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**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, APRIL 4, 2023 - 4:00 PM**

Call to Order/Announcements

Approval of Minutes

1. See attached minutes of February 7, 2023 meeting.

Discussion Items

1. Public Hearing - Consider a Certificate of Appropriateness to Remodel and Convert a Detached Garage to be Used as a Short Term Rental on the Property Located at 417 North 7th Street
2. Public Hearing - Consider a Certificate of Appropriateness to Add a Classroom Building and Relocate a Carport/Shade Structure on the Property Located at 715 North 7th Street

Updates

1. Historic Preservation Day - Postponed

Other Business/Public Comment

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 4, 2023

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

See attached minutes of February 7, 2023 meeting.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Historic Preservation Board Minutes - 2023 - February 7

Historic Preservation Board Meeting

Minutes – February 7, 2023

Board Members Present: Vida Jaber, Sidney Wood, Ron Parron, Dave Fishell and Christine Noel

Others in Attendance: Kristen Ashbeck, Principal Planner; Cody Kennedy, City Council Candidate

Call to Order/Announcements

The meeting was called to order at 4:04 pm by Chair Vida Jaber.

Approval of Minutes

Dave Fishell moved to approve the minutes of the January 3, 2023 meeting. Vida Jaber seconded and the motion passed 5-0.

Discussion Items

Historic Designation of Plaza Urrutia Fronton

Kristen stated that the representative of the Western Colorado Basque was unable to attend the hearing. Kristen gave a brief history and analysis of the designation application for the City-owned facility, stating it met section 21.07.040(f)(2) of the Zoning and Development for the designation of a structure, particularly since it is a unique cultural resource.

The Board discussed the application. Sidney suggested emphasis be added to the staff report to City Council to indicate the state significance of being the only extant fronton in Colorado. Vida will forward additional information that may be available to utilize in the State Register nomination.

A motion to approve the proposal as written in the staff report was made. Christine seconded the motion that passed 5-0.

2023 Activities

The Board discussed upcoming activities, concentrating on logistics and details for the proposed May 13th Decades Walking Tour from 12-3pm. Kristen had followed up with both the Depot and the Avalon. The Depot will be open and the Friends of the Depot will be hosting a National Train Day event that same day. The Avalon will have to see how it goes with scheduling other events for their ongoing 100-year celebration.

Kristen will look into contacts for the Stranges Store (decade?) and the Margery Building (1930s). Sidney offered to follow up with them as needed. Other ideas were the St.

Regis (decade?), information about the La Court hotel for the 1950s, Operation Foresight for the 1960s.

Sidney will create a draft of a script and a possible poster for the various sites.

It was suggested that perhaps for those that complete the walking tour circuit, collecting stamps or something along the way, they could get a coupon for a refreshment at Gemini in the Lowell School at the end? Perhaps the Historic Preservation Award could also be presented to the Lowell School owner at the end of the day. Kristen will get in touch with the owner to discuss.

Kristen will also meet with the City public relations staff to discuss how to get the word out about the event.

Other Business/Public Comment

Review of Annual Report

The Board reviewed the draft report and did not have any suggestions or revisions.

Museum Project

Vida stated that the Museum is working on an oral history of Black Sunday. Anyone that might be interested in participating should contact Vida and the Museum.

Adjournment

The meeting was adjourned at 5:13 PM.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 4, 2023

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Public Hearing - Consider a Certificate of Appropriateness to Remodel and Convert a Detached Garage to be Used as a Short Term Rental on the Property Located at 417 North 7th Street

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. 417 N 7th garage Conversion - HPB Staff Report
2. 417 N 7th 2023 COA Application



HISTORIC PRESERVATION BOARD AGENDA ITEM

Project Name: Certificate of Appropriateness (COA) – Conversion of Existing Garage to Short Term Rental
Applicants: Thomas and Melinda Watson, Owners
Representative: Thomas Watson
Address: 417 North 7th Street
Staff: Kristen Ashbeck, Principal Planner
File No. COA-2023-142
Date: April 4, 2023

I. SUBJECT/SUMMARY

The Applicants request approval of a Certificate of Appropriateness (COA) to remodel and convert an existing accessory structure from a garage in the rear yard to a short-term rental unit.

II. BACKGROUND

The applicants have owned the property at 417 North 7th Street since 2001 and have continued to upgrade the property, particularly since a fire in January 2010 heavily damaged the home which was not re-occupied until late 2011. The property currently has a house and a historic detached garage structure. The applicants are proposing to remodel the existing garage structure to be used as a short-term rental unit. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address the remodel as a means of ensuring unique characteristics of the District's streetscape and architecture remain intact or are enhanced. Refer to the accompanying materials provided by the applicant for more detailed information.

III. ANALYSIS

A. North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards)

Per Section 26.08.040 of the Guidelines and Standards, the site/building at 417 North 7th Street, known historically as the Waren House, is listed as a non-contributing structure due to the modifications that have occurred such as roof modifications and additions completed in 1982 and 2011. Section 26.08.030 states that the Guidelines and Standards do not apply in their entirety but that those guidelines and standards contained in Chapters 26.20 (District-Wide Guidelines and Standards), 26.24 (Contributing, Noncontributing and New Construction) and 26.32

(Demolition) do still apply to the site and structure. The sub-sections of these chapters that apply to this proposal are outlined below.

CHAPTER 26.20

The subsections in this chapter address overall character of the District such as bulk standards, landscaping, signs, fencing and parking, none of which apply to this proposal.

CHAPTER 26.24

The majority of the sections analyzed below have only guidelines (“should”) that address a non-contributing property. There are standards (“shall”) in most sections but noted to only apply to contributing properties.

Section 26.24.050 Exterior Materials

(a) **Guidelines.** Use similar building materials as those found within the District. Prevalent styles found within the District use a variety of common building materials. Clapboard or shiplap wood siding (two to six inches wide), brick, stucco and sandstone are dominant exterior materials. Sandstone blocks are generally relied upon for foundations. Stucco, rusticated concrete block and stone were sometimes used solely as wall materials or for ornamentation. In new construction, the use of the historic building materials is favored. Several common materials to choose from include wood siding, composite wood-resin and fiber cement siding, among others. As historic homes age, exterior materials inevitably need replacement, repair or restoration. 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 North Seventh Street Historic Residential District’s overall character.

- (1) Exterior surfaces should be replaced with historically accurate materials.
- (2) If it is not possible to replace materials with like materials, exterior wall surfaces, foundation, roofing, trim, gutters, downspouts, exterior lighting and other unique detailing may be replaced with modern materials with an appearance similar to original materials.
- (3) Hazardous materials that do not pose a threat may remain a part of the structure.

Staff Analysis: The existing cladding on the garage is wooden lap siding. With this remodel, the applicant is proposing that the building exterior be finished in stucco. While this is a change to the exterior building materials, stucco is listed as a material found in the District and it will match the stucco siding on the existing home. Thus, staff finds these guidelines have been met.

Section 26.24.080 Windows and Façade Treatments

- (a) **General Guidelines.**

(1) Maintain similar solid-to-void ratios of a new building to those of buildings on adjacent sites within the block with overall proportions of windows, doors, and front facades. The front facades of buildings within the District vary in style and detail; however, certain proportional relationships exist among buildings in the immediate setting. The importance of the relationship between the width and height of the front elevation of buildings on the block has already been discussed. Beyond that, the proportion of openings on the street-side facade, or, more specifically, the relationship of width to height of windows and doors and their placement along the facade should reflect the same relationships along the street.

(2) Driving or walking down Seventh Street, a pattern of window and door openings becomes evident along the block. This rhythm of solids to voids, walls to windows, and juxtaposition of stronger and less dominant elements should be reflected in the facade of a new building. Windows give scale to buildings and visual attention to the composition of individual facades. Many historic building styles have distinctive window designs. Historic windows are generally inset into relatively deep openings or surrounded by casings and sash components that cast shadows and provide depth and relief. Windows in new construction should have similar characteristics.

(3) Windows are an important design element as they are able to establish the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the neighborhood. For the majority of neighborhoods developed prior to the 1940s, the rule of thumb for windows is generally vertical, double-hung or casement and wood-framed. When placed in pairs or in groups of three, as in many Craftsman houses, these create a horizontal impression. Historic architecture styles display a thoughtful use of natural lighting, often with numerous and well-placed arrangement of windows. Doors are also important character-defining features of buildings throughout the District. Original doors on houses from historic styles are generally divided into wood panels and glass. Many doors also have glass side lights and transoms. New doors should reflect these patterns.

(4) New buildings should have double- or single-hung sash windows and provide windows of overall proportions similar to those used on buildings on surrounding sites within the block.

(5) New buildings should have a ratio of wall-to-window or solid-to-void that is similar to that found on other historic buildings within the block and found throughout the District. They should provide a pattern of windows and doors on the facade which recalls similar patterns on facades of other buildings in the District.

(6) Window cases should be designed with depth and visual relief.

(7) It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary facade. Other window materials may be considered on the secondary elevations of the new building.

- (8) It is appropriate to use removable storm windows that blend the texturing and match sash styles so they do not appear obtrusive or out of place.
- (9) Multiple window styles should not be used throughout a new building.

Staff Analysis: The windows and façade treatment on the proposed garage remodel are to be consistent with windows on the existing structure with aluminum double-hung windows that will have a sill depth of 2 to 4 inches to have some depth and visual relief on the facades. The proposed windows will have 9 panes over 1 pane to match the main windows on the existing home. Thus, staff finds these guidelines have been addressed.

Section 26.24.090 Roof Forms and Materials

(a) **Guidelines.** Use similar roof forms, slope ratios and materials drawn from historic structures in the District. Roofs are major features of most historic buildings and when repeated along a street contribute toward a visual continuity. The architectural character of older buildings is generally expressed in roof forms and materials. Roofs in the North Seventh Street Historic Residential District are simple in form and are gabled, hipped or occasionally a combination of the two. Roofs purposely extend beyond the building walls to protect the window and door openings and provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) which are vented. Various materials are used for the roofs of buildings throughout the District, but shingles of varying materials predominate. Some of the more common materials are wood shingle, clay tile, composition material such as asphalt or asbestos shingles, tin and slate. The design of roofs for new buildings should be congruous to the size, shape, slope, color and texture of other roofs on the block.

- (1) The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District. Special consideration shall be given to front-facing facades.
- (2) Gable and hipped roofs should be used as primary roof forms that may protrude beyond the plane of the building walls.
- (3) The majority of the roof should be of a pitch of 6:12 or greater. Shed roofs may be appropriate for some porch additions.
- (4) Roofs should include eaves and decorative elements such as corner boards and brackets shall be used under the eaves to provide depth and relief.
- (5) The visual impact of skylights and other rooftop devices visible to the public should be minimized; these should be located toward the rear of a house.

Staff Analysis: The roof material on the garage will remain as is – asphalt shingle. Thus, staff finds these guidelines have been met.

Section 26.24.100 Trim and Details

(a) **Guidelines.**

(1) Exterior trim details on new construction should provide a visual link between the old and new buildings. New construction should not necessarily copy every detail of a style or period of architecture found in the District; rather, new construction should be congruous. Using similar forms such as those found in windows, doors, parapets, rooflines, and other facade elements without replicating them can help establish continuity and compatibility within the block and the District. The trim and details of new buildings offer a way to link to the past while still acknowledging a clear differentiation in the present. New details and trim should be well integrated into the design and used to accomplish functional as well as decorative purposes, such as: to express a change of plane; to finish what would otherwise be a ragged edge; to act as a transition between different materials; or even the simple function of shedding water. Detail should be functional with a high level of craftsmanship, rather than simply applied decoration.

(2) Whenever possible, windowsills, moldings, and eave lines should be aligned with similar elements on adjacent buildings within the block.

(3) It is not appropriate to use architectural details in ornamentation that confuse the history or style of a building. For example, do not use Victorian details on minimal traditional homes.

Staff Analysis: The Applicant is proposing trim on the remodeled garage that will match the trim on the existing home. Staff finds these guidelines have been met.

CHAPTER 26.32

The guidelines and standards in this chapter relate to demolition of all or part of all structures within the North Seventh Street Historic Residential District. This proposal does not include any demolition thus, this chapter does not apply.

IV. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 715 North 7th Street application for a Certificate of Appropriateness, file number COA-2023-142 to remodel and convert an existing garage to a short-term rental unit, staff makes the following findings of fact and conclusions:

1. The proposal meets the guidelines and standards contained within Section 26.24 of the North Seventh Street Historic Residential District Guidelines and Standards.

V. RECOMMENDED MOTION

The Historic Preservation Board can approve, approve with conditions or deny the Certificate of Appropriateness.

Staff recommends the following motion:

Chair, on item COA-2023-142, an application for a Certificate of Appropriateness to remodel and convert an existing garage to a short-term rental unit on the property located at 417 North 7th Street, I move we approve the proposal as presented.



Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____ **Review Fee:** \$105

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

APPLICANT INFORMATION

Applicant Name: Tom Watson

Are You? Owner Buyer Lessee

Applicant's Mailing Address: 417 N. 7th St.

Grand Junction, CO. 81501

Applicant's Phone: 970-640-2561 **Email Address:** tfwatson315@icloud.com

Representative/Contact Person: Tom Watson

Representative/Contact Person Mailing Address: 417 N. 7th St.

Grand Junction, CO 81501

Rep/Contact Phone: 970-640-2561 **Email Address:** tfwatson315@icloud.com

Address of Subject Property: Same as above **Tax Parcel Number:** 2945-141-37-003

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes No

PROPOSAL AND PROPERTY INFORMATION

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

	Add	Change	Demolish	N/A
Roof/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls/Siding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia/Other Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request:

It is our intent to convert the existing detached garage, located at the intersection of the north/south and east/west alleys, due west of North 7th St., into an AirB&B. The renovation will involve connecting sewer and water services to the structure. Electrical service is already provided to the existing structure. We will need to assess if additional electrical service will be needed. The renovation of the space will include installation of a bathroom, a bedroom, and a sitting area. The existing entrance door location will be moved from its current location on the east side at the south end to the east side approximately in the middle of that side. A new wood or metal door with small windows at the top will be installed. The existing 1 garage door will be removed and the space enclosed to form a single wall on the north side of the structure. All current windows will be removed, and new windows will be installed as shown on the elevation drawings. These new windows will be 9 panes over 1, which match the windows on our home. The structure will be stuccoed to match the exterior finish on our home, and the color and paint of trim will match our home as well; cream white, and green trim. Along the top edge of each wall will be installed opaque block windows which will allow light into the space. There will be no cooking or kitchen installed. A small refrigerator will be provided for guests wanting to refrigerate drinks or small foodstuffs. Parking space is already available along the north face of the structure and a vehicle can park in this area without impeding alley traffic.

Number of Structures on Property: 2 Residential 0 Outbuildings 0 Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 3558

Total Gross Square Footage of Proposed Structures or Additions (all floors): 3558

Total Gross Square Footage of Existing Structures to be removed (all floors): 0

Existing Height to Building Eave: 6'8" Existing Height to Building Peak: 13'

Proposed Height to Building Eave: 6'8" Proposed Height to Building Peak: 13'

The existing building is a: Single Family Dwelling Duplex Other Multi-Unit
 1 Other (specify): Detached garage

Exterior Building Materials:

	Existing	Proposed
Roof	Asphalt Shingles	No change
Walls/Siding	Wood	Stucco
Doors	Wood	Wood
Fascia, Trim, Etc.	Wood	Wood
Other	_____	_____

Existing Windows:

Existing Material: Wood

Existing Sill Depth: 2" approximately

Existing Window Type: Casement Slider Double Hung Single Hung
Fixed Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: Aluminum

Proposed Sill Depth: 2 - 4"

Proposed Window Type: Casement Slider Double Hung Single Hung
Fixed Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

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

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

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	Steel picket fence	No change

Size/Height Length varies, but entire back yard is fenced. It's approximately 6' high.
Fencing will not change.

Location Back yard Back yard

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? Most of the back yard is grass. On the west edge is a patio with potted vegetation and on the south edge there is a perennial bed.

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

No changes to vegetation will be made as part of this project.

ADDITIONAL INFORMATION:

Are there other proposals not yet covered in the application? ____ Yes X No

If yes, please explain: _____

Signatures:

Property Owner Date

Representative Date

City Approval:

Printed Name and Title

Signature

Date

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Thomas Francis Watson III, am the owner of the following real property:

(b) LOTS 16-17-18 BLK 72 CITY OF GRAND JUNCTION RESURVEY OF SECOND DIVISION SEC 14 1S 1W UM RECD 4/17/1905 RECD NO 54332 MESA CO RECD

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

Melinda Kay Watson

I have reviewed the application for the (d) Certificate of Appropriateness pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) NONE

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: Thomas F. Watson III

Printed name of owner: Thomas F. Watson III

State of Colorado)

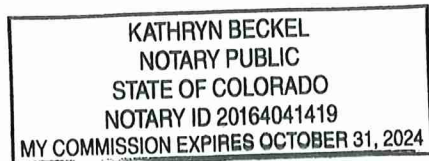
County of Mesa) ss.

Subscribed and sworn to before me on this 7th day of February, 2023

by Thomas Watson

Witness my hand and seal.

My Notary Commission expires on October 31, 2024



[Signature]
Notary Public Signature

WARRANTY DEED

1988326 03/21/01 0234PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$18.02

Grantors(s):
JENNIFER ANDERSON

whose address is
" " *County of MESA, and State of
COLORADO, for the consideration of
ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED AND NO/100-----
----- dollars, in hand paid, hereby sell(s)

and convey(s) to:
Thomas Francis Watson III and Melinda Kay Watson as Joint Tenants

whose legal address is 417 N. 7TH STREET, GRAND JUNCTION, COLORADO 81501
*County of MESA, and State of COLORADO,

the following real property, in the *County of MESA, and State of Colorado,

to wit:
TAX SCHEDULE NUMBER: 2945-141-37-003
LOTS 16, 17 AND 18 IN
BLOCK 72 OF
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

also known by the street and number as 417 N. 7TH STREET, GRAND JUNCTION, COLORADO 81501
with all its appurtenances, and warrant(s) the title to the same, subject to

current year real property taxes; and easements, reservations, restrictions, covenants and rights of way of record, if any; and
distribution utility easements; and matters not shown by the Public Records but of which Grantee has actual knowledge;
and inclusion of the Property within any special taxing district; and the benefits and burdens of any declaration and party wall
agreements, if any.

Signed this 15 th day of March, 2001


JENNIFER ANDERSON

STATE OF COLORADO } ss.

The foregoing instrument was acknowledged before me this 15 th day of March, 2001.
BY: JENNIFER ANDERSON

My Commission expires 6/23/2002
My Commission Expires 6/23/2002

Witness my hand and official seal.


K. Vanderhooven Notary Public

*If in Denver, insert "City and"

\$ 18.02

47145

WARRANTY DEED

1988326 03/21/01 0234PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$5.00
DOCUMENTARY FEE \$18.02

38.02

Grantors(s):
JENNIFER ANDERSON

whose address is
" " *County of MESA, and State of

COLORADO, for the consideration of
ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED AND NO/100-----
----- dollars, in hand paid, hereby sell(s)

and convey(s) to:
Thomas Francis Watson III and Melinda Kay Watson as Joint Tenants

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current year real property taxes; and easements, reservations, restrictions, covenants and rights of way of record, if any; and distribution utility easements; and matters not shown by the Public Records but of which Grantee has actual knowledge; and inclusion of the Property within any special taxing district; and the benefits and burdens of any declaration and party wall agreements, if any.

Signed this 15 th day of March, 2001
Jennifer Anderson
JENNIFER ANDERSON

47145

STATE OF COLORADO } ss.

The foregoing instrument was acknowledged before me this 15 th day of March, 2001.
BY: JENNIFER ANDERSON

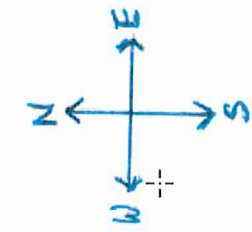


My Commission Expires 6/23/2002

Witness my hand and official seal.

K. Vanderhooft
K. Vanderhooft
Notary Public

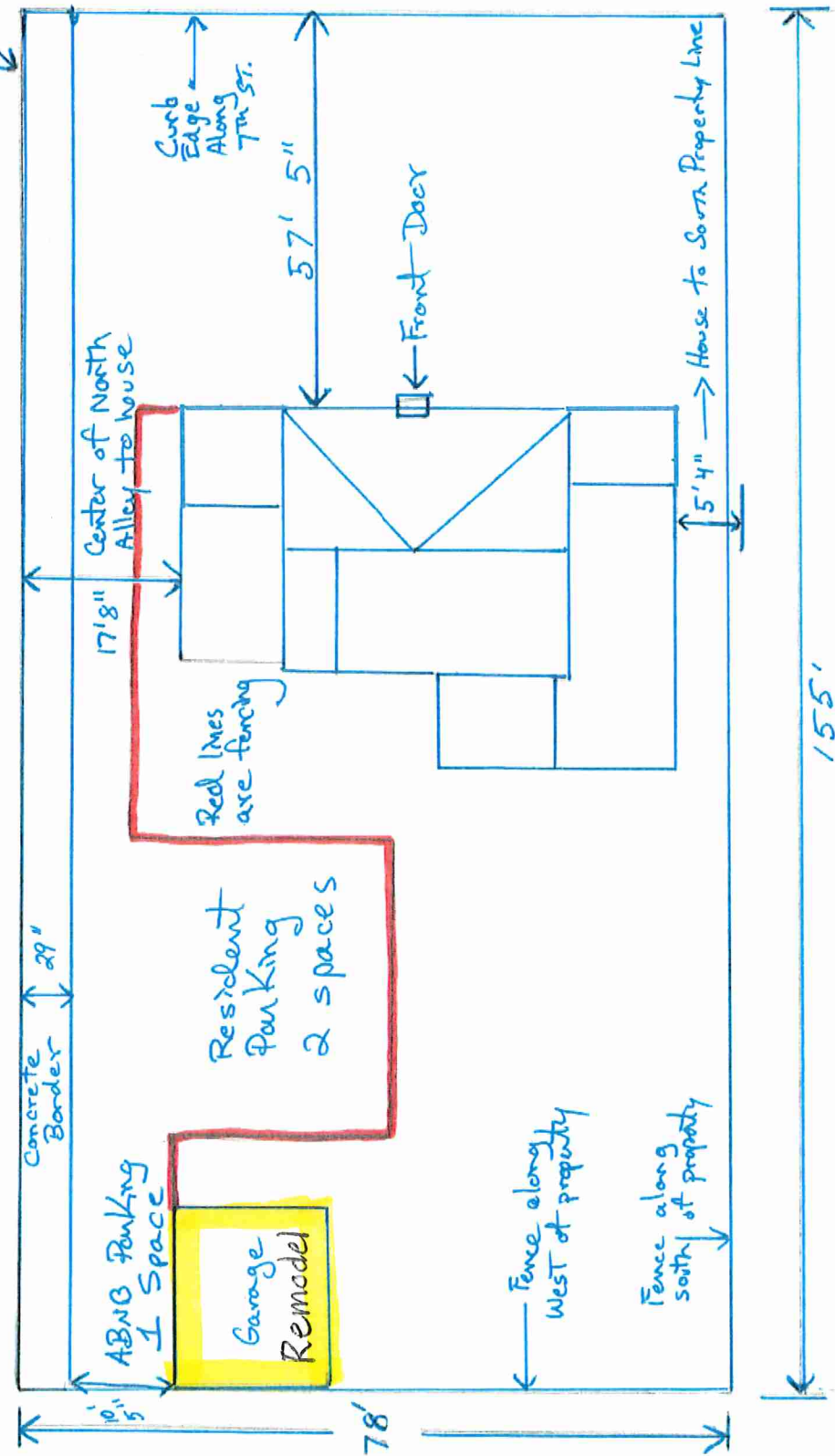
*If in Denver, insert "City and"

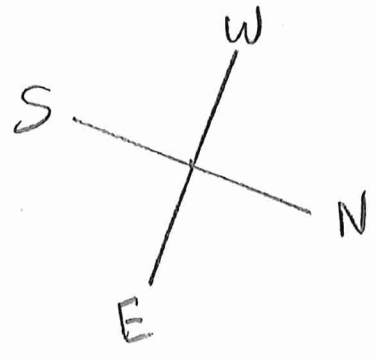
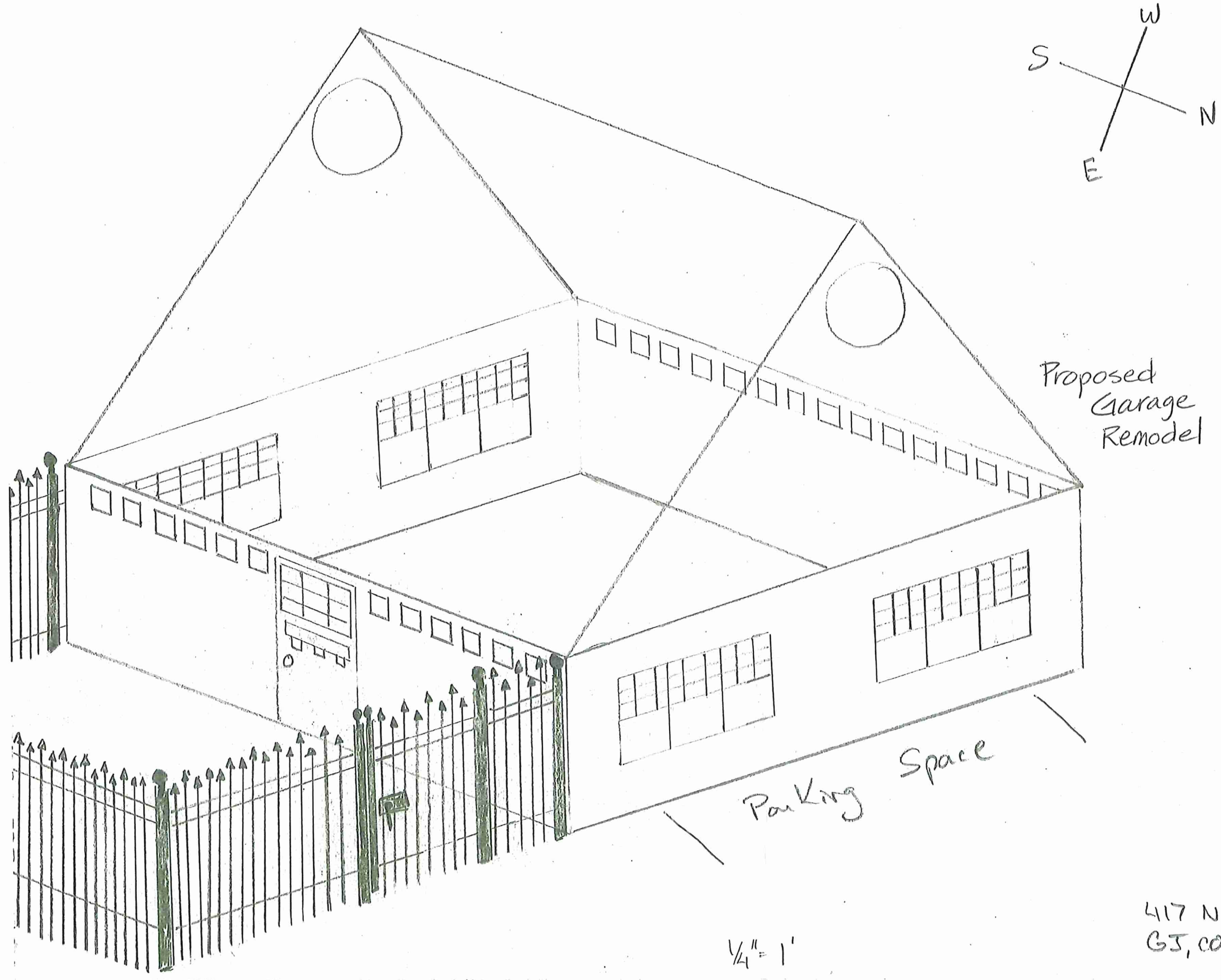


SITE PLAN

Watson Family Home
 417 N 7TH ST.
 BT, CO 81501

Center Line of Alley



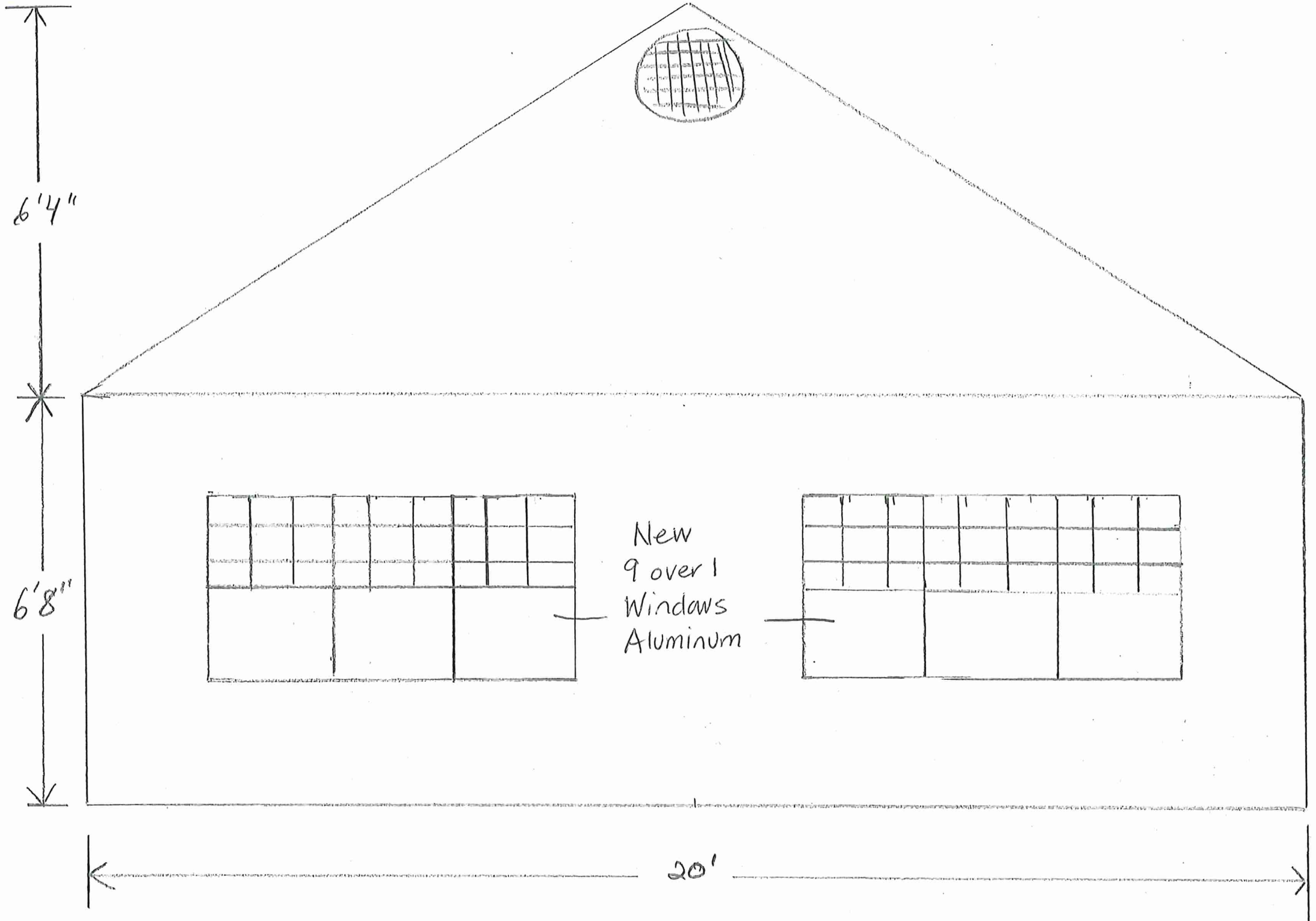


Proposed
Garage
Remodel

Parking
Space

1/4" = 1'

417 N. 7TH ST.
GJ, CO 81501

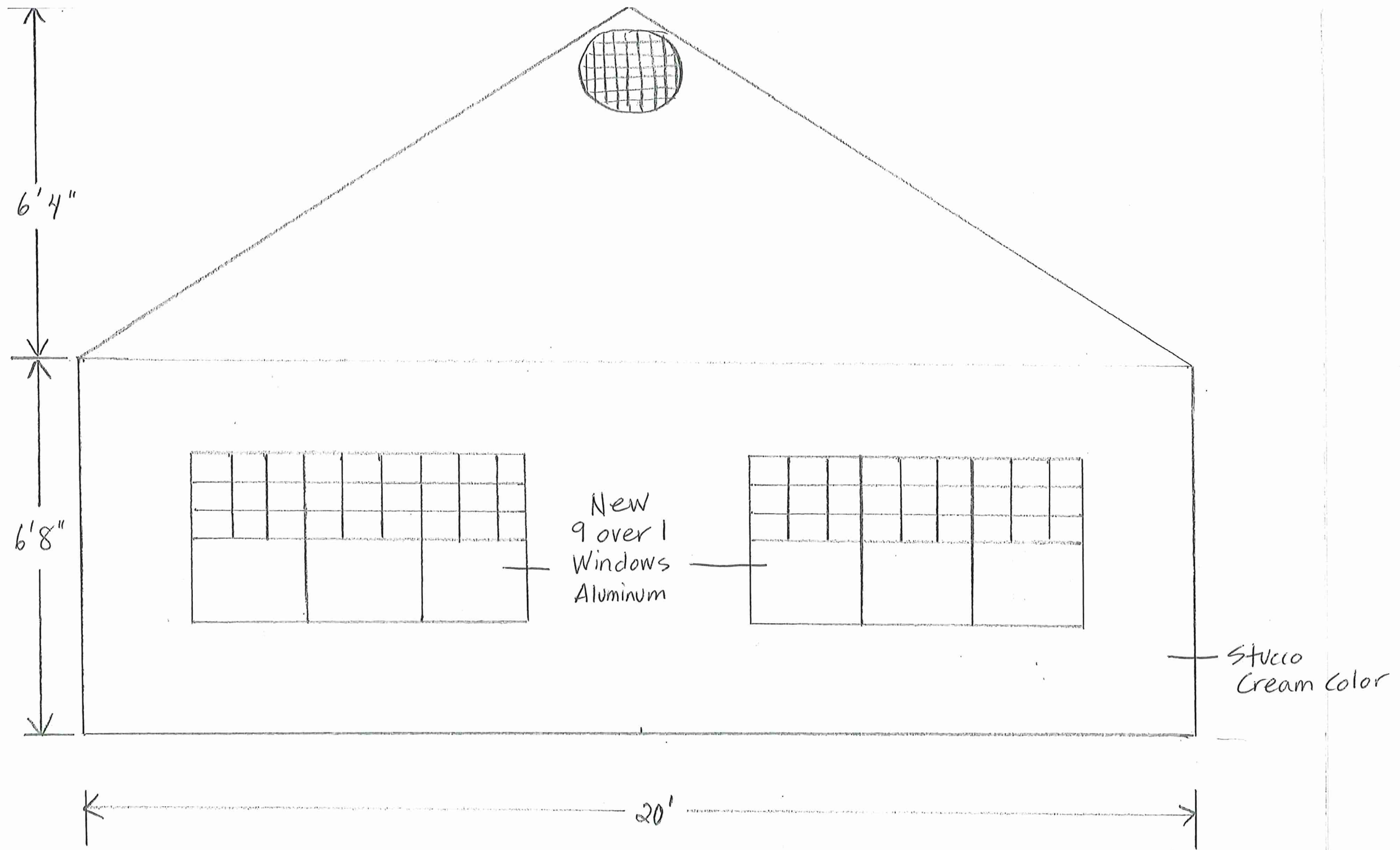


New
9 over 1
Windows
Aluminum

1/2" = 1'

Proposed
North Elevation
Garage

417 N. 7th St.
GJ, CO 81501



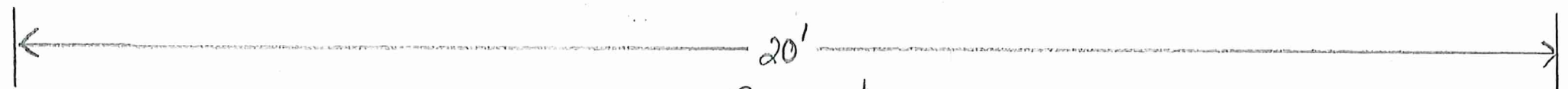
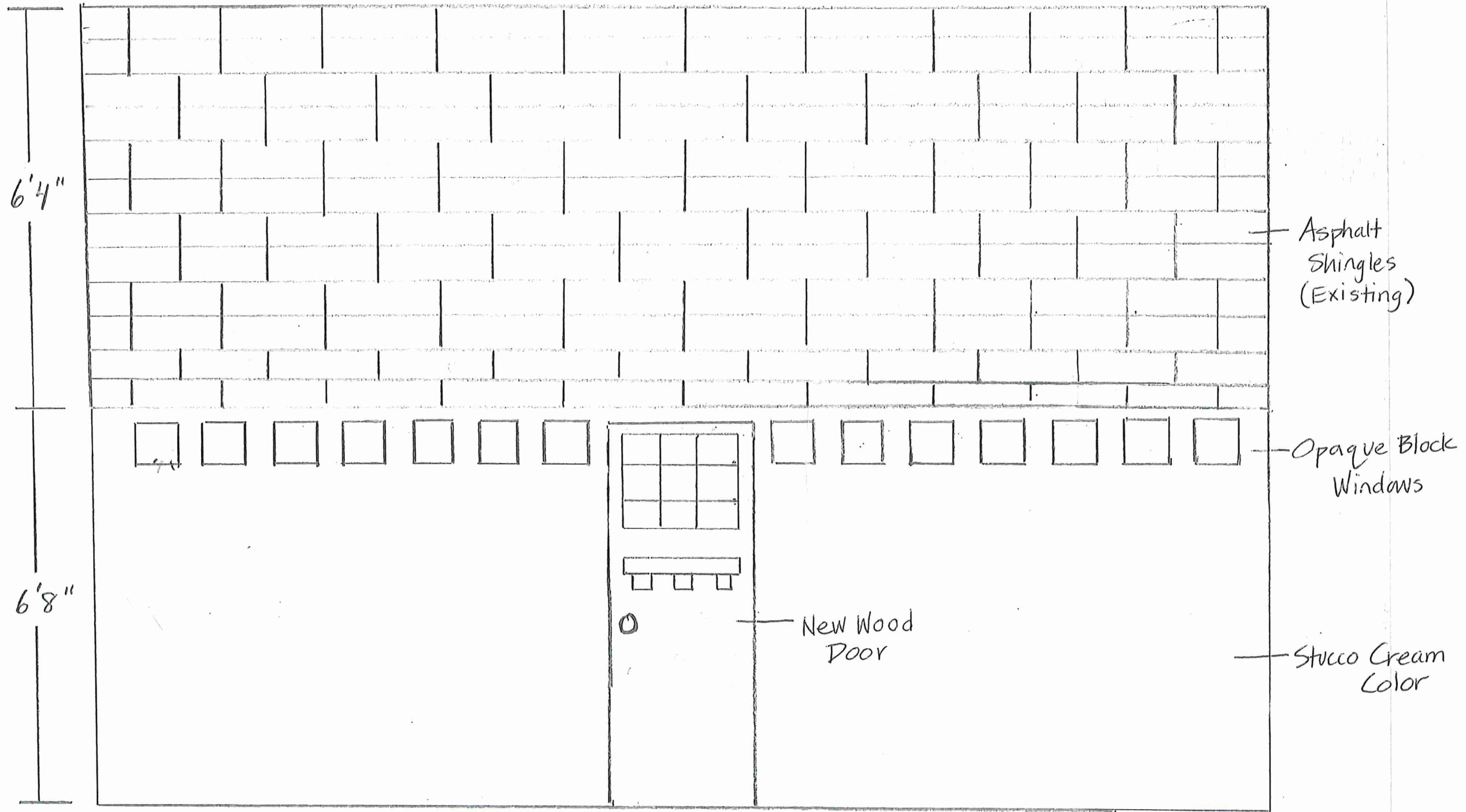
New
9 over 1
Windows
Aluminum

Stucco
Cream color

Proposed
South Elevation
Garage

417 N. 7th St.
GJ, CO 81501

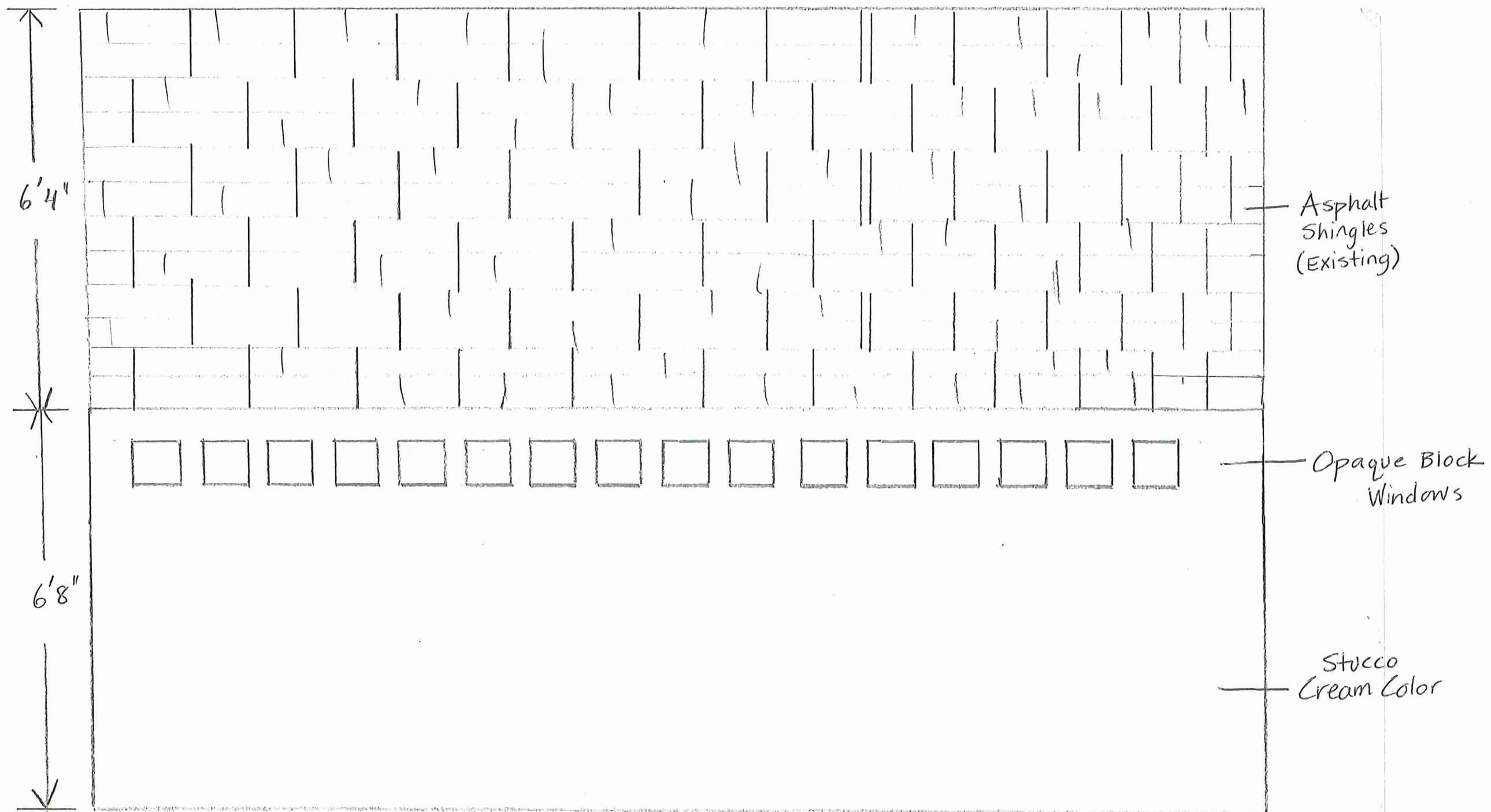
1/2" = 1'



Proposed
East Elevation
Garage

417 N. 7th St.
GJ, CO 81501

1/2" = 1'



Asphalt Shingles (Existing)

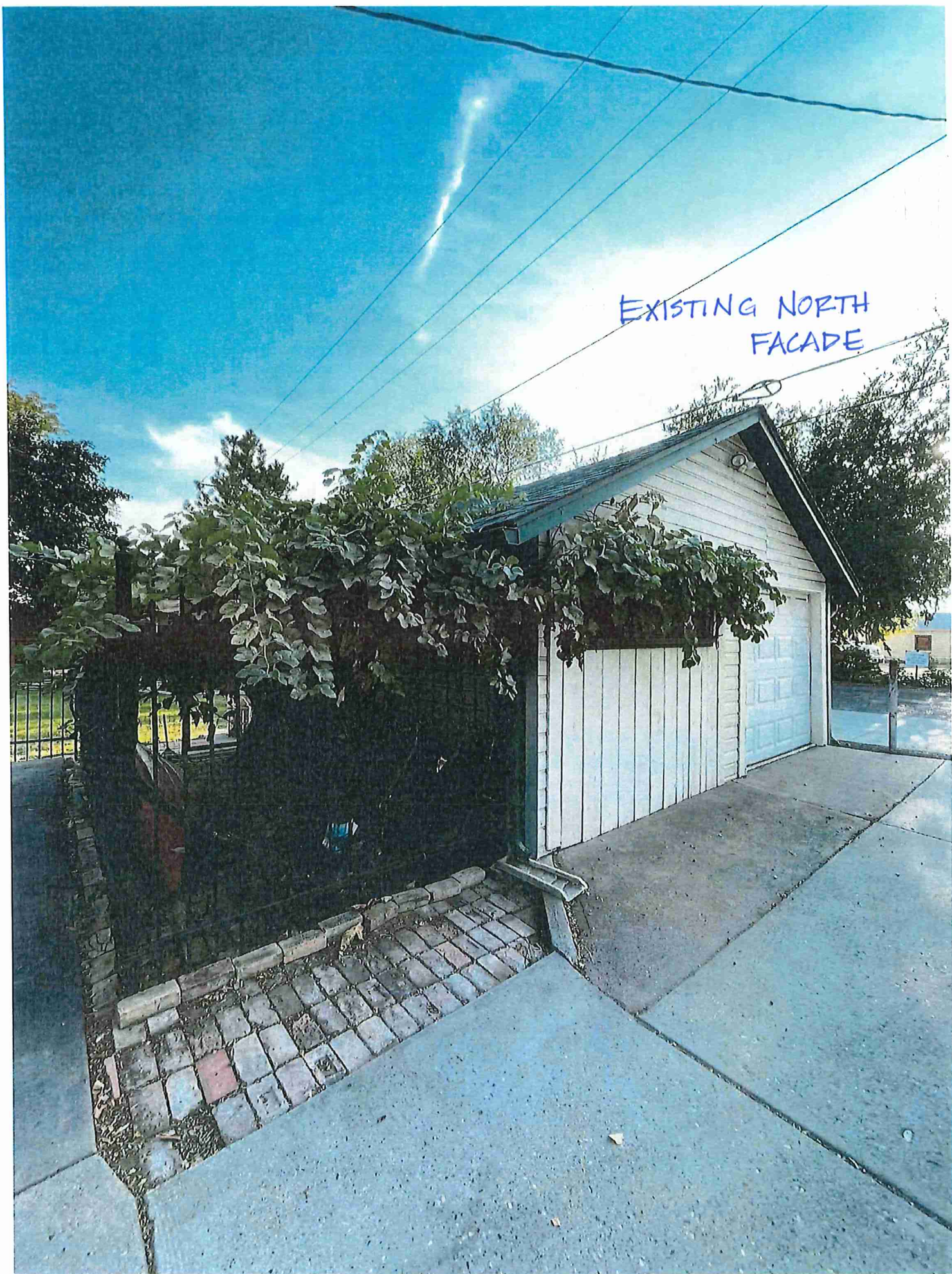
Opaque Block Windows

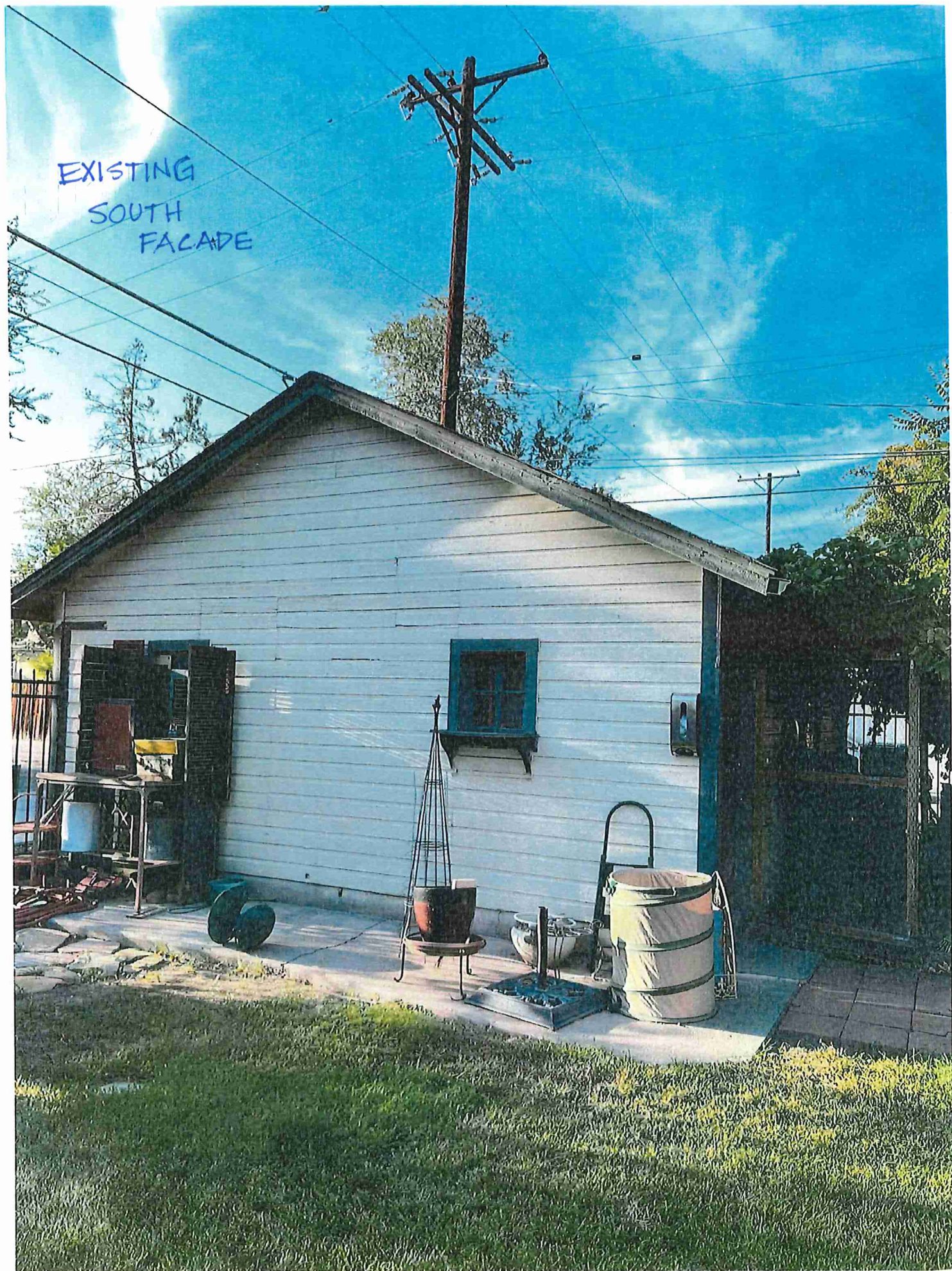
Stucco Cream Color

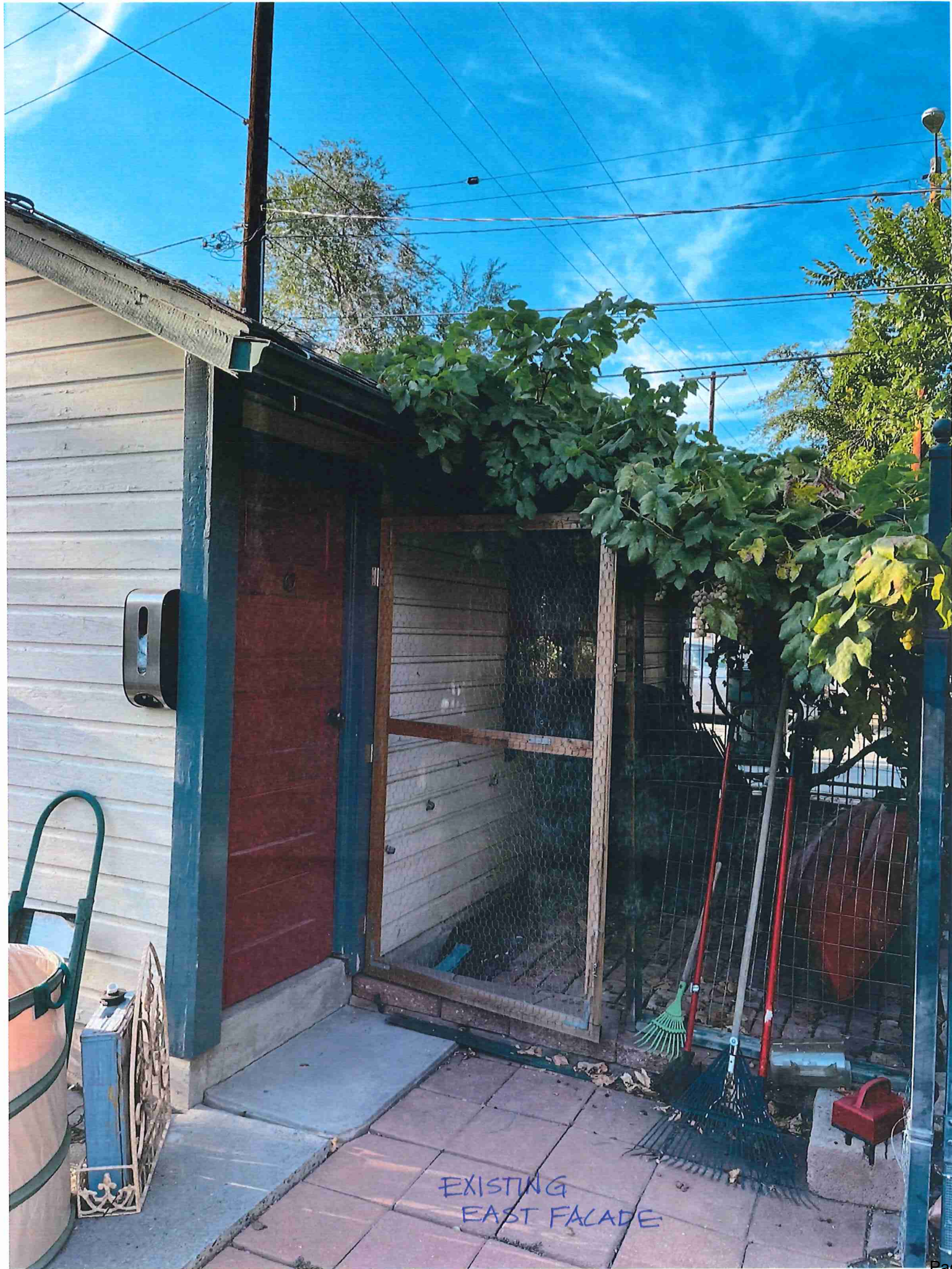
1/2" = 1'

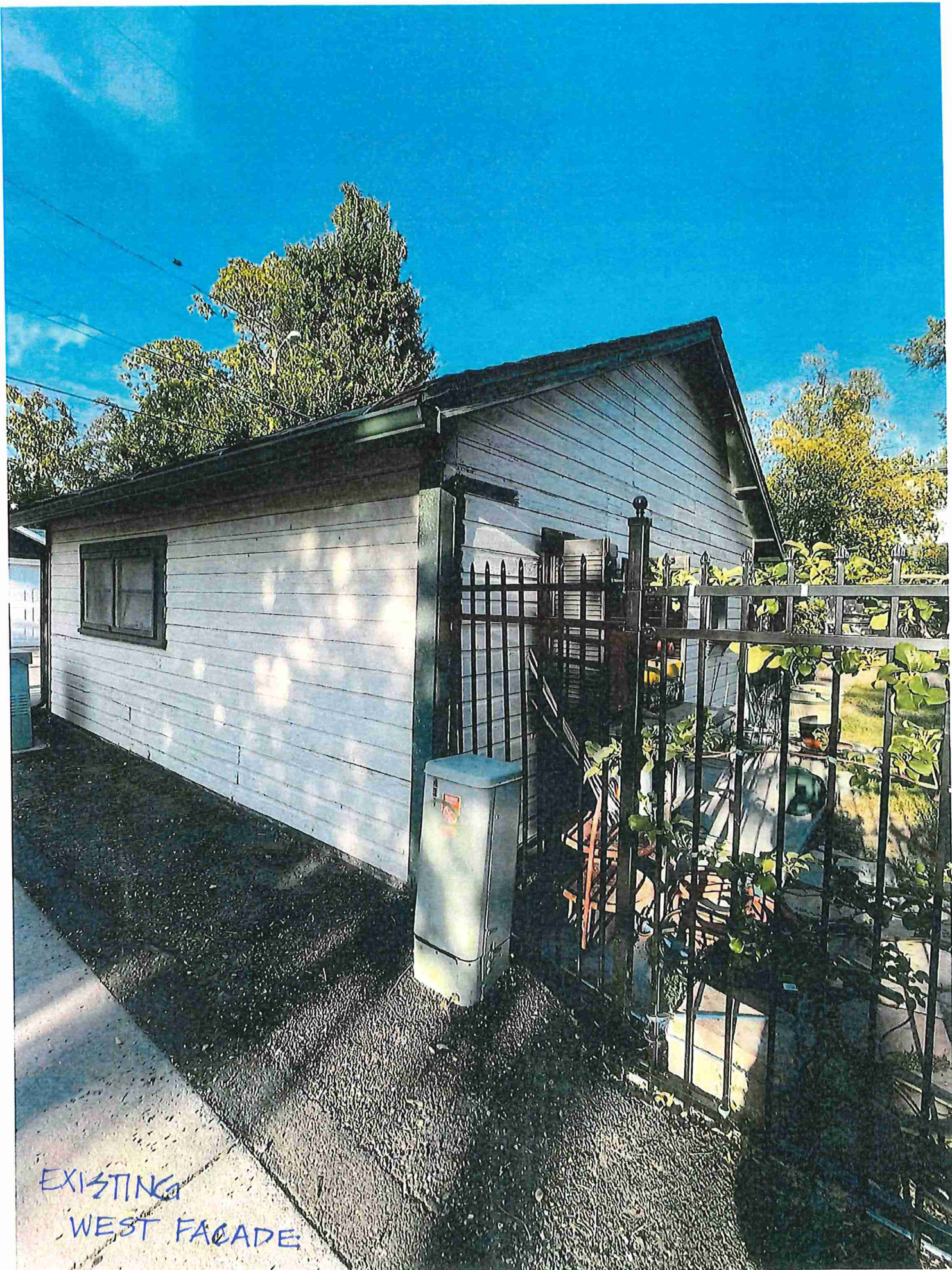
20'
Proposed
West Elevation
Garage

417 N. 7th
ST, CO 81501









EXISTING
WEST FACADE



EXISTING WINDOWS
ON PRIMARY STRUCTURE (HOUSE)



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: April 4, 2023

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Public Hearing - Consider a Certificate of Appropriateness to Add a Classroom Building and Relocate a Carport/Shade Structure on the Property Located at 715 North 7th Street

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. 715 N 7th New Preschool Building - HPB Staff Report
2. Information from Applicant



HISTORIC PRESERVATION BOARD AGENDA ITEM

Project Name:	Certificate of Appropriateness (COA) – Discovery Kids New Daycare Building
Applicants:	Western Colorado Outside LLC
Representative:	Discovery Kids Learning Center - Kirk Huddleston, Owner
Address:	715 North 7 th Street
Staff:	Kristen Ashbeck, Principal Planner
File No.	COA-2023-165
Date:	April 4, 2023

I. SUBJECT/SUMMARY

The Applicants request approval of a Certificate of Appropriateness (COA) to construct an accessory structure for a new day care classroom building and relocate an existing carport in the rear yard of the property.

II. BACKGROUND

The applicant owns three buildings in the North Seventh Street Historic Residential District – 715, 727 and 731 North 7th Street which all are used for the Discovery Kids Learning Center (day care) business. The day care is interested in pursuing grant funds available to expand day care centers and are proposing such funds could be used to construct a new building on the 715 North 7th Street property. The proposal is for a 900 square-foot building to be constructed in the rear yard of the site. There is an existing carport/shade structure with solar panels on its roof that is presently on the site of the proposed building. This structure would be relocated just east of the new building, still within the rear yard of the property. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address new construction as well as the relocation of the carport/shade structure as a means of ensuring unique characteristics of the District’s streetscape and architecture remain intact or are enhanced. Refer to the accompanying materials provided by the applicant for more detailed information.

III. ANALYSIS

A. North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards)

Per Section 26.08.040 of the Guidelines and Standards, the site/building at 715 North 7th Street is listed as a non-contributing structure due to its construction in 1976. Section 26.08.030 states that the Guidelines and Standards do not apply in their entirety but that those guidelines and standards contained in Chapters 26.20

(District-Wide Guidelines and Standards), 26.24 (Contributing, Noncontributing and New Construction) and 26.32 (Demolition) do still apply to the site and structure. The sub-sections of these chapters that apply to this proposal are outlined below.

CHAPTER 26.20

Section 26.20.010 Minimum Bulk Requirements/Standards

(b)(2) Setbacks for accessory structures within the District shall be as follows:

- (i) Front setback, Seventh Street: 30 feet.
- (ii) Front setback, side street: 10 feet.
- (iii) Side setback: three feet.
- (iv) Rear setback: five feet.
- (v) Maximum height: 35 feet.

Staff Analysis: The site plan depicting the proposed and relocated buildings show that both the new building and the relocated structure will meet the side yard (3 feet) the rear yard (5 feet). The proposed height of the new building at its peak is 20 feet while the relocated structure will remain 15.75 feet at its highest point. Therefore, staff finds the bulk standards for an accessory structure have been met.

Section 26.20.100 Parking for Multifamily and Nonresidential Uses

(a) **Guideline.** Parking for uses other than single-family residences should be accommodated primarily on site and to the rear of lots in order to maintain the residential character of the neighborhood. In addition to other parking standards of GJMC Title 21, Zoning and Development Code, the guidelines and standards of this section shall apply.

(b) **Standards.**

- (1) Parking shall be placed to the rear of the lot in relation to Seventh Street.

Staff Analysis: New parking on the site to accommodate parking needed for the expanded day care is shown on the property along the alleyways which is considered part of the rear of the site. Thus, staff finds this standard has been met. The proposal will need to be submitted as Site Plan Review through the City of Grand Junction Community Development Department as a subsequent process which will require adherence to the Zoning and Development Code regulations as mentioned in the guideline above

CHAPTER 26.24

The majority of the sections analyzed below have only guidelines (“should”) that address a non-contributing property. There are standards (“shall”) in most sections but noted to only apply to contributing properties.

Section 26.24.010 General Guidelines

New construction in the North Seventh Street Historic Residential District is allowed, as long as the design, siting, and construction are congruous with the character of the District. It is preferable to design congruous contemporary structures rather than duplicate or mimic the design of historic buildings in the District. 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, texture, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Congruousness of proposed foundations, porches, landscaping, utility systems, and other site features is also important.

Staff Analysis: The proposed new building will be located in the rear yard of the property and the design considerations are to be addressed per the specific analysis that follows.

Section 26.24.020 Building Proportions, Mass and Form

(a) **Guideline.** Maintaining a building’s historical massing, scale and height gives the North Seventh Street Historic Residential District a unique appearance that helps preserve its historical character and reinforces the North Seventh Street Historic Residential District’s architectural period and style.

The arrangement of building components or volumes into a whole structure constitutes its mass and scale. Typically, simple rectangular solid forms are appropriate. The building’s overall massing and form shall honor its historical style. In the North Seventh Street Historic Residential District, the building forms have historically reflected a human scale.

(b) **Standards.**

(1) Buildings shall be similar in height and width to buildings on adjacent sites and block. Two alternatives to this standard are:

(i) New buildings that are wider than the buildings on adjacent sites may be constructed by breaking the building mass or dividing the mass of the building width in appearance to conform to building widths on neighboring properties.

(ii) 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 segments 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.

- (2) Foundation height shall be similar in proportion and appearance to neighboring buildings.
- (3) Buildings shall not be constructed which do not maintain or blend with the heights of buildings on adjacent sites.
- (4) Buildings shall not be constructed which do not maintain or suggest the widths of buildings on adjacent sites.
- (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 when appropriate.
- (6) New buildings shall use massing and form similar to neighboring buildings. Design shall convey a human scale through the use of traditional mass, sizes, materials, and window openings.
- (7) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the District.
- (8) New construction may have a building form which is unique in the District but relates to the neighboring buildings and to the neighborhood through its overall massing.
- (9) New construction shall not use massing and building forms which are foreign to the Historic District as determined by the Historic Preservation Board.

Staff Analysis: The proposed building is of compatible building proportions, mass and form, not unlike other accessory structures with the District. Thus, staff finds these guidelines have been met.

Section 26.24.030 Orientation and Lot Coverage

(a) **Guidelines.** New buildings should be oriented parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. The principal facades of new buildings within the District should be oriented to the street. Main entryways should be located along these principal facades. This is a consistent pattern throughout the District which should be preserved to maintain the prevailing visual continuity. When this pattern of primary facades and entryways is moved from the street side of the building, the activity along the street is lost and the character of the District changes. General proportions of buildings-to-lot areas should remain consistent with their historic appearance. Lot coverage should be similar in proportion to the lot coverage of neighboring lots. Side and rear setbacks will be governed by zoning and will limit the minimum spacing between buildings;

however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block.

(b) **Standards.**

- (1) Accessory dwelling units, accessory buildings, and garages shall be subordinate to the primary residential building on the site by placing the structure to the rear of the lot.
- (2) Primary facades of a new building shall be oriented parallel to the street.
- (3) Primary entrances shall be provided on the street facade.
- (4) 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.
- (5) New construction shall maintain proportional lot coverage as found on the neighboring properties of the same block.
- (6) Garages shall not be constructed as part of the primary building. Garages shall be accessed from the alley.

Staff Analysis: As required in (1) above, the accessory building is designed to be subordinate to the primary structure on the site and will be located in the rear of the lot. In addition, the new building and relocated structure will not affect lot coverage since it will be similar to lot coverage of buildings on other properties within the District. Thus, staff finds these guidelines and standards have been met.

Section 26.24.050 Exterior Materials

(a) **Guidelines.** Use similar building materials as those found within the District. Prevalent styles found within the District use a variety of common building materials. Clapboard or shiplap wood siding (two to six inches wide), brick, stucco and sandstone are dominant exterior materials. Sandstone blocks are generally relied upon for foundations. Stucco, rusticated concrete block and stone were sometimes used solely as wall materials or for ornamentation. In new construction, the use of the historic building materials is favored. Several common materials to choose from include wood siding, composite wood-resin and fiber cement siding, among others. As historic homes age, exterior materials inevitably need replacement, repair or restoration. 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 North Seventh Street Historic Residential District's overall character.

- (1) Exterior surfaces should be replaced with historically accurate materials.
- (2) If it is not possible to replace materials with like materials, exterior wall surfaces, foundation, roofing, trim, gutters, downspouts, exterior lighting and other

unique detailing may be replaced with modern materials with an appearance similar to original materials.

(3) Hazardous materials that do not pose a threat may remain a part of the structure.

Staff Analysis: The proposed exterior building materials of lap siding and a composite shingle roof are similar building materials as those found with the District and on the existing building on the site. Thus, staff finds these guidelines have been met.

Section 26.24.080 Windows and Façade Treatments

(a) General Guidelines.

(1) Maintain similar solid-to-void ratios of a new building to those of buildings on adjacent sites within the block with overall proportions of windows, doors, and front facades. The front facades of buildings within the District vary in style and detail; however, certain proportional relationships exist among buildings in the immediate setting. The importance of the relationship between the width and height of the front elevation of buildings on the block has already been discussed. Beyond that, the proportion of openings on the street-side facade, or, more specifically, the relationship of width to height of windows and doors and their placement along the facade should reflect the same relationships along the street.

(2) Driving or walking down Seventh Street, a pattern of window and door openings becomes evident along the block. This rhythm of solids to voids, walls to windows, and juxtaposition of stronger and less dominant elements should be reflected in the facade of a new building. Windows give scale to buildings and visual attention to the composition of individual facades. Many historic building styles have distinctive window designs. Historic windows are generally inset into relatively deep openings or surrounded by casings and sash components that cast shadows and provide depth and relief. Windows in new construction should have similar characteristics.

(3) Windows are an important design element as they are able to establish the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the neighborhood. For the majority of neighborhoods developed prior to the 1940s, the rule of thumb for windows is generally vertical, double-hung or casement and wood-framed. When placed in pairs or in groups of three, as in many Craftsman houses, these create a horizontal impression. Historic architecture styles display a thoughtful use of natural lighting, often with numerous and well-placed arrangement of windows. Doors are also important character-defining features of buildings throughout the District. Original doors on houses from historic styles are generally divided into wood panels and glass. Many doors also have glass side lights and transoms. New doors should reflect these patterns.

- (4) New buildings should have double- or single-hung sash windows and provide windows of overall proportions similar to those used on buildings on surrounding sites within the block.
- (5) New buildings should have a ratio of wall-to-window or solid-to-void that is similar to that found on other historic buildings within the block and found throughout the District. They should provide a pattern of windows and doors on the facade which recalls similar patterns on facades of other buildings in the District.
- (6) Window cases should be designed with depth and visual relief.
- (7) It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary facade. Other window materials may be considered on the secondary elevations of the new building.
- (8) It is appropriate to use removable storm windows that blend the texturing and match sash styles so they do not appear obtrusive or out of place.
- (9) Multiple window styles should not be used throughout a new building.

Staff Analysis: The windows and façade treatment on the proposed building are to be consistent with windows on the existing structure with vinyl slider windows that will have a sill depth of 3.5 to 4 inches to have some depth and visual relief on the facades. Thus, staff finds these guidelines have been addressed.

Section 26.24.090 Roof Forms and Materials

(a) **Guidelines.** Use similar roof forms, slope ratios and materials drawn from historic structures in the District. Roofs are major features of most historic buildings and when repeated along a street contribute toward a visual continuity. The architectural character of older buildings is generally expressed in roof forms and materials. Roofs in the North Seventh Street Historic Residential District are simple in form and are gabled, hipped or occasionally a combination of the two. Roofs purposely extend beyond the building walls to protect the window and door openings and provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) which are vented. Various materials are used for the roofs of buildings throughout the District, but shingles of varying materials predominate. Some of the more common materials are wood shingle, clay tile, composition material such as asphalt or asbestos shingles, tin and slate. The design of roofs for new buildings should be congruous to the size, shape, slope, color and texture of other roofs on the block.

- (1) The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District. Special consideration shall be given to front-facing facades.
- (2) Gable and hipped roofs should be used as primary roof forms that may protrude beyond the plane of the building walls.

(3) The majority of the roof should be of a pitch of 6:12 or greater. Shed roofs may be appropriate for some porch additions.

(4) Roofs should include eaves and decorative elements such as corner boards and brackets shall be used under the eaves to provide depth and relief.

(5) The visual impact of skylights and other rooftop devices visible to the public should be minimized; these should be located toward the rear of a house.

Staff Analysis: The proposed building will have a gabled, pitched roof that is not unlike other accessory structures with the District. The roof material is to be a composite shingle as is on the roof of the existing structure. Thus, staff finds these guidelines have been met.

CHAPTER 26.32

The guidelines and standards in this chapter relate to demolition of all or part of all structures within the North Seventh Street Historic Residential District. This proposal does not include any demolition thus, this chapter does not apply.

IV. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 715 North 7th Street application for a Certificate of Appropriateness, file number COA-2023-165 to construct an accessory structure for a new day care classroom building and relocate an existing carport in the rear yard of the property, staff makes the following findings of fact and conclusions:

1. The proposal meets the guidelines and standards contained within Sections 26.20 and 26.24 of the North Seventh Street Historic Residential District Guidelines and Standards.

V. RECOMMENDED MOTION

The Historic Preservation Board can approve, approve with conditions or deny the Certificate of Appropriateness.

Staff recommends the following motion:

Chair, on item COA-2023-165, an application for a Certificate of Appropriateness to construct an accessory structure for a new day care classroom building and relocate an existing carport in the rear yard of the property located at 715 North 7th Street, I move we approve the proposal as presented.



Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____ **Review Fee:** \$110

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

APPLICANT INFORMATION

Applicant Name: Kirk Huddleston

Are You? Owner Buyer Lessee

Applicant's Mailing Address: 715 N 7th Street, Grand Junction, CO 81501

Applicant's Phone: 970-245-0797 **Email Address:** GrandJunctionKids@gmail.com

Representative/Contact Person: Kirk Huddleston

Representative/Contact Person Mailing Address: 715 N 7th Street, Grand Junction, CO 81501

Rep/Contact Phone: 970-245-0797 **Email Address:** GrandJunctionKids@gmail.com

Address of Subject Property: 715 N 7th Street, Grand Junction, CO 81501

Tax Parcel Number: 2945-141-24-004

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes No

PROPOSAL AND PROPERTY INFORMATION

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

	Add	Change	Demolish	N/A
Roof/Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls/Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia/Other Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request: We wish to build a new building / classroom on the West / Back portion of the property. This would be a stand alone building planned at 30' x 30': 900 sq ft. This be fit within our current playground area.

Number of Structures on Property: ___ Residential ___1-shed___ Outbuildings ___1___ Non-Residential

Total Gross Square Footage of Existing Structures (all floors): ___2576 sq ft._____

Total Gross Square Footage of Proposed Structures or Additions (all floors): ___900 sq ft_____

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

Existing Height to Building Eave: ___NA___ **Existing Height to Building Peak:** _____NA_____

Proposed Height to Building Eave: ___12'___ **Proposed Height to Building Peak:** ___20'_____

The existing building is a: _____ Single Family Dwelling _____ Duplex _____ Other Multi-Unit

___x___ Other (specify): child care center

Exterior Building Materials:

	<u>Existing Main Bldg (yellow)</u>	<u>Additional Proposed Bldg (grey)</u>
Roof	Composite Shingle	Composite Shingle
Walls/Siding	vinyl siding	Lap siding
Doors	6 panel grey	6 panel white
Fascia, Trim, Etc.	white trim	white trim
Other	_____	garage doors, white

Existing Windows: Main Bldg (yellow)

Existing Material: White vinyl, no lights

Existing Sill Depth: unsure /

Existing Window Type: Casement Slider Double Hung Single Hung
 Fixed Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: White vinyl, no lights

Proposed Sill Depth: 2x6 construction: 3 1/2 - 4" sill depth

Proposed Window Type: Casement Slider Double Hung Single Hung
 Fixed Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured: no grid

Will the exterior trim remain on the replacement windows? _____ Yes _____ No **N/A**

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	chain link	We'll reduce the amount of chain link
Size/Height	6'	6'
Location	encompasses the playground	encompasses the playground

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? Yes, we have 7-8 large trees. Black elm and something else. They are located throughout the property and this build does not infringe of the trees. They will all remain, as we love the shade they provide for our children.


Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change: No, the trees will remain. The build will occur within the footprint of our asphalt, located under the current solar panel.

ADDITIONAL INFORMATION:

Are there other proposals not yet covered in the application? Yes No

If yes, please explain: High Noon Solar came out and advised us that they would be able to install 1/3 of our solar panel on the South facing roof. The remaining 2/3's of our solar would be shifted to the East, using two existing support legs and repurposing two additional supports to the East. The solar panel will remain inside our playground and will continue to offer shade and cover to our children while at play.

Signatures:



Property Owner

3/7/2023

Date

same

Representative

3/7/2023

Date

City Approval:

Printed Name and Title

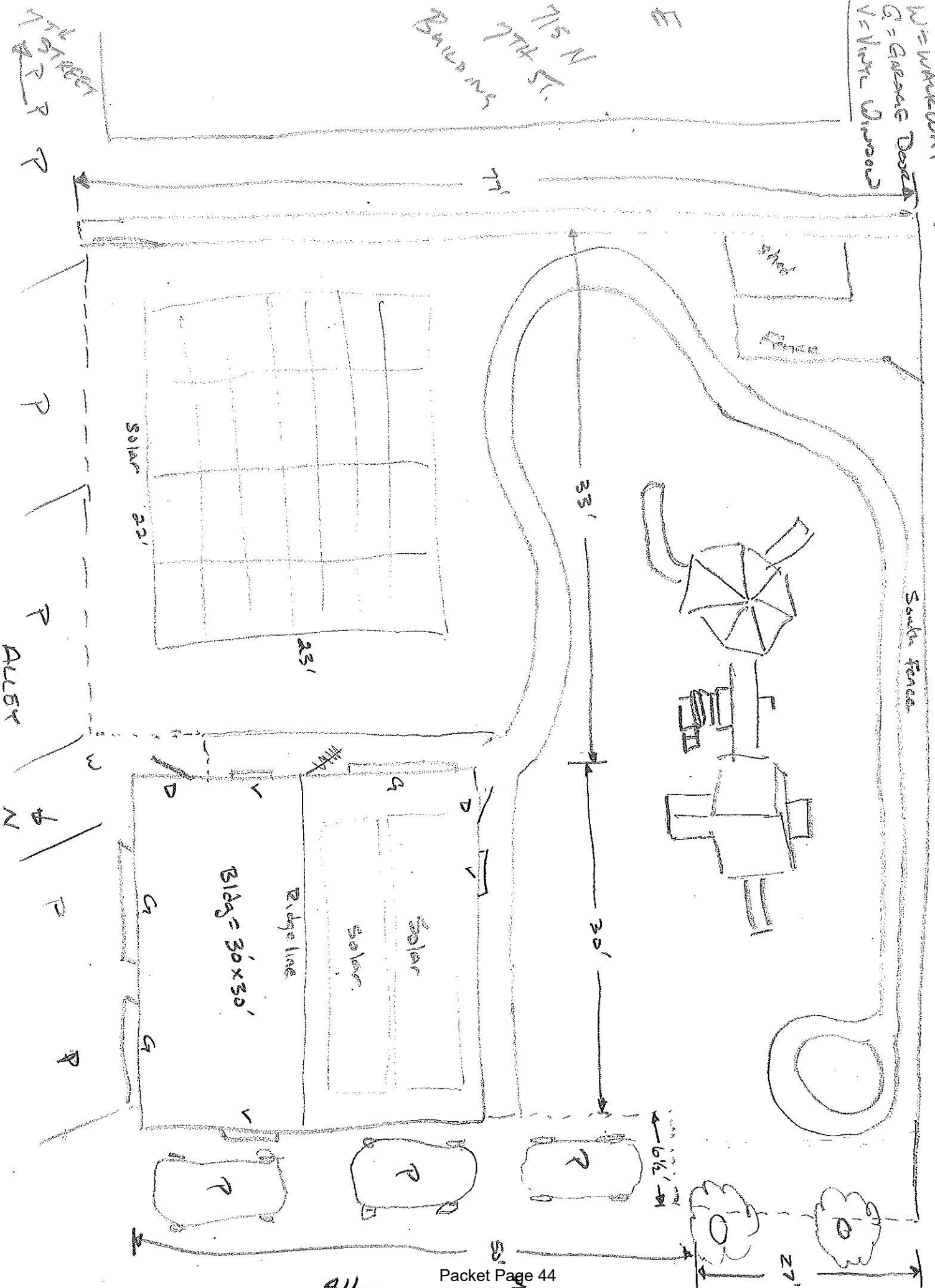
Signature

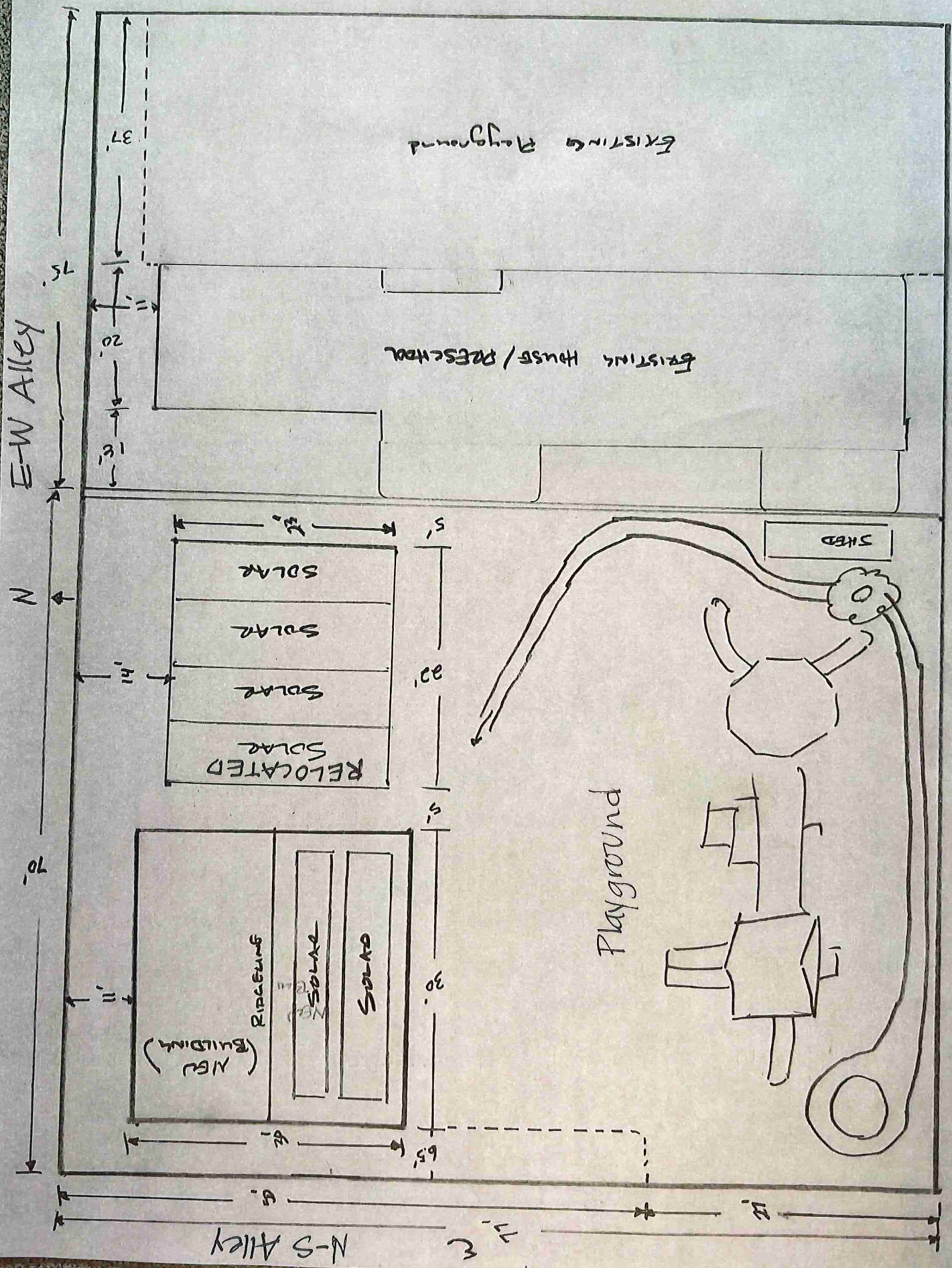
Date

P = Pavement
W = Walkway
G = Garage Door
V = Vinyl Siding
D = Door

LEGEND
D = Door

S





Aerial Photo of Site





Structure to be relocated –
location of new building

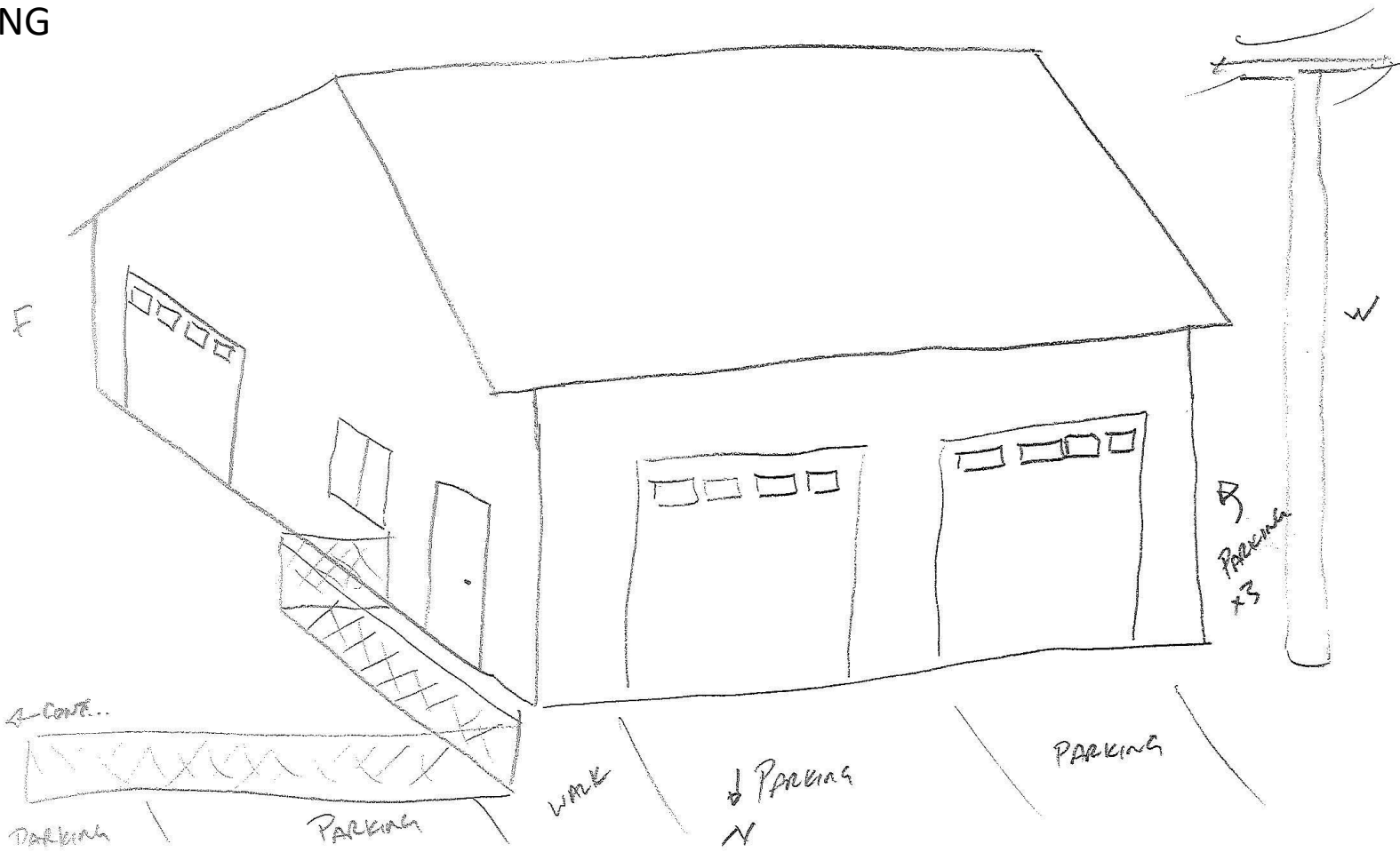


Carport/Shade Structure

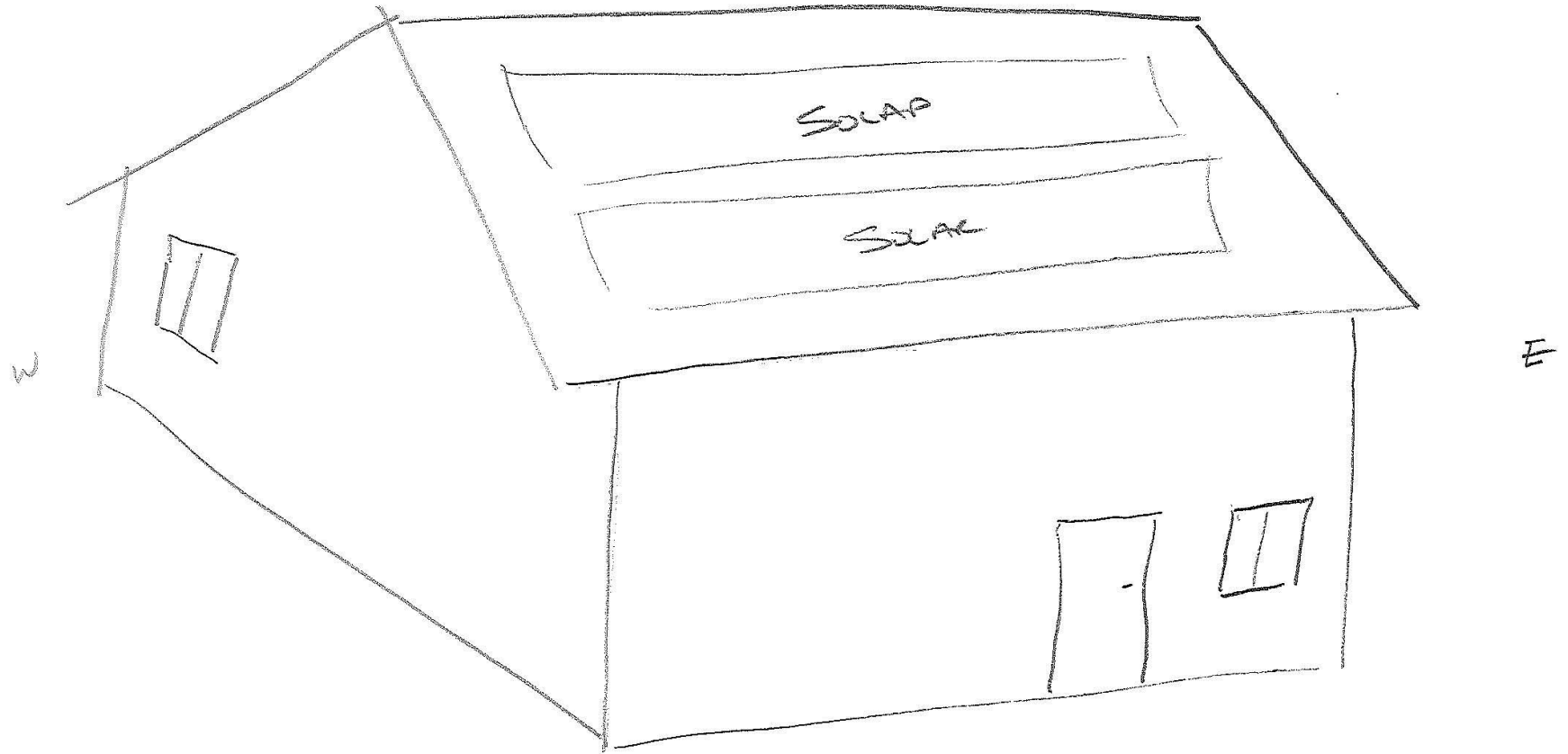




PROPOSED CLASSROOM BUILDING

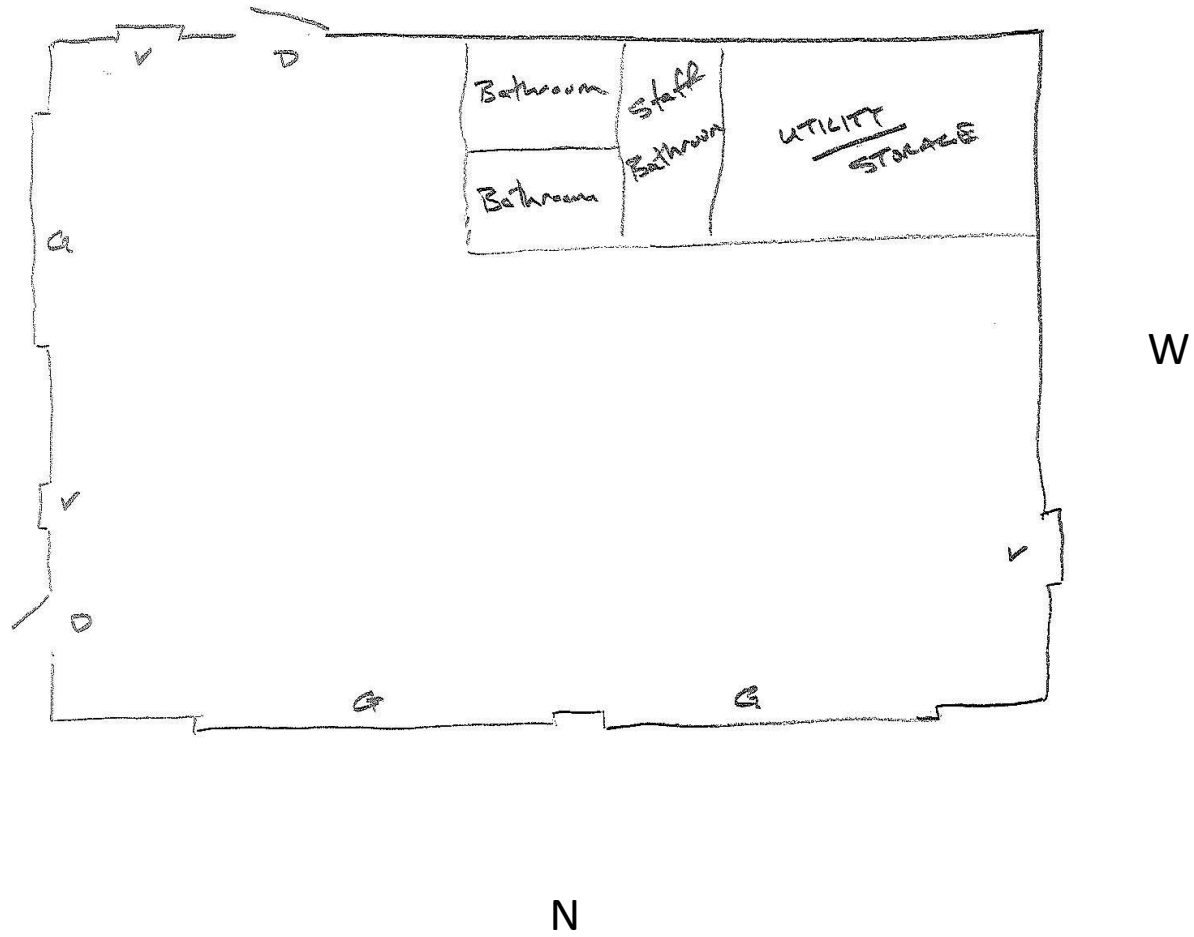


PROPOSED CLASSROOM BUILDING



V = VINYL WINDOW
D = Door
G = GARAGE DOOR

PROPOSED CLASSROOM FLOORPLAN





715

OFFICE
245-0797





This would be a general style of building we plan to construct. Solid panel front door as shown. No window shutters or grid in windows (shown here on the exterior) More similarly, a simple pane slider window like below.





Garage doors with “lights” on top for additional natural lighting.

Our solar panel will be moved slightly to the East side of the playground holding two thirds of the current solar with the remaining one third solar placed on the South facing roof of our new building.

We plan to have two garage doors on the North side of the garage and one garage door opening up onto the playground on the East side of the building. This building will function as a classroom and a gathering for staff trainings and development.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 4, 2023

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Historic Preservation Day - Postponed

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None