the prevailing visual continuity.

(2) General proportions of buildings-to-lot areas shall remain consistent with their historic appearance. Lot coverage shall be similar in proportion to the lot coverage of neighboring lots. Overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.

(3) New detached accessory structures shall be architecturally compatible with and subordinate to the primary residential building on the site by placing the structure to the rear



*This picture shows a detached garage that is architecturally compatible with the primary residence, yet subordinate to the primary residence, located to the rear of the lot.*



*Another picture of the detached garage set to the rear of the lot. Across the alley behind, you can see an accessory unit that is both subordinate to and architecturally compatible with its main structure.*

of the lot. The footprint of the new detached accessory structure shall not be larger than the footprint of the primary residential building. Chicken coops, dog runs, rabbit cages and similar out structures are allowed in the rear part of the lot, subject to regulations of City Code.

#### D. Lot Size, Building Proportions, Mass and Form

(1) Minimum lot size in the 1200 block of Gunnison Ave. shall be 14,000 square feet, and maximum lot size in the 1200 block of Gunnison Ave. shall be 20,000 square feet. Minimum lot size everywhere else within the LPHD shall be 6,000 square feet and the maximum lot size everywhere else within the LPHD shall be 10,000 square feet.

(2) Buildings shall be similar in height and width to buildings on adjacent sites and block.



(3) A new building which is wider and higher than buildings on adjacent sites may be constructed if the new building is broken up into smaller masses that are more similar to adjacent buildings and if the height of the building at the street facade and at the sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings to either side.

(4) Foundation height shall be similar in proportion and appearance to neighboring buildings.

(5) New buildings shall reinforce a pedestrian friendly character from the front elevation by maintaining the similarity of building, roof form, and front porches traditionally found on the block.

(6) New construction shall incorporate design elements such as height, roof forms, lines, openings, vertical and horizontal proportions of building mass, symmetry and asymmetrical diversity and other characteristics commonly found in the LPHD.

(7) New construction may have a building form which is unique in the LPHD but it shall relate to the neighboring buildings and to the neighborhood through its overall massing.

(8) New construction shall not use massing and building forms which are inconsistent with the LPHD as determined by the Historic Preservation Board.

#### E. Alignment and Spacing

(1) Proportions of facades and spacing of buildings shall be consistent along the street within the LPHD. Along a block, the uniformity of the facades and the spacing of the buildings shall be consistent along the streets of the LPHD. Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape.

(2) Porches, projecting bays, balconies, and other facade elements shall be aligned vertically with those of the original structure and the existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.

(3) Front widths of new primary structures shall correspond with existing building widths; however, a wider facade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions shall visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building or components thereof shall be clearly of similar proportion to the original building and other buildings on the same block.

(4) New building facades shall align (horizontally and vertically) with the facades of



existing buildings on adjacent sites.

(5) New buildings shall be constructed with similar spacing from other structures relative to other buildings along that street

F. Entrances

(1) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to inside. Primary entrances shall be provided on the street-facing façade.

(2) Primary entrances shall not be at-grade, as virtually all existing homes with historic significance



*Primary entrance is elevated with stairs, and in this case – like many in the neighborhood - the home is adorned with an elevated front porch. This one is open, some are screened or fully enclosed.*

provide a “stepping up” to the front entrance of at least 8 inches above surrounding ground level.

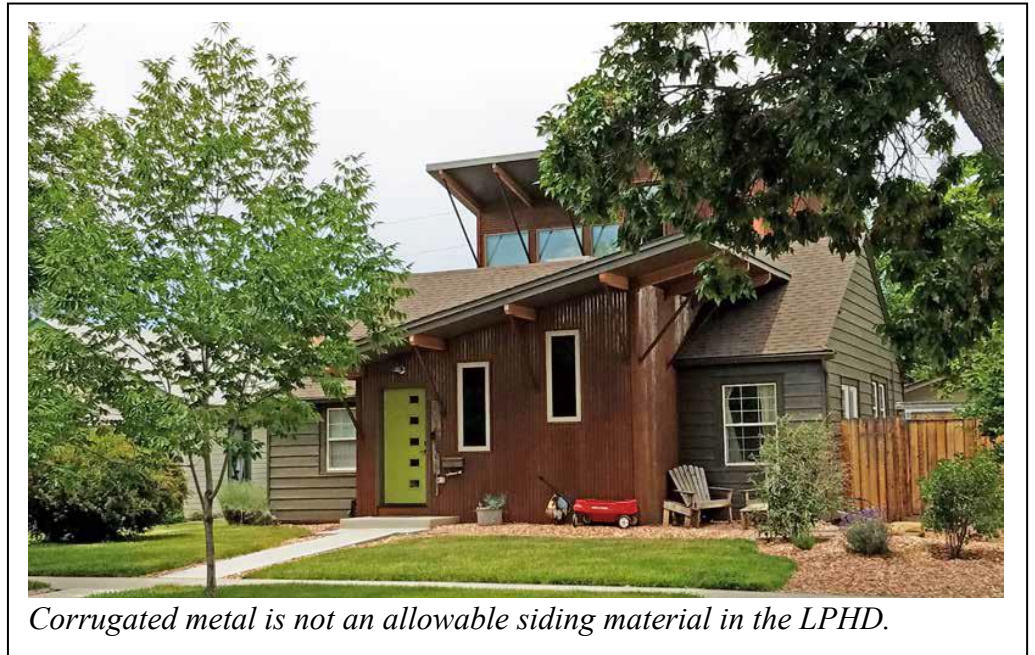
(3) The primary entrance shall be enhanced through the use of steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building. (See also Guideline regarding Existing Front Porches.)

(4) Owners may install an Americans with Disability Act (ADA) compliant ramp for accessibility to the primary entrance. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident.

#### G. Exterior Materials

(1) Exterior wall materials shall be those that are commonly present in the LPHD.

(2) Allowable siding materials for new construction include, but are not limited to wood, brick, stone, painted composite wood-resin, aluminum, steel, vinyl, stucco, or fiber cement siding.



*Corrugated metal is not an allowable siding material in the LPHD.*

(3) The use of metal siding on primary structures is prohibited.

(4) Metal roofs (architectural or standing-seam) are allowed for existing buildings and new buildings.

## H. Windows, Trim and Details

(1) Windows - In new construction, additions and remodels of primary residential structures, street facing windows shall be of similar proportion, size, and character with the original building (if an addition), neighboring homes and other homes in the LPHD.

### (2) Trim and Details

(a) Exterior trim details on new construction, additions and remodels of primary residential structures shall be compatible with the original building (if an addition), adjacent homes and other homes in the block.

(b) Windowsills, moldings, and eave lines shall be aligned with similar elements on the existing primary residential structure, adjacent homes and other homes in the block.



*The home on the left shows new construction with windows that are not compatible in the LPHD. The home on the right, however, shows replacement windows in the LPHD that maintain the look and feel of the craftsman-bungalow style.*

## I. Additions

(1) Additions shall not alter the historical alignment of structures in relation to the streets within the LPHD.

(2) The design of second-story additions shall preserve the historic eave or roof line of the original structure (See the photo below). The majority of the addition bulk shall be predominantly sited toward the rear of the lot.



(3) The materials (e.g. siding, trim, details and roofing) used for additions shall be similar to materials used in the original construction.



*This recent second-story addition at a house on Ouray Avenue is in keeping with the tradition of the bungalow style. The short top-plate at the upper eaves minimized the overall height at the peak of the roof, reducing the appearance of height from the street. This configuration is referred to as 'story and a half.'*

## J. Manufactured and Modular Homes

- (1) Any new manufactured and modular homes proposed for placement in the LPHD shall be double-wide with characteristics similar to the existing homes in the District. Such characteristics include pitched roofs and front doors facing the street. New manufactured and modular homes must be HUD approved and constructed on a permanent foundation (wheels must be removed). If an existing manufactured home is proposed to be moved from its foundation, the District's demolition standards shall be followed.
- (2) No pre-owned manufactured homes may be placed in the LPHD.



*This is an example of a compatible manufactured home - a lookalike double-wide; front door facing street; a front porch; a pitched roof; and is compatible with architectural style of adjacent houses.*



*This is an example of a non-compatible manufactured home – Single-wide; it has no front entrance; and is incompatible with adjacent historic home to the right.*

#### K. Demolition

A) Applicability. Any applicant/owner requesting demolition of 500 square feet or more of a primary structure within the Lincoln Park Historic District shall demonstrate that the demolition is warranted either by cause or by effect of the structure being noncontributing to the District. This section does not apply to interior demolition or to demolition of accessory structures.

B) Review criteria. A Certificate of Appropriateness for the demolition may only be issued if/when the Grand Junction Historic Preservation Board (GJHPB) finds:

- (1) That the applicant has made a good-faith effort to pursue reasonable, cost effective alternatives to demolition.

- (2) That the loss of part or all of the subject property would not be detrimental to the quality and continuity of the site, LPHD, or surrounding neighborhood.
- (3) That denial of the application would result in an undue economic hardship for the owner/applicant. Based on a thorough analysis of the financial, economic, and engineering information described below, the City Council may determine that there is an undue economic hardship if all the following criteria are met:
  - (a) No economically viable use consistent with zoning of the property will exist unless the demolition is approved. Inability to put the property to its most profitable use does not constitute an undue economic hardship.
  - (b) The hardship is peculiar to the building or property in question and must not be in common with other properties.
  - (c) The hardship is not self-imposed, caused by action or inaction of the owner, applicant or some other agent.
  - (d) The applicant/owner has attempted and exhausted all reasonable alternatives which would eliminate the hardship, such as offering the property for sale.

C) Submittal requirements. The applicant/owner for demolition of part or all of a primary structure shall provide information including:

- (1) A report from a licensed engineer, contractor or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for economic rehabilitation.
- (2) A narrative description with supporting photographs of the structure including all special architectural features and details and materials used throughout the exterior of the structure.
- (3) Additional information identified by staff or the Board to ensure sufficient evidence for reviewing the request.
- (4) An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the Board.
- (5) Estimated current market value of the property prepared by a Colorado licensed real estate appraiser for the property in its current condition and after completion of the proposed demolition or removal.

D) Procedure. Upon submittal of the application for a Certificate of Appropriateness for demolition to the City, the Community Development Department shall review

all the documentation submitted for completeness. The Community Development Department Staff shall prepare a report with findings, including recommendation regarding historicity. All decisions on Certificate of Appropriateness shall be noticed and conducted as public hearings consistent with GJMC 21.02.080(g).

(1) For all primary structures:

(a) The GJHPB will provide a recommendation to City Council.

(b) Within 90 days of the GJHPB hearing, the City Council shall consider and decide upon the Certificate of Appropriateness for Demolition.

(2) If a Certificate of Appropriateness is approved for a historic structure, all salvageable building materials shall be collected and waste removed from the property.

E) Penalty. If the applicant/owner of a structure within the LPHD abates or demolishes part or all of a primary structure over 500 square feet without first obtaining the Certificate of Appropriateness, the applicant/owner shall pay a fine of \$250.00 per square foot of the affected area.

C010. GUIDELINES - Suggested

**Interpretation of the application of Guidelines for the LPHD shall be the responsibility of the homeowners in the LPHD. Adherence to Guidelines is encouraged in order to maintain compatibility within the LPHD, but not required.**

1. Fences

Fencing materials and styles in the front yard are encouraged to complement the character of the LPHD. Fence styles, especially in the front yard, are encouraged to be compatible with the characteristics of the house. Materials such as solid wood, solid vinyl, galvanized steel, and chain link with slats are discouraged. All fencing must be in compliance with City Code.



*These front yard fences are examples of materials and styles compatible with characteristics of the house; wood and iron are encouraged materials.*

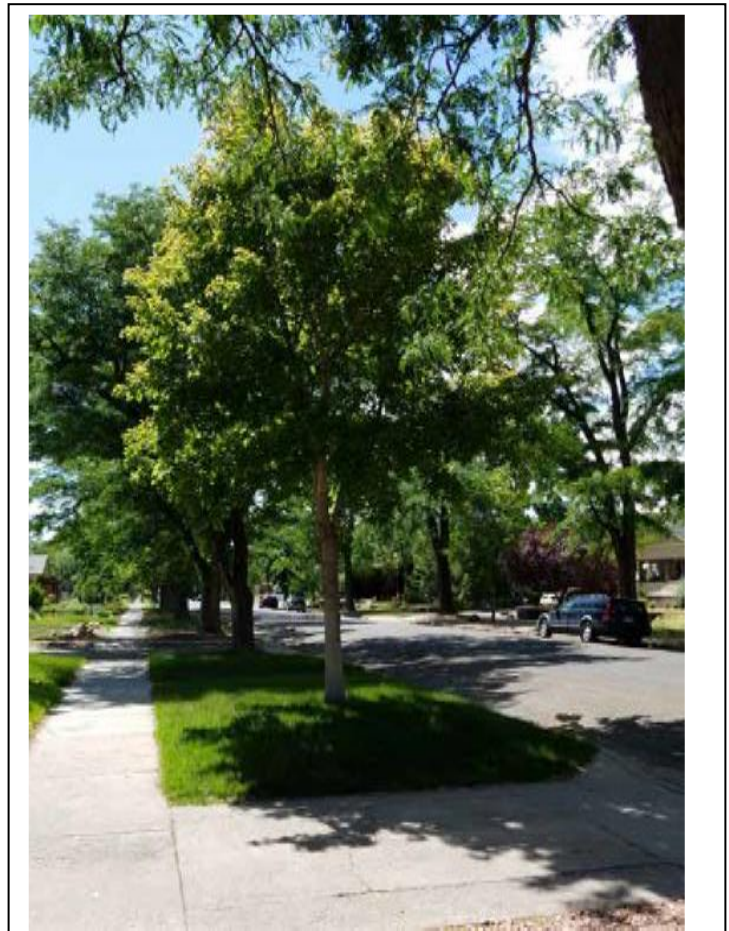
*Below are examples of front yard fence materials and styles that are not compatible with characteristics of the house; chain link with slats and galvanized steel are not encouraged materials. Solid wood, solid vinyl, galvanized steel and chain link with vinyl slats are discouraged.*



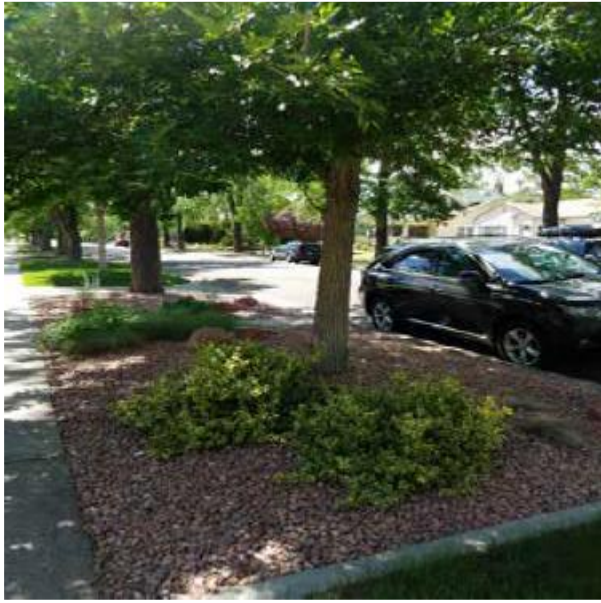
## 2. Streetscape

The LPHD's unique streetscape has historical significance in its own right. Residents are encouraged to maintain, and restore where missing, the historic spacing of street trees along the planting strip (the space between the sidewalk and the street curb) within the LPHD. Street trees in the LPHD provide full canopy coverage shade for residents and pedestrians. Street trees should remain intact, with new trees planted to fill in where they may be missing or as aging trees are replaced. Residents are encouraged to call the City of Grand Junction Forestry Division, which offers free removal, replacement, and pruning of trees in the City-owned right of way. Russian olive trees and Siberian elms should not be considered as a suitable replacement. Residents are encouraged to maintain landscaping in the planting strip. Materials should be primarily non-invasive plants and/or inorganic mulch which will control weeds and maintain soil moisture. Organic mulch is strongly discouraged.

Installation of dense, tall plant materials in the planting strips is discouraged, as this impedes visibility and safety for pedestrians and vehicles, and can be noncompliant with City code. Residents are encouraged to maintain trees and landscaping within the planting strips adjacent to their property with regular watering.



*Examples of encouraged streetscapes: street trees are well maintained; natural landscaping.*



*Examples of encouraged streetscapes:*

*At Left: Street trees well maintained; inorganic rock mulch with xeriscape.*

*At Right: Street trees well maintained; inorganic mulch with non-invasive plants.*

### 3. Front Porches

Existing front porches are encouraged to be maintained as an integral part of the overall house and style.



*Examples of encouraged porches: porches are integrated into architectural style of the house. The porch provides a stepping up entrance.*





## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** February 2, 2021

**Presented By:**

**Department:** Community Development

**Submitted By:**

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### **Information**

#### **SUBJECT:**

North Seventh Street Historic Residential District Guidelines and Standards Enforcement

#### **RECOMMENDATION:**

#### **EXECUTIVE SUMMARY:**

The Historic Preservation Board has expressed interest in strengthening the North Seventh Street Historic Residential District Guidelines and Standards to include an enforcement mechanism. Discussion of this topic will continue at the February 2, 2021 meeting.

#### **BACKGROUND OR DETAILED INFORMATION:**

As brought up at the September and November 2020 meetings, the Board has discussed the enforcement of compliance with the North Seventh Street Historic Residential District Guidelines and Standards. City Attorney, John Shaver has noted that Section 21.07.040(g)(2) states: The owner of any property within the North Seventh Street Historic Residential District shall comply with the North Seventh Street Historic Residential District Guidelines and Standards. However, the Guidelines and Standards were not adopted as rules and the Code does not include a significant remedy for non-compliance. It was intended enforcement would more likely be through neighborhood peer pressure. The Board will continue this discussion at this meeting. Refer to the attached Enforcement section from the Zoning and Development Code.

#### **SUGGESTED MOTION:**

## **Attachments**

1. Zoning and Development Code - Enforcement

# Chapter 21.09 ENFORCEMENT

Sections:

- [21.09.010 Director.](#)
- [21.09.020 Inspection.](#)
- [21.09.030 Code violations and enforcement.](#)
- [21.09.040 Continuing violations.](#)
- [21.09.050 Civil remedies and enforcement powers.](#)
- [21.09.060 Criminal penalty.](#)
- [21.09.070 Enforcement procedures.](#)
- [21.09.080 Continued compliance.](#)
- [21.09.090 Enforcement and revocation.](#)

## 21.09.010 Director. SHARE

The Director may delegate the authority, duties and powers pursuant to this code.

(Ord. 4419, 4-5-10)

## 21.09.020 Inspection. SHARE

The Director may enter or inspect any building, structure, lot, parcel or property to ensure compliance with the provisions of this code. Such inspection shall be carried out during business hours unless the Director determines that an emergency exists. Entry onto those portions of private property which are not open to the public, business invites and others for the purpose of conducting the owner's business shall be made only after contact with the owner of the premises, whose permission for the inspection should be obtained. Application for any approval, development, or project constitutes permission to inspect all of the property including structures relating to the application. Failing permission from the owner, no inspection of private portions of property shall be undertaken without an order from the Municipal Court or another court of competent jurisdiction.

(Ord. 4419, 4-5-10)

## 21.09.030 Code violations and enforcement. SHARE

The remedies provided for violation of any provision of this code, City regulation or the code of ordinances, whether civil or criminal, shall be cumulative and be in addition to any other legal or equitable remedy. Except as otherwise provided, any development or use which is initiated or maintained or is not in compliance with the provisions of this code is prohibited and shall be an "unlawful" development or use.

(Ord. 4419, 4-5-10)

## 21.09.040 Continuing violations. SHARE

Each day that a violation of any provision of this code exists, occurs or remains uncorrected shall constitute a separate violation.

(Ord. 4419, 4-5-10)

## 21.09.050 Civil remedies and enforcement powers.

(a) **Withhold Permit.** The Director, for any unlawful use or development, may:

- (1) Deny or withhold any permit, certificate or other form of authorization to use or develop any land, structure or improvements thereon. This provision shall apply regardless of whether the current owner or applicant is responsible for the violation.
- (2) Revoke any development permit or other authorization when the Director determines:
  - (i) That there is departure from the plans, specifications or conditions as required under terms of the permit or other authorization;
  - (ii) That the development permit was procured by false representation or was issued by mistake; or
  - (iii) That any of the terms, conditions or provisions are being violated or reasonably believed to be violated. Written notice of revocation shall be served upon the owner, the owner's agent or contractor that such permit was issued to or notice may be posted in a conspicuous or prominent location at the place of violation.
- (3) With or without revoking permits, stop work on a property where there is a violation of a provision of this code or of a permit or other form of authorization issued hereunder.
- (4) Upon notice to the applicant the Director may petition the Planning Commission to, at public hearing, revoke the plan or other approval or condition its continuance on strict compliance with this code, the provision of a financial guarantee or other security to ensure that construction is completed in compliance with approved plans or such other conditions as the Planning Commission may reasonably impose.
- (5) Initiate injunctive relief or abatement proceedings or other appropriate legal action in Municipal Court or another court of competent jurisdiction against any person who fails to comply with any provision of this code or any requirement or condition imposed pursuant to this code. The Director shall act to prevent, enjoin, abate or terminate violations.
- (6) Seek a court order in the nature of mandamus, abatement, injunction prohibition or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation.

(b) **Civil Penalty.**

- (1) Any person who fails to comply with any provision of this code shall be subject to a civil penalty of not less than \$100.00 or more than \$1,000 for each offense.
- (2) Each day that a violation exists shall constitute a separate offense; however, the maximum civil penalty that may be imposed, even in circumstances where there are multiple and continuing offenses, shall be \$10,000.

(3) Every such action shall be brought before the Municipal Court of the City. The Municipal Court shall have original jurisdiction to hear and decide such cases.

(4) The City is entitled to recover judgment against any person failing to comply with any provision of this code for reasonable attorney's fees in an amount determined by the Municipal Court.

(5) The City, its officers and employees may initiate an action under this section, but neither the City nor its officers or employees shall be liable for any claim or cause of action.

(c) **Other Remedies.** The City shall have such other powers and remedies as are and as may be provided by Colorado law for the violation of this or any duly and lawfully enacted code.

(d) **Continuation.** Nothing in this code shall prohibit the continuation of enforcement actions undertaken by the City pursuant to previous lawful and valid ordinances, laws, rules or regulations.

(Ord. 4419, 4-5-10)

## 21.09.060 Criminal penalty.

A violation of any provision of this code or any requirement or condition imposed pursuant to this code, including violations of standards and requirements adopted by reference, shall be a misdemeanor. Upon conviction, any person found in violation shall be punished by a fine of not more than \$1,000 or by imprisonment for not more than one year or by both fine and/or imprisonment, for each violation. Each person violating this code or any requirement or condition imposed pursuant to this code, whether the person directly commits the act or aids or abets the same, whether present or absent, may be prosecuted and punished as a principal.

(Ord. 4419, 4-5-10)

## 21.09.070 Enforcement procedures.

(a) **Nonemergency Matters.**

(1) For violations of this code that do not constitute an emergency, the Director shall give notice of the general nature of the violation to the property owner, agent, occupant or any applicant for any relevant permit in a manner reasonably calculated to afford notice.

(2) Enforcement action shall be stayed for a period of 10 days after notice, as provided in this section, has been posted on the property, mailed to the last known owner of the property or been hand delivered. Lack of personal notice shall not defeat any enforcement action.

(3) Notice may be given in person, by United States mail, or by posting notice on the premises.

(4) Notice of violation shall state the nature of the violation and the time period for compliance and may state the corrective steps necessary and the nature of subsequent penalties and enforcement actions should the situation not be corrected.

(5) Notices are deemed to run with the land and may be recorded by the Director in the Mesa County land records.

(6) Notices of violation are effective for 12 months from the date of issue.

(b) **Emergency Matters.** For violations of this code, actual or alleged, that constitute an emergency as determined by the Director, City Council, City Manager or declaration of the County, State or federal government, the City may use the enforcement powers available under this chapter without prior notice.

(Ord. 4419, 4-5-10)

### 21.09.080 Continued compliance.

Once constructed, the owner and developer shall be treated as an association (unless otherwise formed) and shall be liable for and responsible to maintain the development in substantial compliance with City regulations, approved plans and conditions. Failure to achieve substantial compliance including, but not limited to, the replacement of required plant materials that have died or are diseased, shall constitute a violation of this code and may be enforceable by the City in Municipal Court subject to the provisions of this chapter.

(Ord. 4419, 4-5-10)

### 21.09.090 Enforcement and revocation.

In accordance with the provisions of this chapter, the Director may revoke any permit for failure to comply with the conditions of the permit or failure to comply with any provision of this code, or if any information, statement or documents supplied by or on behalf of an applicant are false, misleading or omit any material fact or information.

(a) **Revocation of Permit or Approval.**

(1) **Director Duties.** If the Director determines there are one or more reasons to revoke a development permit or approval, he/she shall revoke such permit or approval. Any appeal of the Director's decision shall be heard by the Zoning Board of Appeals in accordance with GJMC [21.02.210\(b\)](#).

(2) **Notice and Hearing.** Notice and hearings for a revocation are the same as for the original application.

(3) **Decision and Appeals.** A decision to revoke a development permit shall become effective immediately. After revocation of any permit or approval, any activities continuing pursuant to such permit or approval shall be deemed to be in violation of the code.

(4) **Right Cumulative.** The Director's right to revoke any approval, development permit, or other privilege or right shall be cumulative to any other remedy.

(Ord. 4419, 4-5-10)