

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, OCTOBER 5, 2009 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR , CITY HALL, 250 N. 5TH STREET**

7TH STREET OVERLAY PLAN DISCUSSION

[Attach W-1](#)

7th Street Overlay Plan

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 2211 BY ADOPTION OF THE 7TH STREET RESIDENTIAL HISTORIC DISTRICT ZONING OVERLAY DESIGN STANDARDS AND GUIDELINES, AMENDING THE ZONING AND DEVELOPMENT CODE TO ADD SECTION 7.7

RECITALS:

~~Many of the recommendations of the Strategic Downtown Master Plan can be implemented through the use of an overlay zone district.~~ In 1984 the City Council zoned a portion of the District PR-8. Almost 25 years later the City has completed a planning process that includes the 7th Street Historic District in its entirety. The 7th Street Historic District would benefit from overlay zoning because:

- 1) it is not clear whether a plan to implement the PR-8 zoning was adopted in 1984;
- 2) the 1984 plan, if adopted, is not clear and does not adequately address the unique historic character of the neighborhood; and
- 3) the planning area has not been, until now, comprehensively reviewed.

The 7th Street Historic District Design Standards and Guidelines are being proposed for the properties included in the designated National Register Historic District, which includes those properties adjacent to 7th Street between Hill and Grand Avenue, as well as the properties at the southeast and southwest corners of 7th Street and Grand Avenue. The Design Standards and Guidelines are incorporated as a part of the Planned Development zoning for the properties north of Grand Avenue, and as an overlay zone for the properties south of Grand Avenue.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That Ordinance No. 2211 is hereby amended to adopt, and as necessary or required, repeal the 1984 “Seventh Street Planned Development District PR-8”. Furthermore, be it ordained that the “7th Street Historic District Design Standards and Guidelines” be adopted and applied to the area shown In Attachment A and described as:

- Lots 11 through 21, inclusive, Block 39;
- Lots 1 through 11, inclusive, Block 40;
- Lots 1 through 10, inclusive, Block 49;
- Lots 11 through 21, inclusive, Block 50;
- Lots 11 through 20, inclusive, Block 61;
- Lots 1 through 10, inclusive, Block 62;
- Lots 1 through 12, +W19 ft. of lot 13, inclusive, Block 71;
- Lots 11 through 21, inclusive Block 72;
- Lots 11 through 13, inclusive, Block 83;

Lots 14 through 16, inclusive, Block 83; and
All of Block 84, City of Grand Junction, Section 14 1s 1W except the right-of-way in the
northwest corner,
All in the City of Grand Junction, Colorado.

Further, that the Zoning and Development Code be amended to add Section 7.7.

The City Council authorizes the Clerk to publish the amendment by pamphlet.

Introduced on first reading this 17th day of August, 2009.

Passed and adopted on second reading the ____ day of _____, 2009.

ATTEST:

City Clerk

President of the Council



**NORTH 7th STREET RESIDENTIAL
HISTORIC DISTRICT ZONING OVERLAY**



AUGUST 2009 Revised 9-29-09

DRAFT

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1 HISTORY

The North Seventh Street Historic Residential District encompasses the area as shown on the map below – generally 7th Street between Hill and White Avenues and the north-south alleyways on the east and west sides of 7th Street. The North Seventh Street



Historic Residential District was listed in the National Register of Historic Places in 1984. The district is the most intact historic residential area in the community and includes noted architect Eugene Groves' 1925 Lowell School. The District includes 34 structures, primarily homes, that were constructed in the community's early years by some of the most prominent and prosperous citizens of the time.

The street itself was shown on the City's original town plat as a 100-foot wide avenue designed to serve, as it does today, as a major north-south thoroughfare to the downtown commercial area just three blocks to the south. The wide boulevard became home to many merchants and professional people in the area as they built homes along the corridor between the 1890s and 1930s. The architecture reflects influences and interpretations of several popular turn-of-the-century styles including Queen Anne, Colonial Revival and Mission as well as a progression of development from modest cottages to elaborate bungalows. This resulted in a varied, eclectic and unique character along the corridor that is enhanced by the wide tree-lined boulevard, with its planted median.

2 PROJECT BACKGROUND

~~The City's Strategic Downtown Master Plan identified goals, actions and tools for implementing the plan for the entire original square mile, including the North Seventh Street Residential Historic District. As part of a 2009 Comprehensive Planning update, development of a zoning overlay for the 7th Street Residential Historic District area was identified as one of the tools that could best address many of the desired goals and actions. Because the North Seventh Street District is such a unique area in the community and in downtown, it was suggested that a separate overlay zone be developed for the area.~~

It is recognized that the shady, tree-lined stretch of North 7th Street with its eclectic architecture deserves to be preserved yet, at the same time, this unique district is constantly changing. The North Seventh Street Historic Residential District Zoning Overlay is intended to provide guidance and criteria for maintaining the district as well as accommodating reasonable change as both public and private improvements are made to the properties within the neighborhood. If properly administered and adhered to, the guidelines and standards of the overlay zone should result in public and private development improvements (or a combination thereof) that achieve, as a minimum, a common level of quality in terms of site design, architectural design, landscaping and other site improvements.



The general purposes of the guidelines and standards are:

- To preserve the historical and/or architectural value of buildings.
- To create an aesthetic appearance of the properties and the streetscape within the district that complements the historic buildings.
- To stabilize and improve property values.

These guidelines and standards were developed upon an analysis of the existing character of the District as summarized in the information developed for each property as included in Appendix B. In addition, property owners within the District were asked to complete a questionnaire for their input on the important characteristics of the District and the concepts for the preservation and protection of those characteristics. The questionnaire process is summarized in Appendix C.

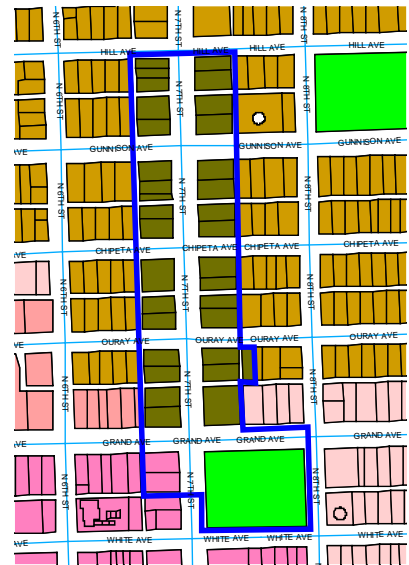
The guidelines and standards of this zoning overlay supplement other development regulations such as the *City Zoning and Development Code*, which includes detailed criteria by zone district, planned development regulations, design and improvement standards, supplemental use regulations and sign regulations and the City Transportation and Engineering Design Standards (TEDS). In the instance the guidelines and standards of this overlay are silent on a development concern, the existing regulations shall apply.

The guidelines and standards identify design alternatives and specific design criteria for the visual character and physical treatment of private development and public improvements within the North Seventh Street District. They are adopted through an overlay zoning district, which will establish the means by which the standards are administered and enforced.

3 LAND USE

A. UNDERLYING ZONING

The underlying zoning for that portion of the North 7th Street District that is zoned Planned Development (PD – Dark Green) shall be Residential 8 (R-8). Any zoning issue not addressed by the following guidelines and standards including but not limited to Intensity/Density, Performance Standards and Bulk Standards shall defer to the R-8 zone district as outlined in the *Zoning and Development Code* as amended.



Included in the District are three properties south of Grand Avenue: two converted houses on the west side of 7th Street and R-5 High School on the east. The houses are zoned Downtown Business (B-2 – Bright Pink) and the school is zoned Community Services and Recreation (CSR – Bright Green). While the overlay applies to these properties, the zoning remains unchanged. Because the zones are not Planned Development (PD) no underlying zoning need be identified. The allowed uses for the properties south of Grand Avenue shall be in accordance with the zoning.

B. ALLOWED BASE USES

The specific uses in the North Seventh Street Historic Residential District are as listed below by address.

WEST SIDE

- 739 7th St – Single Family
- 731 7th St – Daycare
- 727 7th St – Daycare
- 715 7th St – Daycare
- 707 7th St – Single Family
- 639 7th St – Single Family
- 625 7th St – Single Family
- 621 7th St – Single Family
- 611 7th St – Single Family
- 605 7th St – 2 units/2 bldgs; 1 unit each
- 535 7th St – Church
- 515 7th St – Single Family
- 505 7th St – Single Family
- 445 7th St – Single Family
- 433 7th St – Single Family
- 417 7th St – Single Family
- 407 7th St – Single Family
- 337 7th St – Office – 4 units

EAST SIDE

- 750 7th St – Single Family
- 726 7th St – 4 units/1 building
- 712 7th St – Single Family
- 706 7th St – Single Family
- 640 7th St – Boarding House 4 Rooms
- 626 7th St – 5 units/1 building
- 620 7th St – 4 units/1 building
- 604 7th St – Single Family
- 536 7th St – Single Family
- 522 7th St – Single Family
- 520 7th St – Single Family
- 710 Ouray – Single Family
- 440 7th St – 2 units / 2 bldgs; 1 unit each
- 428 7th St – Single Family
- 720 Grand – Church
- 310 7th Street – School

327 7th St – Office – 10 units

C. OTHER ALLOWED RESIDENTIAL USES

Generally, the following uses are presumptively allowed within the North Seventh Street Historic Residential Uses District (north of Grand Avenue). Applications for such uses are subject to review and compliance with the use specific standards of the Zoning and Development Code.

~~The City of Grand Junction Historic Preservation Board shall be a review agency for all such applications.~~

- Residential Sub-Units (subordinate to the primary residential use and located within the principal structure)
- Accessory Units (subordinate to the primary residential use and detached from the principal structure)
- Bed and Breakfast 1 to 3 Rooms
- Home Occupation
- Home-based Daycare

Because of the significance of the North Seventh Street Historic District, the City Council shall review the staff decision on all applications for these uses.

The City Council shall determine if the Director's decision is consistent with the general purposes of the guidelines and standards in this Overlay Zone, Chapter 4 use specific standards and Chapter 7 Historic Preservation standards of the Code.

The City Council may deny any application if the application fails to meet the use specific and/or historic preservation standards of the Code or if the application fails to preserve the historical and/or architectural value of buildings and/or fails to create an aesthetic appearance of the properties and the streetscape within the district that complements the historic buildings and/or fails to stabilize and improve property values. The City Council shall use its sound discretion when considering such applications. The Grand Junction Historic Preservation Board shall be a review agency for all such applications.

D. ALL OTHER USES

This Overlay Zone is not intended to categorically prevent any future use changes but to ensure that if they occur, they are carried out in a consistent manner and with appropriate opportunity for public input. Changes to uses for properties north of Grand Avenue, other than the allowed residential uses listed in C. above, require staff review and recommendation to the Planning Commission and final decision by City Council. ~~Planning Commission. City Council shall be the decision maker.~~ The public hearing procedure shall be as follows: in accordance with that of a rezone application in the Zoning and Development Code. ~~The City of Grand Junction Historic Preservation Board~~

~~shall be a review agency for all such applications. In addition, any demolition or removal of any principal structure shall be reviewed in accordance with this paragraph.~~

Review Criteria. The application shall demonstrate that the proposed use will comply with:

1. Site Plan Review Standards. All applicable site plan review criteria;
2. District Standards. The underlying Zoning district standards;
3. Specific Standards. The Use-specific standards;
4. Compatibility with Adjoining Properties. Compatibility with neighboring properties through measures such as:
 - a. The provision of reasonable visual and auditory privacy for dwelling units located adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
 - b. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust signage, views, noise and odors.

The Director shall review applications, the Planning Commission shall review and make recommendations to the City Council and City Council shall approve, conditionally approve or deny applications for uses under this paragraph. The City of Grand Junction Historic Preservation Board shall be a review agency for all such applications.

Application and Review Procedures. Application requirements and processing procedures for applications under paragraphs C and D above shall be in accordance with the Code with the following modification:

1. Approval of a new or changed use under paragraph D shall require a change to this Overlay Zone.

E. REVIEW OF ALTERATIONS

Alterations shall be subject to administrative review per the *Zoning and Development Code*. Appeals of a Director's decision and variance requests shall be heard by ~~the Grand Junction Planning Commission~~ the City Council. The City of Grand Junction Historic Preservation Board shall be a review agency for all such applications.

- The addition or removal of any accessory structure and demolition or removal of any principal structure shall be reviewed in accordance with this paragraph.
- Additions or major exterior alterations, such as siding, windows, doors and porch enclosure on a principal structure where there is no change of use.

- The addition or alteration of any major site features such as parking areas, accesses, fencing and signage.

Application and Review Procedures. Application requirements and processing procedures for appeals and variance requests shall be in accordance with the Zoning and Development Code provisions.

The City Council shall determine if the Director's decision or request for variance is consistent with the general purposes of the guidelines and standards in this Overlay Zone and Chapter 7 Historic Preservation standards of the Code.

4 DESIGN GUIDELINES AND STANDARDS

A. STREETScape AND DISTRICT IDENTIFICATION

1. Views. The District's unique buildings are bordered by a mature, tree-lined street, which creates an extended horizontal view. This open view gives the buildings in the District visibility and provides safety. Through application of the overlay property owners and the City will:

- Maintain the direct visual line of sight up and down the North 7th Street corridor and at the cross street corners by minimizing unnecessary visual clutter and distraction.
- Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North 7th Street. Materials should be primarily grass, street trees and low ornamental plants.
- Park strips should not be planted with dense, tall materials as they detract from the overall character of the streetscape and impede visibility and safety for pedestrians and vehicles.
- Parking is not allowed in the park strip along 7th Street or in the park strip along side streets.

2. Landscaping. The District's unique streetscape enhances the architectural character. Through application of the overlay property owners and the City will:

- Maintain and restore where missing, the historic spacing of mature street trees along the North 7th Street corridor. Street trees along North 7th Street provide full canopy coverage for 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.

- Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North 7th Street. Materials should be primarily grass, street trees and low ornamental plants. Landscaping these areas with no living material is highly discouraged.



- Park strips should not be planted with dense, tall materials as they detract from the overall character of the streetscape and impede visibility and safety for pedestrians and vehicles.

3. District Identification. Clear, legible, unified signage allows visitors to immediately recognize they have entered the District. Currently, there are identification signs at either end of the District but they are not consistent in appearance. Through application of the overlay property owners and the City will:

- Enhance the character of the District by providing clear entrance signage and/or other design features that clearly identifies the District.



- Replace historic street names in the sidewalk at all cross-street intersections within the District.

B. ARCHITECTURAL CONSIDERATIONS

1. Building Proportions. Maintaining a building's historical massing and scale and a consistent building height gives the District a unique appearance that helps preserve its historical character and reinforces the distinct architectural period and style of the District.

- The arrangement of building components or volumes into a whole structure constitutes its mass and scale. The building's overall massing and form should honor its historical style. In the North 7th Street District, the building forms have historically reflected a human scale.

- Buildings within the district shall be no taller than three stories or 35 feet whichever is greater.
- First floor facades that face North 7th Street shall be of a height similar to adjacent buildings not to exceed 35 feet to further create visual unity.

2. Building Setbacks and Placement on the Lot. Cohesiveness within the District begins with the alignment of individual properties, which gives way to cohesive blocks. Maintaining the setbacks/building placement is necessary.



- Primary structures up and down the street shall visually align. Maintain a minimum front yard setback of 20 feet and a maximum of 30 feet for all primary structures.
- Maintain the historic pattern of side yard setbacks for principal structures that establish a consistent spacing of facades on the streetscape.

3. Roofs. Severely altering a building's roof changes a building's height, façade, and support structures. This ultimately alters the building's historic form and does not preserve its historic character.

- Roof shape, pitch and overhang shall keep the building's original construction and historical style.



- Keeping rooftop features such as chimneys and other fixtures is encouraged to reinforce the building's historical style.

4. Entrances. The buildings in the District were designed to face North 7th Street. This is Grand Junction's only downtown residential example where entire blocks of houses face a north-south street. This detail is a defining characteristic for the District and must be maintained. Modification of the size and/or location of the doorway changes the overall style of a building's façade.

- Unless a building was originally designed differently on a corner property, the primary building entrances shall face North 7th Street.

- Doorways shall keep the building's original construction and historical style.



5. Windows. Modification of the size and/or location of a building's windows changes the overall style of its façade. Window shape, alignment and style must be protected to preserve the building's historic character.

- Maintain the historic pattern of windows and their vertical and horizontal rhythms. Openings should not be enlarged, closed off or otherwise altered in form.
- Repair and maintenance of windows is a primary need. Replace window sashes and frames with components that match the originals as closely as possible.



- Shade structures such as awnings are appropriate additions to windows provided materials are consistent with the architectural style. Primary materials shall be cloth and wood. Plastic, vinyl and metal shade structures are not allowed.

6. Porches, Stairs and Entry Platforms. A key characteristic of many of the buildings in the North 7th Street District is the pattern and prominence of the raised, first floor porches, regardless of the architectural style or period. This important element of the streetscape and its components of construction must be maintained.



- Maintain porches as integral parts of the overall building character and style.

- The ground plane of any entry platform or stairs should stand no higher than one-half a story.
- Avoid enclosing a porch whenever possible. If it must be done, design the enclosure so that the original lines of the porch roof, eaves and supports are preserved.

7. Accessibility and Fire Escapes. For certain types of building uses, handicapped access and/or fire access may be required.

- For accessible ramps, use the same materials and design ramps to be compatible with the architectural style of the building. The ramp should provide a non-skid surface and have no greater than a 1 to 12 slope.
- For fire access, there are design alternatives available which are inexpensive and unobtrusive. Avoid construction of a large, intrusive metal or wooden structure on the front or visible side of a building whenever possible. A simple metal pole or ladder attached to a rear or secondary façade and painted in the wall or trim color is the recommended solution.

8. Exterior Materials. As historic homes age, exterior materials inevitably need replacing. Whether scientific advancement has deemed a certain material unsafe or a material is simply worn, it is important to replace these materials in a manner that reflects the building's historical style in order to preserve the district's overall character.

- Exterior surfaces should be replaced with historically accurate materials.
- If the former is not possible, exterior wall surfaces, foundation, roofing, trim, gutters, downspouts, exterior lighting and other unique detailing can be replaced with modern materials provided that the appearance is consistent with the historical character.
- Hazardous materials that do not pose a threat can remain a part of the structure. Hazardous materials that must be replaced should be done in a manner that keeps a building's historic style.

9. Repairs and Renovations. As historic homes age, repairs and renovations are inevitable. It is important to maintain a building's historic style in order to preserve the overall historic character of the District. Demolishing a building for any reason other than structural safety may not occur without consent of the City.

- Repairs and renovations may employ modern materials provided they blend in and do not detract from a building's historical style.
- Use of modern materials may be allowed provided they are not permanent and can be removed without damage to the underlying materials or structure of the building.
- No new primarily nonresidential structures shall be built in the District.

10. Additions and Secondary Buildings. The primary structures along North 7th Street historically define the District. Each primary structure must be maintained and each building's historical form should not be severely altered to preserve the character of the district.

- Secondary structures shall not be taller than the highest eave line of the primary structure.
- Additions shall not exceed 35 percent of the gross square footage of the principal structure and not be visually prominent. Position and design additions so that they are subordinate to and do not alter the original proportions of the front façade.
- Maintain the historical alignment of buildings when constructing additions.
- If additional floors are constructed, set back the addition to preserve the historic eave or roof line of the original structure.
- The height of the addition shall not exceed the overall height (roof peak) of the original structure.
- The materials used for additions should be similar to materials used on the original building.
- Respect the character of existing openings and continue the pattern where feasible.

C. DEMOLITION

Designation of a structure within the North 7th Street Residential Historic District does not mean ~~that it~~that it cannot be demolished. The following shall be considered when determining whether or not a structure may be demolished.

- Whether the structure is contributing and has significant historical importance.

- Whether the structure is an essential part of a unique street section or block and whether that can be appropriately reestablished by a new structure.
- The state of repair and the structural stability of the building.

D. SIGNAGE AND SITE IMPROVEMENTS

1. **Fencing.** Fencing in the front yards of properties along North 7th Street limits the north-south views and detracts from views of the architectural facades of the buildings.



- Fencing is allowed on all sides of the property according to the *Zoning and Development Code*.
- Fencing in rear and side yards shall be subject to the regulations of the *Zoning and Development Code*.
 - Front yard fencing within the 7th Street District shall not exceed 36 inches in height and be of an open design. On a corner lot, this shall apply to both the 7th Street frontage as well as the side street frontage. Along the side street, fencing from the rear corner of the principal structure to the north-south alleyway, may exceed 36 inches in height and be of a material acceptable under the *Zoning and Development Code*.
 - Front yard fencing materials should be in keeping with the building's historical style. The color and texture of the materials should be coordinated with the adjacent structures. Wood, brick and wrought iron are the most appropriate front yard fencing materials. The use of split rail, chain link and wire mesh is not allowed.
2. **Parking.** Front driveways and on-street parking along 7th Street are not allowed.
 - For all uses within the District, maintain the historic pattern of automobile uses at the rear of the lot or off side streets. No parking is allowed in the front yard setback except on side streets if located in the rear half of the parcel.
 - Commercial parking, paved parking lots and accessory parking structures shall be screened from views from 7th Street.
 3. **Individual Building Signage.** Modern signage detracts from a building's visual impact and overshadows architectural detail.
 - Signage shall blend with the historical style of the building to reflect the district's overall historic character of the District.
 - Design of a sign shall reflect the unique details, materials and colors of the site's architecture and landscape.

APPENDICES

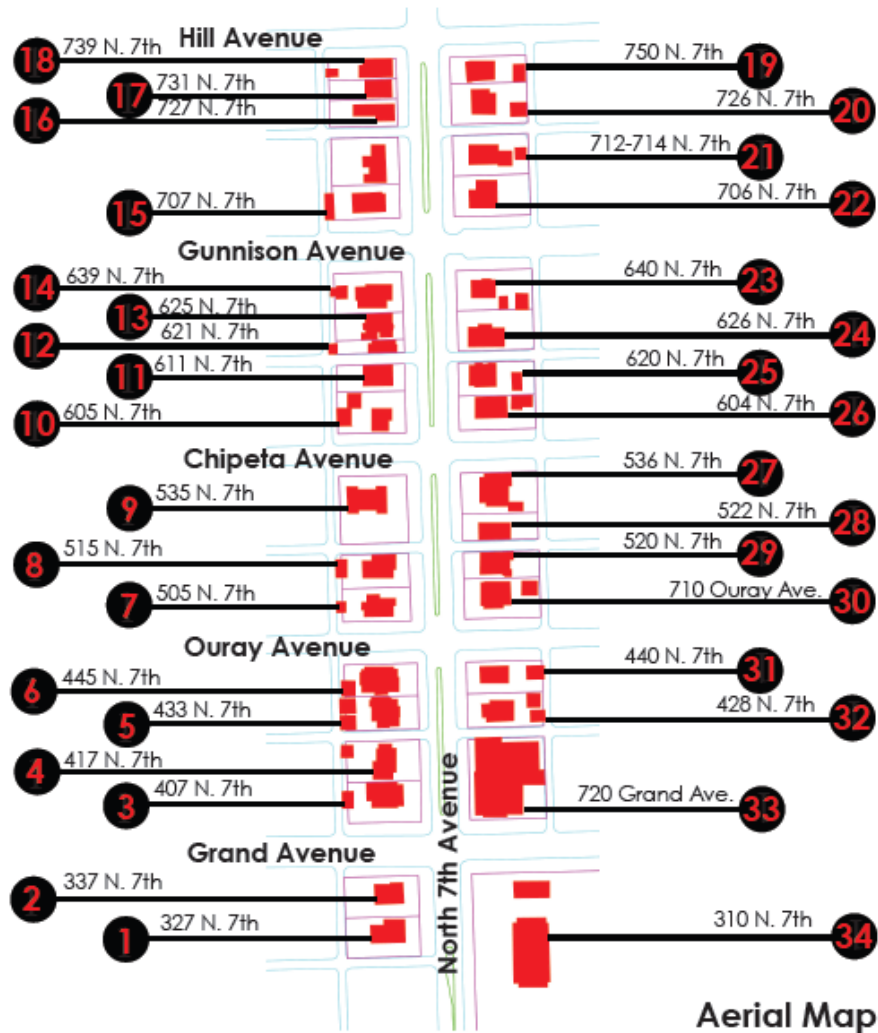
North 7th Street Historical Residential District



The North 7th Historical Residential District is Grand Junction's only nationally registered historic neighborhood. To the left is an aerial map of the district, and below is a collection of profile cards depicting the unique architectural stylings of all thirty-four houses in the district.

KEY

- median
- bldg footprint
- street/alley
- property line



1. Doc Shores House



Address: 327 North 7th Street
Zone District: B-2, downtown business
Principal Use: office space
Original Owner: Cyrus "Doc" Shores
Date of Construction: 1893

Form/Shape

Bulk

Height

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick siding shingle wood trim

Foundation
 brick stone cement

Entryway

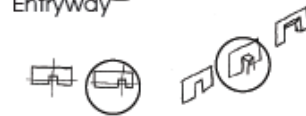


Style: Italiante
Platforms: side porch
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: minimal
Signage: stand alone
Unique/Distinguishing Elements: unique columns and trim
Is Property a Focal Point or Orientation Landmark? yes
Observations: backyard consumed entirely by paving

2. White House



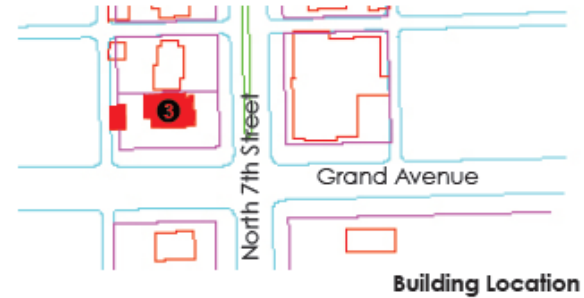
Address: 337 North 7th Street
Zone District: B-2, downtown business
Principal Use: office space
Original Owner: W. F. White
Date of Construction: 1893



Style: Colonial Revival, Tudor Revival, Queen Ann
Platforms: small covered entrance
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: minimal
Signage: stand alone
Unique/Distinguishing Elements: unique columns and windows
Is Property a Focal Point or Orientation Landmark? yes
Observations: backyard consumed entirely by paving



3. Herman Bull House

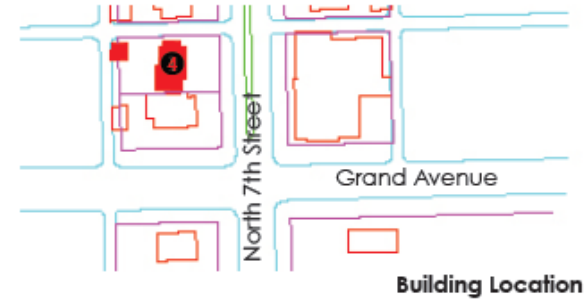


Address: 407 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: Dr. Herman Bull
Date of Construction: 1906

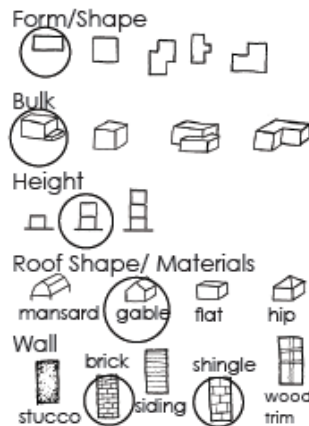
<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	
<p>Wall</p>	

Style: Spanish
Platforms: enclosed front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: stone
Landscaping: Colorado
Signage: 2 stand alone
Unique/Distinguishing Elements: decorative arched parapets, arch motif
Is Property a Focal Point or Orientation Landmark? yes
Observations: interesting spiral detailing, strong representation of Spanish style

4. Warren House



Address: 417 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: Dr. George and Nettie Warner
Date of Construction: 1902



Style: Eclectic
Platforms: back balcony
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering
Signage: none
Unique/Distinguishing Elements: double chimney, flowering landscape
Is Property a Focal Point or Orientation
Landmark? no
Observations: beautiful landscaping

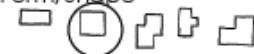


5. Fix House



Address: 433 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: John F. "Pony" and Irene Moore
Date of Construction: 1910

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Eclectic

Platforms: none

Additions/Alterations: no

Accessory Structures: two garages

Fencing/Walls: brick, wrought iron

Landscaping: Colorado

Signage: none

Unique/Distinguishing Elements: hipped roof dormers, palladian windows, bracketed gutters, ornamentation

Is Property a Focal Point or Orientation

Landmark? yes

Observations: unique forms and massing

5

North 7th Street Historic Residential District

6. Martin House



Address: 445 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: F.C. "Clyde" and Carrie Martin
Date of Construction: 1923

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

Foundation

Entryway



Style: Craftsman
Platforms: front and back porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: Colorado
Signage: none
Unique/Distinguishing Elements: Kellistone stucco, low pitched roofs
Is Property a Focal Point or Orientation Landmark? yes
Observations: balanced use of vertical and horizontal elements



North 7th Street Historic Residential District



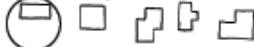
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7. Sampliner House



Address: 505 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: Joseph M. Sampliner
Date of Construction: 1899

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Queen Anne, Tudor Revival

Platforms: none

Additions/Alterations: yes

Accessory Structures: shed

Fencing/Walls: wood

Landscaping: flowering

Signage: none

Unique/Distinguishing Elements: striped shingle siding

Is Property a Focal Point or Orientation

Landmark? no

8. Sampliner House



Address: 515 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residence
Original Owner: Albert "Bert" Sampliner
Date of Construction: 1899

Style: Queen Anne
Platforms: enclosed front porch
Additions/Alterations: no
Accessory Structures: shed, garage
Fencing/Walls: stone, wood
Landscaping: screened, flowering
Signage: none
Unique/Distinguishing Elements: sunburst moulding, stained glass window
Is Property a Focal Point or Orientation Landmark? yes
Observations: beautiful representation of Queen Anne era housing

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

Foundation

Entryway

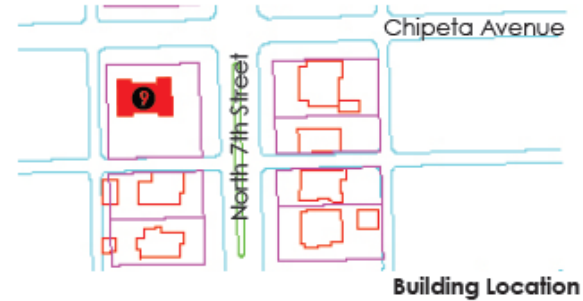


North 7th Street Historic Residential District



8

9. First Church of Christ, Scientist



Address: 535 North 7th Street
Zone District: PR-8, planned residential
Principal Use: church
Original Owner:
Date of Construction: 1929

Form/Shape

Bulk

Height

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick siding shingle wood trim

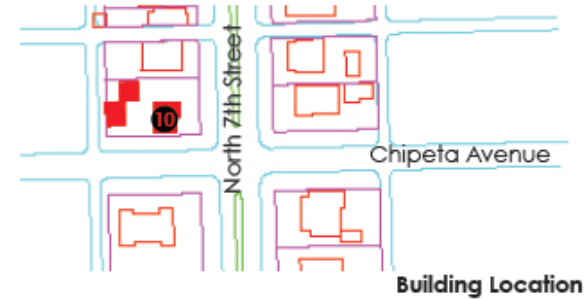
Foundation
 brick stone cement

Entryway



Style: Romanesque, Colonial Revival
Platforms: none
Additions/Alterations: no
Accessory Structures: none
Fencing/Walls: chain link
Landscaping: Colorado
Signage: stand alone
Unique/Distinguishing Elements: rounded arch, symmetry
Is Property a Focal Point or Orientation
Landmark? yes
Observations: unshaded parking lot

10. Brainard House



Address: 605 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: John and Maud Brainerd
Date of Construction: 1900

Form/Shape



Bulk



Height



Roof Shape/ Materials



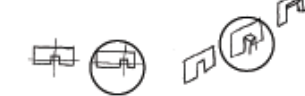
Wall



Foundation



Entryway



Style: Dutch Colonial

Platforms: none

Additions/Alterations: no

Accessory Structures: garage, cottage

Fencing/Walls: wood, brick

Landscaping: flowering, pergola

Signage: none

Unique/Distinguishing Elements: gambrel roof, formal entrance, striped shingle siding

Is Property a Focal Point or Orientation

Landmark? yes

Observations: well-maintained



North 7th Street Historic Residential District



10

11. Blackstone House

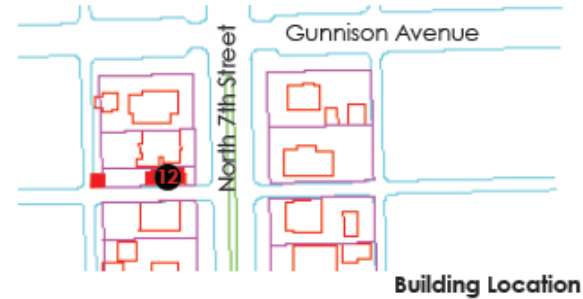


Address: 611 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Blackstone family
Date of Construction: 1909

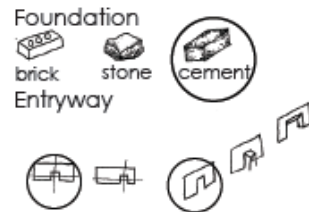
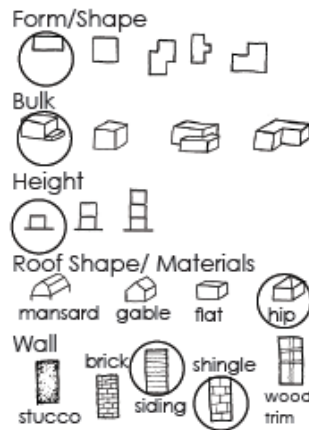
<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	
<p>Wall</p>	

Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: shed
Fencing/Walls: wood
Landscaping: minimal
Signage: none
Is Property a Focal Point or Orientation Landmark? no

12. Honeymoon Cottage



Address: 621 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner:
Date of Construction: 1902



Style: Arts and Crafts Bungalow
Platforms: enclosed front porch
Additions/Alterations: no
Accessory Structures: shed
Fencing/Walls: wood
Landscaping: deciduous
Signage: none
Is Property a Focal Point or Orientation Landmark? no

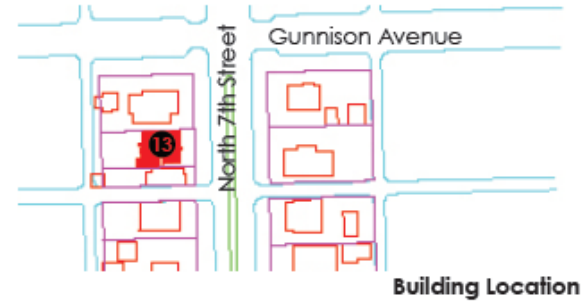


North 7th Street Historic Residential District



12

13. Hoisington House



Address: 625 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Julia Wilson
Date of Construction: 1922

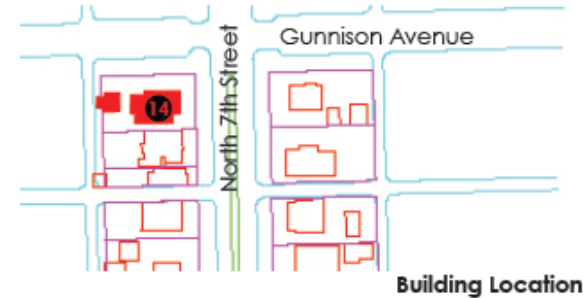
- Form/Shape**
- Bulk**
- Height**
- Roof Shape/ Materials**
 mansard gable flat hip
- Wall**
 stucco brick siding shingle wood trim

- Foundation**
 brick stone cement
- Entryway**



Style: Arts and Crafts Bungalow
Platforms: none
Additions/Alterations: no
Accessory Structures: two sheds
Fencing/Walls: none
Landscaping: Colorado
Signage: none
Is Property a Focal Point or Orientation Landmark? no
Major Deficiencies: maintenance

14. Murr House



Address: 639 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: William and Hatti G. Murr
Date of Construction: 1926

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

Foundation

Entryway



Style: Bungalow Arts and Crafts
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering, Colorado
Signage: none
Unique/Distinguishing Elements: wood and stucco gables, facade color palette
Is Property a Focal Point or Orientation Landmark? yes
Observations: striking example of Arts and Crafts style architecture

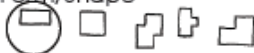


15. Wickersham House



Address: 707 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Lincoln and Ruth Wickersham
Date of Construction: 1910

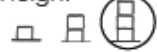
Form/Shape



Bulk



Height



Roof Shape/ Materials



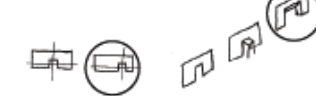
Wall



Foundation



Entryway



Style: Craftsman

Platforms: front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: wood

Landscaping: flowering

Signage: none

Unique/Distinguishing Elements: fenestration, simplicity

Is Property a Focal Point or Orientation

Landmark? yes

Observations: great example of Craftsman-style housing

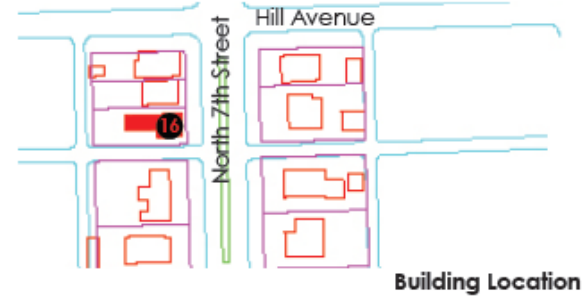
15



North 7th Street Historic Residential District

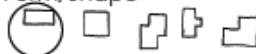


16. Learning Tree



Address: 727 North 7th Street
Zone District: PR-8, planned residential
Principal Use: day care
Original Owner: James W. Sinclair
Date of Construction: 1895

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Eclectic

Platforms: none

Additions/Alterations: no

Accessory Structures: none

Fencing/Walls: chain link

Landscaping: sparse

Signage: none

Unique/Distinguishing Elements: mansard roof

Is Property a Focal Point or Orientation

Landmark? no

Observations: rare roof style

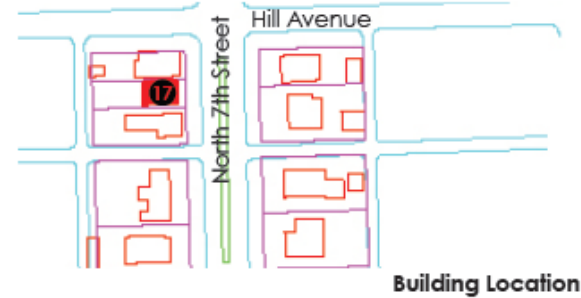


North 7th Street Historic Residential District



16

17. Residence



Building Location

Address: 731 North 7th Street
Zone District: PR-8, planned residential
Principal Use: day care
Original Owner: Clarence Lough
Date of Construction: 1909

Form/Shape

Bulk

Height

Roof Shape/Materials

Wall

Foundation

Entryway



Style: Queen Anne
Platforms: none
Additions/Alterations: no
Accessory Structures: shed
Fencing/Walls: chain link
Landscaping: minimal
Signage: attached
Unique/Distinguishing Elements: near mirror image layout to 739 North 7th
Is Property a Focal Point or Orientation Landmark? no

17



North 7th Street Historic Residential District

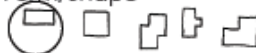


18. Residence



Address: 739 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Owen W. Hoskins
Date of Construction: 1909

Form/Shape



Bulk



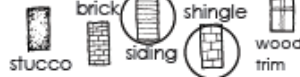
Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Queen Anne

Platforms: enclosed front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: brick, wood

Landscaping: sparse

Signage: none

Unique/Distinguishing Elements: near mirror image layout to 731 North 7th

Is Property a Focal Point or Orientation

Landmark? no



North 7th Street Historic Residential District



18

19. Residence



Address: 750 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Donald D. Akers
Date of Construction: 1952

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

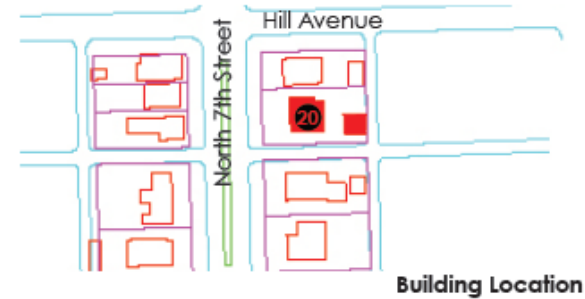
Foundation

Entryway



Style: Spanish
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: stone
Landscaping: screened, Colorado
Signage: no
Is Property a Focal Point or Orientation Landmark? no
Observations: overly large shrubs hide the structure's facade

20. Residence



Address: 726 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Alfred H. Davis
Date of Construction: 1909

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style:

 Eclectic

Platforms: enclosed front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: stone

Landscaping: minimal

Signage: no

Is Property a Focal Point or Orientation

Landmark? no



North 7th Street Historic Residential District

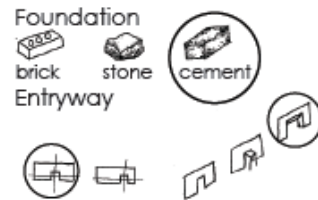
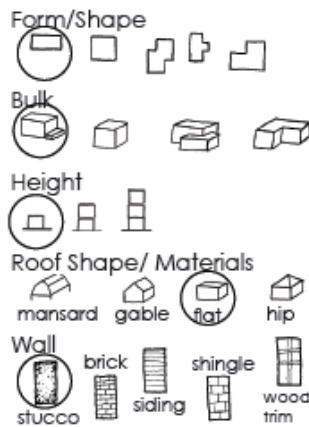


20

21. Residence



Address: 712 and 714 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner:
Date of Construction: 1931



Style: Southwestern
Platforms: none
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: chain link
Landscaping: Colorado
Signage: no
Unique/Distinguishing Elements: first duplex built in Grand Junction
Is Property a Focal Point or Orientation Landmark? no

22. Adron House



Address: 706 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Adron family
Date of Construction: 1909

Form/Shape



Bulk



Height



Roof Shape/ Materials



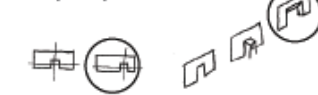
Wall



Foundation



Entryway



Style: Southwestern

Platforms: front porch

Additions/Alterations: yes, second story

Accessory Structures: two sheds

Fencing/Walls: wood

Landscaping: deciduous

Signage: no

Is Property a Focal Point or Orientation

Landmark? no

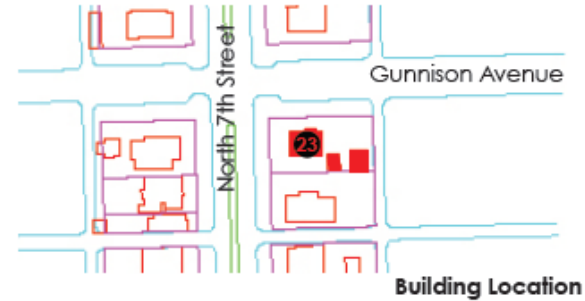


North 7th Street Historic Residential District

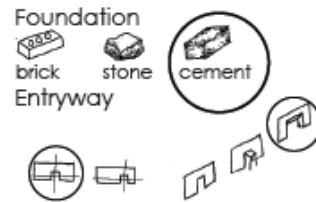
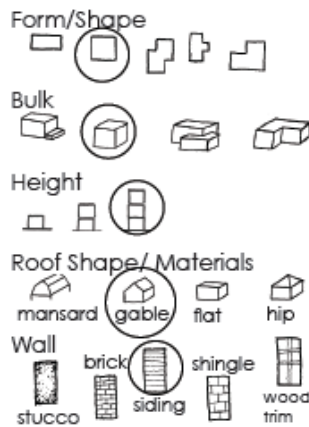


22

23. Furbrosh House

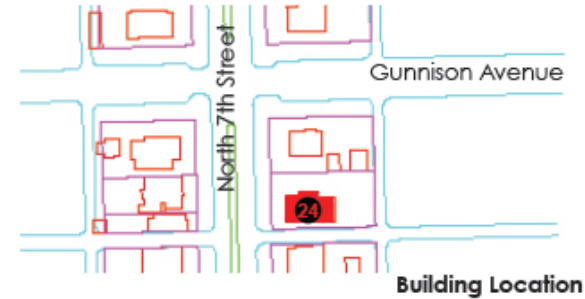


Address: 640 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: C.M. Ferbrache
Date of Construction: 1906



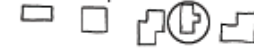
Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage, shed
Fencing/Walls: wood, chain link
Landscaping: screened, Colorado
Signage: no
Unique/Distinguishing Elements: color palette, heavily shaded
Is Property a Focal Point or Orientation Landmark? yes
Major Deficiencies: landscaping screens a large portion of the facade

24. Apartment House



Address: 626 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Henry S. Barkuloo
Date of Construction: 1900

Form/Shape



Bulk



Height



Roof Shape/ Materials



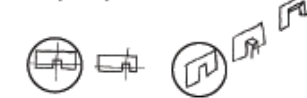
Wall



Foundation



Entryway



Style: Colonial Revival

Platforms: none

Additions/Alterations: yes

Accessory Structures: none

Fencing/Walls: none

Landscaping: none

Signage: no

Is Property a Focal Point or Orientation

Landmark? no

Observations: main building has been severely altered



25. Moyer House



Address: 620 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: William J. and Ida Moyer
Date of Construction: 1906

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Tudor Revival, Craftsman

Platforms: front porch

Additions/Alterations: yes

Accessory Structures: cottage

Fencing/Walls: brick

Landscaping: Colorado

Signage: no

Unique/Distinguishing Elements: wall built down the middle to become a duplex

Is Property a Focal Point or Orientation

Landmark? yes

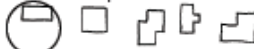
Observations: incorporates successful interior alterations that don't diminish exterior

26. Goodwin House



Address: 604 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Vernon Talbert
Date of Construction: 1907

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style:

Tudor Revival

Platforms: covered side porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: wood

Landscaping: flowering, Colorado

Signage: no

Unique/Distinguishing Elements: white stucco and stained timber gables

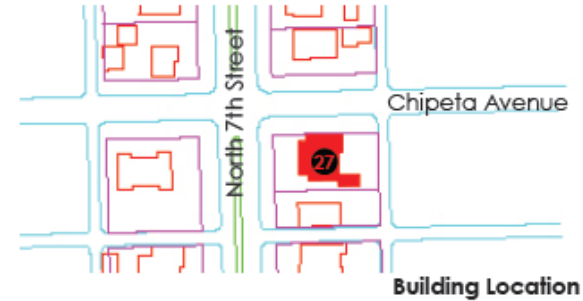
Is Property a Focal Point or Orientation

Landmark? yes

Observations: front entrance does not face North 7th Street

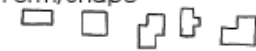


27. Smith-Schmidt House

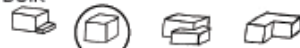


Address: 536 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Henry Barkuloo
Date of Construction: 1912

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Tudor Revival, Craftsman

Platforms: front porch

Additions/Alterations: no

Accessory Structures: none

Fencing/Walls: wood

Landscaping: Colorado

Signage: no

Unique/Distinguishing Elements: unique fenestration and bracketed gutters

Is Property a Focal Point or Orientation

Landmark? yes

Observations: well-maintained

27



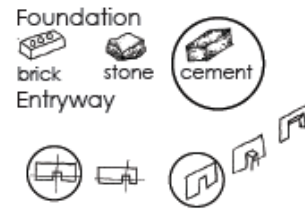
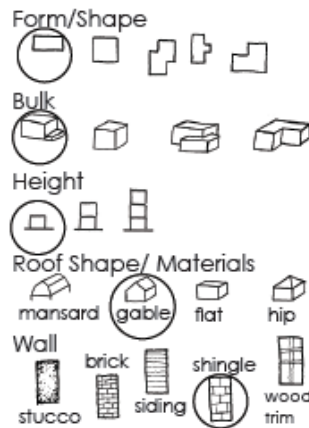
North 7th Street Historic Residential District



28. Residence



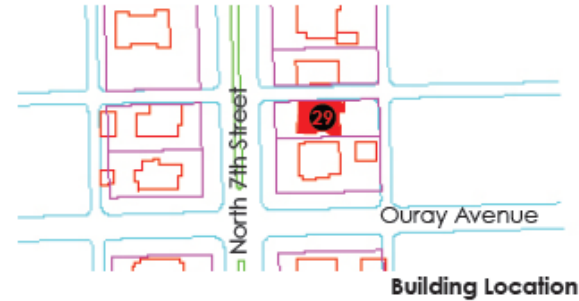
Address: 522 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Edward and Elizabeth Brunner
Date of Construction: 1909



Style: Queen Anne
Platforms: screened front porch
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: Colorado
Signage: no
Is Property a Focal Point or Orientation Landmark? no
Observations: facade needs serious maintenance, stairs leading to front door are missing



29. Ellison House



Address: 520 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Orloff H. Ellison
Date of Construction: 1924

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

Foundation

Entryway



Style: Arts and Crafts Bungalow

Platforms: front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: wood

Landscaping: flowering, Colorado

Signage: no

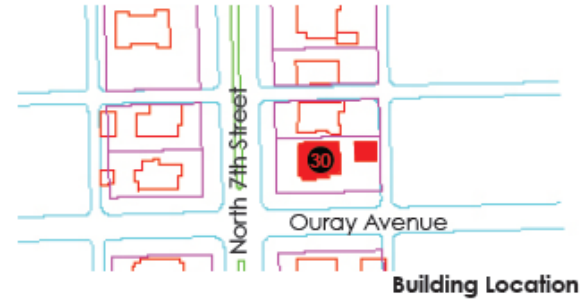
Unique/Distinguishing Elements: strong Bungalow elements

Is Property a Focal Point or Orientation

Landmark? yes

Observations: wonderful example of Bungalow-style architecture

30. Sickenberger House



Address: 710 Ouray Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Jesse Urban Sickenberger
Date of Construction: 1923

Form/Shape



Bulk



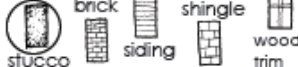
Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Spanish, Craftsman
Platforms: covered entry
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wrought iron
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: strong horizontal lines
Is Property a Focal Point or Orientation Landmark? yes
Observations: beautiful landscaping



31. Jordan House



Address: 440 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: William and Eva Smith
Date of Construction: 1902

Form/Shape

Bulk

Height

Roof Shape/ Materials

Wall

Foundation

Entryway



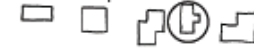
Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage, cottage
Fencing/Walls: wrought iron, brick
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: color palette, front door detailing, yard sculptures
Is Property a Focal Point or Orientation
Landmark? yes
Observations: striking example of Colonial Revival architecture

32. Allison House



Address: 428 North 7th Street
Zone District: PR-8, planned residential
Principal Use: residential
Original Owner: Monroe "Roe" and Redie Allison
Date of Construction: 1900

Form/Shape



Bulk



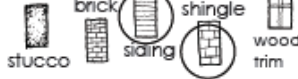
Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style:

Eclectic

Platforms: front porch

Additions/Alterations: yes

Accessory Structures: garage, cottage

Fencing/Walls: wrought iron, brick, wood

Landscaping: Colorado

Signage: no

Is Property a Focal Point or Orientation

Landmark? no

Observations: nice landscaping, well-maintained

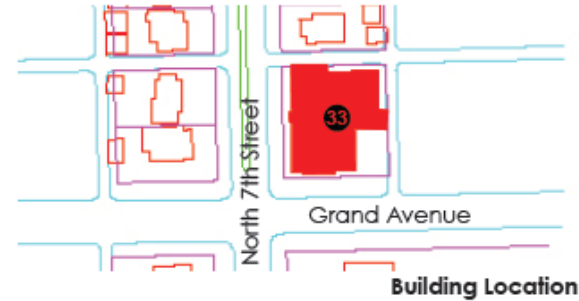


North 7th Street Historic Residential District

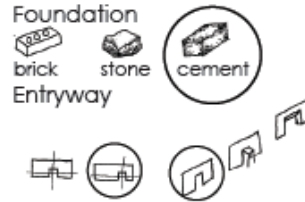
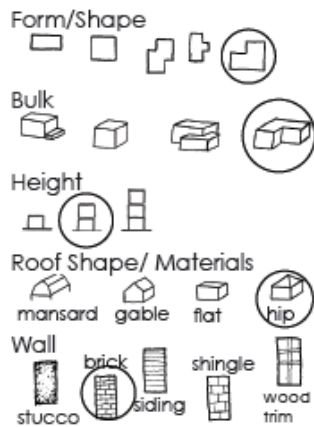


32

33. First Baptist Church

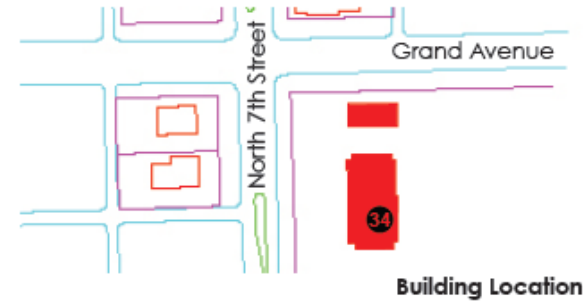


Address: 720 Grand Avenue
Zone District: PR-8, planned residential
Principal Use: church
Original Owner:
Date of Construction: 1912 - 1929



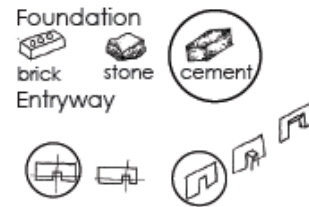
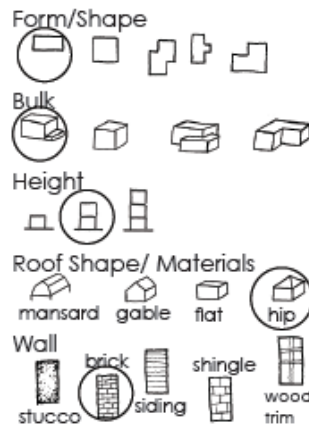
Style: Colonial Revival
Platforms: none
Additions/Alterations: no
Accessory Structures: none
Fencing/Walls: none
Landscaping: Colorado
Signage: attached
Unique/Distinguishing Elements: Greek columns, stained glass windows
Is Property a Focal Point or Orientation Landmark? yes
Observations: well-maintained, back parking is nicely screened

34. Lowell School



Address: 720 Grand Avenue
Zone District: CSR, Community Services and Recreation
Principal Use: high school
Original Owner:
Date of Construction: 1925
Architect: Eugene Groves

Style: Spanish Colonial Revival
Platforms: none
Additions/Alterations: no
Accessory Structures: secondary building
Fencing/Walls: none
Landscaping: Colorado
Signage: stand alone
Unique/Distinguishing Elements: tiled roof, arched windows
Is Property a Focal Point or Orientation Landmark? yes
Observations: well-maintained



Zoning Overlay Questionnaire for the North 7th Street Historic Residential District

Uses of buildings will remain as they currently are.

Strongly Agree/Agree: 78% Neutral: 11% Disagree/Strongly Disagree: 11%

Any change in use, with the exception of establishment of a home occupation and a home-based daycare as allowed per City Code, will require public input.

Strongly Agree/Agree: 89% Neutral: 0% Disagree/Strongly Disagree: 11%

Should any other uses currently allowed in residential zones also be allowed in the residential area of 7th Street without a public hearing such as:

Residential Sub Units: 18% support, 82% no
Accessory Units: 6% support, 94% no

Duplex: 12% support, 88% no
B&B 1-3 rm: 29% support, 71% no

1. Site Planning

A. Setbacks

Each lot's primary structure should be in alignment.

Strongly/Agree: 71% Neutral: 18% Disagree/Strongly: 0% No Answer: 11%

This alignment should continue immediately beyond the district's borders.

Strongly/Agree: 35% Neutral: 29% Disagree/Strongly: 12% No Answer: 24%

B. Building Placement

Primary buildings should be designated to a certain area on the lot.

Strongly /Agree: 71% Neutral: 0% Disagree/Strongly: 12% No Answer: 17%

Which placement looks most appropriate?

Placement A : 12% Placement B : 0% Placement C : 29% No Answer : 59%

C. Street Edge

The street edge is clearly defined and well maintained.

Strongly/Agree: 100%

D. Views

North-south views along North 7th Street are important.

Strongly /Agree: 100%

Strongly/Agree: 100%

E. Entrances

Key entrances are clearly marked.

Strongly/Agree: 71% Neutral: 24% Disagree/Strongly: 0% No Answer: 5%

Entrance signage is both visible and readable.

Strongly/Agree: 71% Neutral: 24% Disagree/Strongly: 0% No Answer: 5%

Entrance signage has a cohesive look.

Strongly/Agree: 77% Neutral: 0% Disagree/Strongly: 18% No Answer: 5%

F. Placement of Secondary Buildings

Secondary buildings should be restricted to certain areas of the property.

Strongly/Agree: 53% Neutral: 5% Disagree/Strongly: 18% No Answer: 24%

Placement A : 59% Placement B : 6% Placement C : 6% No Answer : 29%

G. Additions

Additions are appropriate.

Strongly/Agree: 41% Neutral: 23% Disagree/Strongly: 24% No Answer: 12%

Additions should have limited heights and square footages.

Strongly/Agree: 59% Neutral: 5% Disagree/Strongly: 24% No Answer: 12%

H. Parking and Parking Lots

Residential parking should not be visible from North 7th Street.

Strongly/Agree: 59% Neutral: 12% Disagree/Strongly: 29%

Parking lots should not be visible from North 7th Street.

Strongly/Agree: 76% Neutral: 6% Disagree/Strongly: 18%

I. Sidewalks

Sidewalks are properly maintained.

Strongly /Agree: 100%

Labeling street names on the sidewalks should be restored/continued.

Strongly/Agree: 76% Neutral: 18% Disagree/Strongly: 6%

J. Fencing

Fencing should be allowed on all sides of a property.

Strongly/Agree: 76% Neutral: 0% Disagree/Strongly: 24%

Height restrictions are needed.

Strongly/Agree: 95% Neutral: 0% Disagree/Strongly: 5%

Fencing materials should be regulated.

Strongly/Agree: 47% Neutral: 29% Disagree/Strongly: 34%

K. Trash Collection

Trash collection should be screened.

Strongly/Agree: 11% Neutral: 24% Disagree/Strongly: 65%

2. Building Proportions

A. Building Height

Total building height should be no higher than three stories.

Strongly/Agree: 95% Neutral: 0% Disagree/Strongly: 5%

Secondary structures should be no taller than the main building.

Strongly/Agree: 84% Neutral: 11% Disagree/Strongly: 5%

B. Façade Proportions

First floor facades of buildings should be of similar height.

Strongly/Agree: 53% Neutral: 12% Disagree/Strongly: 35%

3. Massing

A. Form

The building's overall form should honor its historical style.

Strongly/Agree: 95% Neutral: 0% Disagree/Strongly: 0%

No Answer: 5%

B. Orientation

Primary building entrances should face North 7th Street.

Strongly/Agree: 53% Neutral: 18% Disagree/Strongly: 24%

No Answer: 5%

4. Roof

A. Roof Shape, Pitch, and Overhang

Roof shape, pitch, and overhang should honor its historical style.

Strongly/Agree: 76% Neutral: 19% Disagree/Strongly: 0%

No Answer: 5%

B. Chimneys and Fixtures

Chimneys and fixtures should honor the building's historical style.

Strongly/Agree: 71% Neutral: 25% Disagree/Strongly: 0%

No Answer: 5%

5. Windows

A. Shape and Alignment

Window shape should honor the building's historical style.

Strongly/Agree: 53% Neutral: 37% Disagree/Strongly: 5%

No Answer: 5%

Windows should maintain vertical and horizontal rhythms.

Strongly/Agree: 59% Neutral: 31% Disagree/Strongly: 5%

No Answer: 5%

B. Shade structures and Awnings

Shade structures and awnings are appropriate.

Strongly/Agree: 54% Neutral: 35% Disagree/Strongly: 6%

No Answer: 5%

6. Doorways

Doorways should honor the building's historical style.

Strongly/Agree: 71% Neutral: 18% Disagree/Strongly: 6% No Answer: 5%

7. Exterior Architectural Elements

A. Porches

Porches should honor the building's historical style.

Strongly/Agree: 76% Neutral: 14% Disagree/Strongly: 5% No Answer: 5%

The ground plane of the porch should stand no higher than half a story.

Strongly/Agree: 41% Neutral: 41% Disagree/Strongly: 6% No Answer: 12%

B. Entry Platforms and Stairs

The ground plane of entry platforms and stairs should stand no higher than half a story.

Strongly/Agree: 53% Neutral: 35% Disagree/Strongly: 6% No Answer: 6%

Handicap accessibility should be provided if the building's primary use is not single-family residential.

Strongly/Agree: 42% Neutral: 11% Disagree/Strongly: 41% No Answer: 6%

C. Individual Building Signage

Signage should reflect the historical style of the district.

Strongly/Agree: 89% Neutral: 0% Disagree/Strongly: 11%

8. Materials

A. Wall Surfaces, Foundation, Roofing, Trim, Gutters and Downspouts, Exterior Lighting

These items should be replaced and maintained with historically accurate materials.

Strongly/Agree: 41% Neutral: 24% Disagree/Strongly: 29% No Answer: 6%

These items can be replaced with modern materials given that the historical look is still consistent.

Strongly/Agree: 76% Neutral: 12% Disagree/Strongly: 6% No Answer: 6%

B. Hazardous Materials

Hazardous materials that do not pose an immediate threat can remain a part of the structure.

Strongly/Agree: 82% Neutral: 18% Disagree/Strongly: 0%

Hazardous materials should be replaced in a manner that upholds the building's historical style.

Strongly/Agree: 64% Neutral: 18% Disagree/Strongly: 18%

9. Color

A. Color Palette

The district should define a set color palette for the dominant color of each house.

Strongly/Agree: 5% Neutral: 11% Disagree/Strongly: 79% No Answer: 5%

The district should define a secondary color palette for accents and trim.

Strongly/Agree: 5% Neutral: 11% Disagree/Strongly: 79% No Answer: 5%

10. Landscaping

A. Street Trees and Mature Trees

Street trees should provide full canopy coverage that shades North 7th Street.

Strongly/Agree: 83% Neutral: 0% Disagree/Strongly: 6% No Answer: 11%

Street trees should be one uniform species.

Strongly/Agree: 79% Neutral: 5% Disagree/Strongly: 5% No Answer: 11%

Mature trees should be protected.

Strongly/Agree: 84% Neutral: 5% Disagree/Strongly: 0% No Answer: 11%

B. Median Plantings

The median strip down the center of North 7th Street needs planting regulations.

Strongly/Agree: 67% Neutral: 11% Disagree/Strongly: 11% No Answer: 11%

The space in between the sidewalk and the street needs planting regulations.

Strongly/Agree: 48% Neutral: 6% Disagree/Strongly: 35% No Answer: 11%

C. Residential Landscaping

Landscaping should mostly reflect species that are native or adaptive to western Colorado.

Strongly/Agree: 30% Neutral: 24% Disagree/Strongly: 35% No Answer: 11%

Landscaping should reflect historically accurate styles.

Strongly/Agree: 41% Neutral: 24% Disagree/Strongly: 29% No Answer: 6%

11. Repairs and Renovations

A. Modern Materials

Repairs and renovations will allow modern materials that blend in and do not impose on the building's historical style.

Strongly/Agree: 71% Neutral: 11% Disagree/Strongly: 18%

Modern materials that are not permanent (can be removed) should be allowed.

Strongly/Agree: 53% Neutral: 5% Disagree/Strongly: 42%

B. New Buildings and Demolition

No new primary residential structures should be built in the district.

Strongly/Agree: 53% Neutral: 23% Disagree/Strongly: 24%

Existing buildings should not be demolished unless there is a reason of structural safety.

Strongly/Agree: 65% Neutral: 17% Disagree/Strongly: 18%