

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4508

AN ORDINANCE AMENDING ORDINANCE NO. 4403 FOR THE PLANNED RESIDENTIAL DEVELOPMENT – NORTH 7TH STREET CONSISTING OF GUIDELINES, STANDARDS, AND REVIEW PROCESS BY WHICH NEW CONSTRUCTION OR ALTERATIONS WITHIN THE ZONE ARE DETERMINED

Recitals:

After thorough review, deliberation and consideration the City Council of the City of Grand Junction has determined that the existing Planned Development zone created by Ordinance No. 4403 should be amended.

The approximately 6.63 +/- acres currently zoned *Planned Residential Development – North 7th Street* by Ordinance No. 4403 remain zoned PD – Planned Development with a default zone of R-8, all in accordance with the Zoning and Development Code (Code); however, by and with this ordinance a new Development Plan (“Plan”) for the PD zone district, governing construction or alteration of sites and/or structures within the zone district, is adopted.

In the public hearing on February 17, 2010, the City Council identified the need for standards and a review process for alterations to and construction of structures and sites within the unique, historic 7th Street neighborhood. The City Council charged the neighborhood residents and City staff to develop such standards and review process.

In response to that charge, the neighborhood residents, in a series of meetings and through a poll indicating the residents’ desires with respect to enhancing and maintaining the historic character of the neighborhood, developed the *North Seventh Street Historic Residential District Guidelines and Standards*. An organized neighborhood group presented the Guidelines and Standards to City staff. City staff and the neighborhood group then refined the *Guidelines and Standards* and included a process for review of applications for alteration/construction.

After thorough review, deliberation and consideration, the City Council of the City of Grand Junction finds that it is in the interest of the public to adopt the *North Seventh Street Historic Residential District Guidelines and Standards* as the new Plan for the *Planned Residential Development – North 7th Street* zone district.

The bulk, development, improvement, architectural and design standards shall be derived from the *North Seventh Street Historic Residential District Guidelines and Standards*. The R-8 default zone standards and the development standards of the Zoning and Development Code shall determine uses in the PD zone district and shall determine other development standards in the event that the *Guidelines and Standards* are silent on a development standard that is addressed by the Zoning and Development Code (as an example only and not by way of limitation, number of parking spaces required for a given use).

The Plan is intended to replace the prior development plan established by Ordinance No. 4403, including the review process established therein by which City Council was designated as the decision-maker. Under the Plan, the Director of the Department of Public Works and Planning shall initially determine whether the character of any proposed development application complies with the Zoning and Development Code and is consistent with the *Guidelines and Standards*, and make recommendations to the Historic Preservation Board. The Historic Preservation Board shall make decisions on applications for alteration/construction. That application/grant of approval is known as a Certificate of Appropriateness.

The Plan is also intended to replace the surveys, descriptions and depictions of properties within the zone district that were included in Ordinance No. 4403.

In addition, the City Council finds that the following three North 7th Street properties south of Grand Avenue are important to the North Seventh Street Historic Residential District because of their historic character, because of the contributing nature of their structures, and because of their inclusion on the National Register of Historic Places: the property located at 327 N. 7th Street (known as the Doc Shores House), the property located at 337 N. 7th Street (known as the White House), and the property located at 310 N. 7th Street (known as the Lowell School). Because these properties are not within the *Planned Residential Development – North 7th Street*, however, the application of the *Guidelines and Standards* to alterations/construction on these properties is, until such time as further legislative action is taken, advisory only.

The City Council finds that the content of the Plan established by this ordinance is consistent with and satisfies the criteria of the Code and is premised on the purposes and intent of the *Comprehensive Plan*.

Furthermore, the City Council has determined that the Plan achieves long-term community benefits by establishing a process, guidelines and standards for review of development in a unique, nationally recognized historic neighborhood in the City.

The City Council finds that the review process established in and by this ordinance will afford the highest quality development consistent with the needs and desires of the community.

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

That Ordinance No. 4403 is hereby amended as follows.

The properties within the *Planned Residential Development – North 7th Street* zone district as described and zoned in Ordinance No. 4403 shall be subject to the *North Seventh Street Historic Residential District Guidelines and Standards*.

In addition to the underlying zoning regulations described in Ordinance 4403, the design standards of the *North Seventh Street Historic Residential District Guidelines and Standards* (Exhibit A) shall apply.

Initial determination of compliance with the Guidelines and Standards shall be made by the Director, who shall then make a recommendation to the Historic Preservation Board. The Historic Preservation Board shall hear and decide applications for alteration/construction within the PD zone district. A decision of the Historic Preservation Board may be appealed to the City Council.

In addition, be it ordained that the design standards of the *North Seventh Street Historic Residential District Guidelines and Standards* (Exhibit A) shall apply to the property located at 327 N. 7th Street (known as the Doc Shores House), the property located at 337 N. 7th Street (known as the White House), and the property located at 310 N. 7th Street (known as the Lowell School) in an advisory manner. That is, the Historic Preservation Board and/or the Director may make advisory recommendations based on the Guidelines and Standards for development applications on these properties.

If this ordinance becomes invalid for any reason and/or the *Guidelines and Standards* are found to be inapplicable, incomplete or otherwise deficient to determine and application, then the *Planned Residential Development – North 7th Street* zone district properties shall be fully subject to the standards of the underlying zone district (R-8).

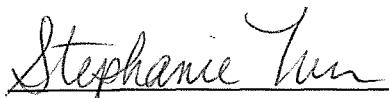
Introduced on first reading this 7th day of March 2012 and authorized the publication in pamphlet form.

Passed and adopted on second reading the 21st day of March, 2012 and authorized the publication in pamphlet form.

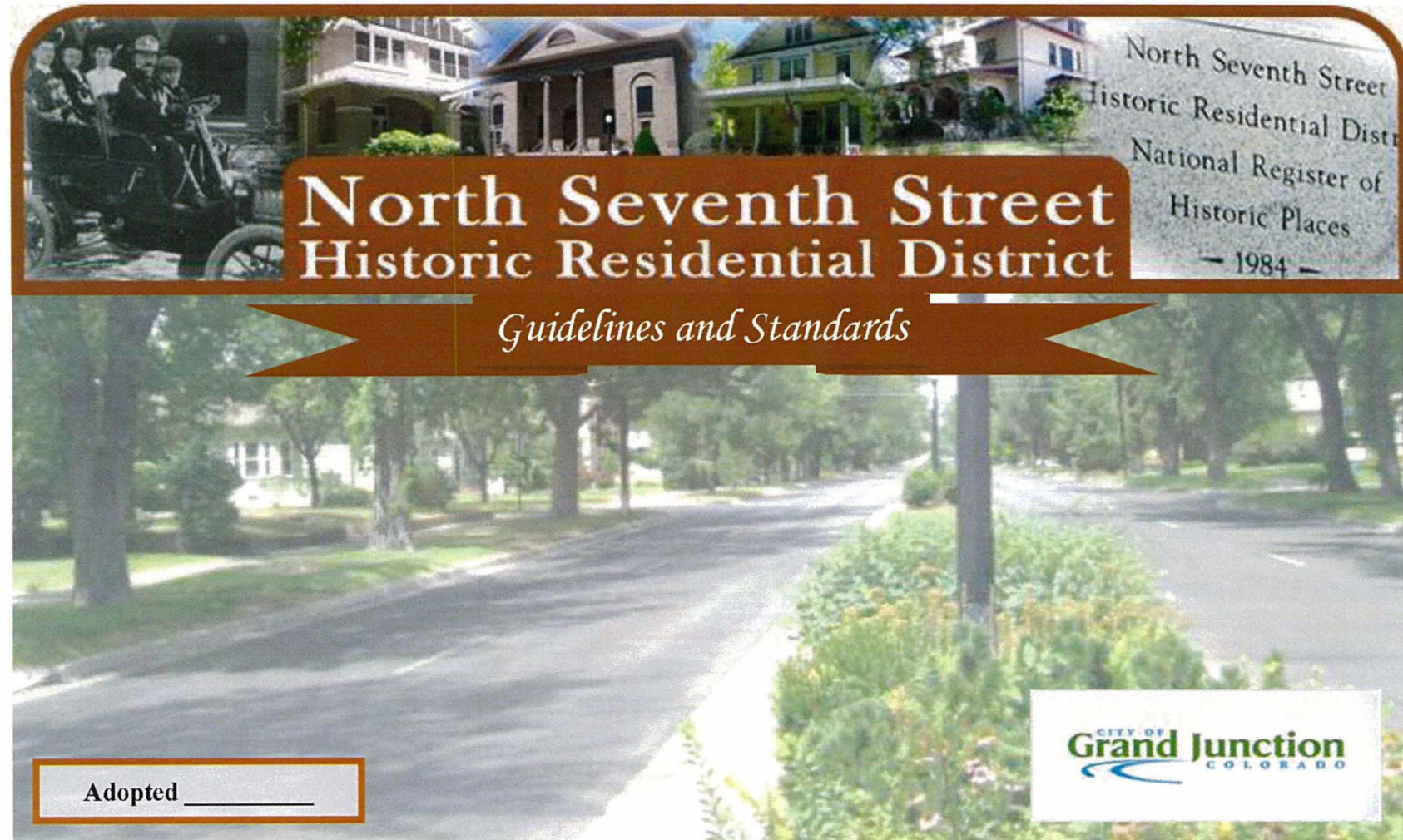


President of the City Council

ATTEST:



City Clerk



Acknowledgements

We would like to acknowledge the fine residents of the North Seventh Street Historic Residential District for all their input and dedication to a continued vision and belief in a prosperous and enduring Historic District. We would also like to thank all the residents who attended the neighborhood meetings and gave their input while this document was drafted.

These Guidelines and Standards were made possible because of the hard work, guidance, and vision of the residents and the support of City Staff.

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Owner: City of Grand Junction, Colorado

SPECIAL APPRECIATION TO

Paul and Nicole Sizemore
Teddy and Kathy Jordan
Joe Hatfield

Bennett Boechenstein
Peter Robinson

City of Grand Junction Historic Preservation Board
City of Grand Junction Public Works and Planning Department Staff

Special recognition to Teddy Jordan for his photography

Adopted

ACKNOWLEDGEMENTS

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*North Seventh Street Historic Residential District
Guidelines and Standards*

I. HISTORY

The North Seventh Street Historic Residential District is the heart of the original square mile for the City of Grand Junction. Seventh Street was intended to be a park-like residential area where prosperous residents, who were instrumental in the development of a young city out west, built their homes.

North Seventh Street was a two-lane street with parking for vehicles in the front of their homes. Some of the homes still have a walk across the grass to access Seventh Street.

It has always been the showcase for all the city. Seventh Street was the route chosen for President George H.W. Bush and his wife, Barbara, to travel from the airport to the courthouse for the Education 2000 tour in 1991.

In spite of the traffic now impacting the area, it remains a close-knit neighborhood where neighbors visit neighbors on their front porches. Daughters or sons still get married in the family home or have their wedding receptions there.

Over the years, however, some homes on North Seventh Street have fallen victim to "progress", sacrificing historic preservation to modern expediencies.

The Grand Junction Town Company officers did more than develop lots and provide street names. They had great expectations for Grand Junction. They set aside parks in each quarter of the town, and developed certain areas with hallmarks of beauty, elegance and exceptional quality. Main Street and Grand and Gunnison Avenues were wider than other streets, and the lots facing those streets were deeper than most residential lots. Seventh Street was a fine boulevard, with landscaping in the center, and it was the only street with lots facing east-west rather than north-south. In harmony with the town officials' plan the homes on Main, Grand, Gunnison and especially Seventh Street were larger and more stately.



C.D. Smith

In 1923, C.F. Martin and C.D. Smith petitioned the Grand Junction City Council to have electric street lights installed on the parkway in the middle of Seventh Street. The city agreed. These lights were removed in 1965.

As a Bicentennial project Kathy Jordan, a North Seventh Street resident, petitioned the Grand Junction City Council for help in having lights of the period re-installed in the parkway. Neighbors on Seventh Street and many business people in Grand Junction donated time, money and materials. In December of 1975, Kathy, along with city council members, flipped the switch to turn the lights back on.

In 1984 Kathy Jordan was instrumental in getting the area placed on the National Register of Historic Places with the U.S. Department of Interior. The goal was to preserve the vision that the founding fathers had for this neighborhood.

A cluster of the first homes on Seventh Street were constructed by members of the same family, starting with Cyrus "Doc" Shores. Shores built his home at 427 North Seventh Street in 1893.

Franklin I. Lee built his home at 402 North Seventh Street in 1903. His wife, Laura, was the daughter of M.M. (Marcus Morton) Shores, the brother of "Doc" Shores. Franklin's father, W.H. Lee built the house at 406 North Seventh Street in 1906.

418 North Seventh Street was also built by Franklin, I. Lee in 1904. 428 North Seventh Street was built by Allison "Roe" Monroe in 1900. His wife's sister was married to Doc Shores.

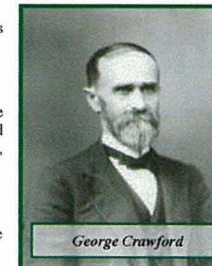
520 North Seventh was built by Mr. and Mrs. O.H. Ellison in 1924. Mrs. Ellison was the daughter of M.M. and Laura Shores.

The White House at 337 North Seventh Street, (the green house at the corner of Seventh and Grand) was built by W.F. White who owned the White Mercantile Co. at Fifth and Main. Claims have been made that this home was built for George Crawford; however, Mesa County records show that the house was built in 1893, two years after Crawford's death. Crawford's name is on record showing he owned the land, but his name is on most of the property deeds for the original square mile because he was the developer. George Crawford lived in the Hotel Brunswick, a hotel he built, or on his Rapid Creek Ranch when in Grand Junction. Crawford's niece, Josephine Rich, did build a home in the 500 block of North Seventh Street in 1892.

Eight homes were built from 1883 to 1899. Of those eight structures, only six remain.

The years 1900 to 1909 showed the largest growth on Seventh Street with eighteen homes constructed. Of those eighteen homes, sixteen remain. From 1910 to 1919 four homes and one church were built and they are all still standing.

From 1920 to 1970 six homes, one school, one duplex and one church were built. They are all still standing. Currently, there are 35 structures in the District.



George Crawford

Adopted

Section I
HISTORY

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II. PROJECT BACKGROUND

The City of Grand Junction's *Comprehensive Plan* (adopted February 17, 2010 - pp. 108 – 109) states:

Retaining our Heritage

Historic Buildings and Neighborhoods

Many communities have started to capitalize on their best assets such as historic buildings. Grand Junction has, like most cities, seen many of its' historic buildings replaced with new construction. Appropriate historic buildings should be preserved to the extent possible. Modifications and additions to historic buildings are acceptable if the alterations are constructed to compliment the original character. The neighborhood just north of the Downtown retains the original grid pattern of tree-lined streets and many older homes. To allow the Downtown to grow but not disturb the character of this neighborhood, the Plan recommends that increased density be allowed in this neighborhood through Accessory Dwelling Units.

Individual Neighborhood Character

The Community has expressed the desire to foster neighborhood identity. This can be accomplished through many elements and aspects such as parks, schools, signage, architecture and streetscape that becomes specific to that neighborhood. Many strategies to foster neighborhood identity, as well as specific land use issues and goals, are addressed in the various neighborhood and area plans adopted by the City and County. The Comprehensive Plan supports these individual neighborhood and area plans of the region. Several of the plans were incorporated into the 2009 Comprehensive Plan. However, others are out of date and need revision. During the revisions, these neighborhood and area plans are to adapt the Comprehensive Plan to each neighborhood at a finer, more detailed level. (Housing Variety Recommendations and Grand Valley Housing Strategy)

On February 17, 2010, a public hearing was held for the adoption of Ordinance 4403 to replace Ordinance 2211 that was adopted in 1984. At that meeting, the City Council requested that the City of Grand Junction Planning staff work with the neighborhood on specific historic preservation guidelines and standards for the North Seventh Street Historic Residential District.

The Grand Junction Historic Preservation Board has agreed to be responsible for preserving the historical value and character of the District's structures by reviewing and deciding development applications through use of these design guidelines and standards. The City Council will hear appeals.

If properly adopted, administered and adhered to, the North Seventh Street Historic Residential District Guidelines and Standards will result in appropriate improvements that achieve a common level of quality in terms of allowed land uses, site design, architectural design, landscaping and other site improvements.

The general purposes of the North Seventh Street Historic Residential District Guidelines and Standards are:

- ◆ To preserve and protect the single-family residential character of the District
- ◆ 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 property values

The North Seventh Street Historic Residential District Guidelines and Standards are based upon an analysis of the existing character of the North Seventh Street Historic Residential District. The Guidelines and Standards were developed through a collaborative neighborhood-based process. Property owner surveys, public meetings, and guideline development exercises were coordinated by Seventh Street residents and this document is the final result of these efforts.

Adopted

**Section II
PROJECT BACKGROUND**

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III. HOW TO USE THIS DOCUMENT

Getting Started

If you are thinking about developing or redeveloping property in the North Seventh Street Historic Residential District, you should contact the City Planning Division. They can provide an overview of the planning process and answer any questions you may have.

The North Seventh Street Historic Residential District Guidelines and Standards will provide the site and building design vision that are appropriate for all property in the District. The intent of this Guidebook is to provide a template for development and redevelopment within the District. Each standard is drafted to provide a maximum degree of flexibility and creativity in design, while conforming to a consistent and well-planned vision for the District. The architecture of your project must be of a valid recognized style as described in this document. Site design, streetscape, landscape and other elements will be consistent with the architectural style of each property.

How this Book Relates to Other City Regulations

The North Seventh Street Historic Residential District Guidelines and Standards provides the ultimate vision and patterning for development and redevelopment of the District. It is to be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. It includes specific materials, styles, orientation, and other design criteria which, when in conflict with another adopted standard, the more restrictive provision shall apply. Interpretation of the application of regulations, performance standards, criteria, definitions, procedures or any other provision of this guidebook shall be the responsibility of the City of Grand Junction Historic Preservation Board.

How to Determine the Guidelines and Standards that Apply to a Particular Property

Structures within the North Seventh Street Historic Residential District are divided into two categories: contributing and non-contributing structures. The following page (page 4) has a detailed definition of each term as well as a list of all the properties in the district and how they relate to these terms.

A contributing structure is a structure that already adheres to and/or complies with these Guidelines and Standards in their entirety at the time of adoption. The Guidelines and Standards that are applicable to contributing structures are found in Sections VI, VII and VIII and IX of this document.

A non-contributing structure is a structure that does not adhere to and/or comply with these Guidelines and Standards in their entirety at the time of adoption. The Guidelines and Standards that are applicable to non-contributing are found in Sections VI and VII and IX of this document.

Continued alteration of structures over time can lead to the District being re-evaluated for its designation status on the National Register of Historic Places by the National Trust of Historic Preservation and the Department of the Interior. If alterations to the exterior of a structure have degraded its historic integrity, a structure may be determined to no longer be a contributing structure. If too many structures are altered, the District may lose its designation status due to no longer having enough contributing structures. Similarly, alterations that enhance a non-contributing structure may result in the structure becoming contributing. The intent of these guidelines and standards is to maintain and enhance the existing structures in order to maintain the designation status on the National Register of Historic Places.

Adopted

Section III
HOW TO USE THIS DOCUMENT

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A. CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES

Properties within a historic district fall into one of two types of property: contributing and non-contributing.

A **contributing building, site, structure or object** adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it individually meets the National Register eligibility criteria. For inventory purposes, "primary" shall be used synonymously with "contributing".

This classification has been designated through a survey and a formal hearing process. Contributing structures were identified on North Seventh Street when the National Register Historic District was formed 1984.

A **non-contributing building, site, structure or object** is located within the historic district but does not meet the requirements (a) or (b) listed above.

CONTRIBUTING STRUCTURES

327 North Seventh Street – Doc Shores House
 337 North Seventh Street – White House
 407 North Seventh Street – Bull House
 433 North Seventh Street – Moore House
 445 North Seventh Street – Martin House
 505 North Seventh Street – Sampliner House
 515 North Seventh Street – Sampliner House
 535 North Seventh Street – First Church of Christ, Scientist
 605 North Seventh Street – Brainerd House
 611 North Seventh Street – Blackstone House
 621 North Seventh Street – Honeymoon Cottage
 625 North Seventh Street – Wilson House
 639 North Seventh Street – Murr House
 707 North Seventh Street – Wickersham House
 727 North Seventh Street – Sinclair House
 731 North Seventh Street – Lough House
 739 North Seventh Street – Houskins House
 750 North Seventh Street – Akers House
 712 & 714 North Seventh Street – Home Loan Duplex
 706 North Seventh Street – Pabor House / Pansy Cottage
 640 North Seventh Street – Ferbrache House
 620 North Seventh Street – Moyer House
 604 North Seventh Street – Talbert House
 536 North Seventh Street – Smith/Schmidt House
 520 North Seventh Street – Ellison House
 710 Ouray Avenue – Sickenberger House
 440 North Seventh Street – Smith/Jordan House
 428 North Seventh Street – Allison House
 720 Grand Avenue – First Baptist Church
 310 North Seventh Street – Lowell School

NON-CONTRIBUTING STRUCTURES

417 North Seventh Street – Waren House
 522 North Seventh Street – Brunner House
 626 North Seventh Street – Barkuloo
 715 North Seventh Street – Day Care
 726 North Seventh Street – Davis House

Adopted

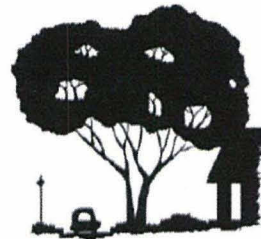
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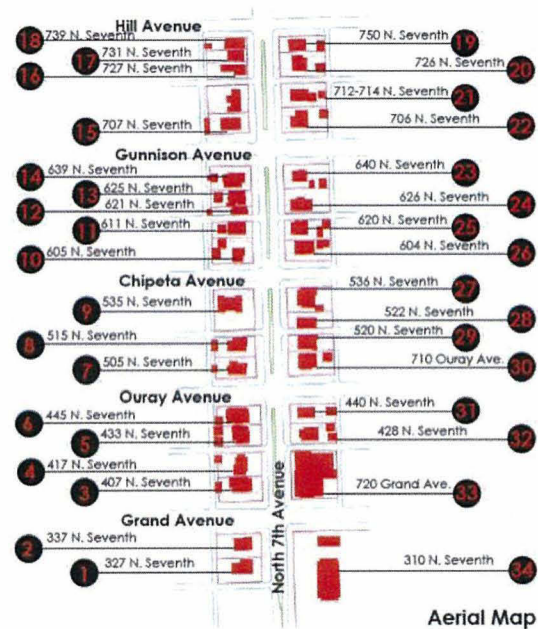
These guidelines and standards supplement other development regulations such as the *City Zoning and Development Code*, which includes detailed criteria by zone district, planned development regulations, design and improvement standards, supplemental use regulations, sign regulations, and the City Transportation and Engineering Design Standards (TEDS). The guidelines and standards identify design alternatives and specific design criteria for the visual character and physical treatment of restoration within the North Seventh Street Historic Residential District.

A complete inventory of all the properties and the site characteristics in the North Seventh Street Historic Residential District at the time this document was adopted (see bottom left-hand corner of this page) is included in Appendix A. This inventory is intended to serve as one resource to assist in the review of development applications. There may be additional historical information or archeological resources that should be taken into account when determining historical appropriateness.

North Seventh Street Historic Residential District



The North Seventh Street Historic Residential District is Grand Junction's only Nationally Registered historic neighborhood. On the next page is an aerial map of the district. A detailed inventory depicting the architectural styles of the thirty five (35) structures is included in Appendix A.



Aerial Map

IV. LAND USE AND ZONING

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue: two converted houses on the west side of Seventh Street and the R-5 High School on the east. The houses are zoned Downtown Business (B-2) and the school is zoned Community Services and Recreation (CSR). For more information refer to the City of Grand Junction Zoning and Development Code.



V. REVIEW PROCESS

A. All applications for alterations, new construction or site improvements within the North Seventh Historic Residential District shall be reviewed through the following process.



B. PRE-EXISTING NON-COMFORMING STRUCTURES - GRANDFATHERING

Structures and uses which exist at the time of the adoption of these regulations and which do not meet the requirements of these regulations at the time of adoption are considered legal and may continue indefinitely as long as they maintain their current size and scope as legally non-conforming uses and structures. Such non-conforming uses and structures may not be expanded or enlarged without meeting the requirements of the guidelines and standards.

C. GUIDELINES AND STANDARDS DEFINED

Guidelines are permissive statements intended to be used as recommendations by homeowners and boards in making decisions.

Standards are mandatory statements that are required and must be met.

Adopted

Section V
REVIEW PROCESS

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VI. DISTRICT WIDE DESIGN GUIDELINES AND STANDARDS

1. Minimum Bulk Requirements/Standards

Guideline

Consistent setbacks and placement of buildings on lots will maintain the cohesive character within each block and within the North Seventh Street Historic Residential District.

Standards

- a) Setbacks for primary structures within the District shall be as follows:

Front Setback Seventh Street: 25
Front Setback Side Street: 10 feet
Side Setback: 5 feet
Rear Setback: 10 feet
Maximum Height: 35 feet



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

Front Setback Seventh Street: 30 feet
Front Setback Side Street: 10 feet
Side Setback: 3 feet
Rear Setback: 5 feet
Maximum Height: 35 feet



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

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2. Vistas

Guideline

The unique buildings of the District are bordered by a mature, tree-lined street, which creates an extended horizontal view. These open views give the buildings visibility and provide safety. Through application of the North Seventh Street Historic Residential District Guidelines and Standards the City and all new development and redevelopment will maintain these vistas. One important way to accomplish this goal is to minimize visual clutter and distractions at street corners.

Standards

- a) Maintain the direct visual line of sight up and down the corridor and at the cross street corners by adhering to front setbacks.



3. Landscaping in the Public Right-of-Way

The North Seventh Street Historic Residential District's unique streetscape has historical significance in its own right. Through application of the North Seventh Street Historic Residential District Guidelines and Standards the City and residents will adhere to the standards of this section. New nonresidential uses shall also implement the mandatory standards of this section as a part of the required site landscaping.

Standards

- a) Maintain, and restore where missing, the historic spacing of street trees along the North Seventh Street Historic Residential District corridor. Street trees along North Seventh Street Historic Residential District provide full canopy coverage shade for residents and pedestrians. Street trees should remain intact, with new trees planted to fill in where they may be missing or as aging trees are replaced. Trees in the park strip shall be spaced 25 to 35 feet apart, depending on the tree species.
- b) Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North Seventh Street Historic Residential District. Materials should be primarily grass, street trees, flowers and low ornamental plants. Landscaping these areas with non-living material is prohibited.
- c) Park strips shall 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.



Adopted

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4. Residential Landscaping

Guidelines

- a) Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips.
- b) Materials should be primarily grass, flowers, trees and low ornamental plants. Refer to the overall district character inventory form in Appendix A and the historical plantings listed in Appendix F.
- c) A minimum of 40 percent of front yard areas (not counting planting beds) should be maintained as grass or other low, living green ground cover.
- d) Hedges and other landscaping materials should not impede the views of the primary buildings from North Seventh Street..



5. Landscaping for Non-Residential Uses

Guidelines

Applications for non-residential land uses within the District will comply with the City's landscape regulations. In addition, landscape choices should be sensitive to the unique context of the District's primarily residential character. All required landscape plans are to be signed with a seal by a registered landscape architect. Lots containing nonresidential uses should be landscaped, with appropriate foundation plants, shrubs, ground cover beds, hedges and fences to frame the architecture of buildings.

- a) Maintenance of all plantings, including watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and replacement of dead or damaged plant materials is encouraged for properties within the Historic District.
- b) The landscape should be covered by an automatic irrigation system.
- c) All lawn areas should be sodded. Planting drought tolerant turf varieties is encouraged.
- d) Ground cover beds should be mulched or graveled as necessary.



6. District Identification

Guideline

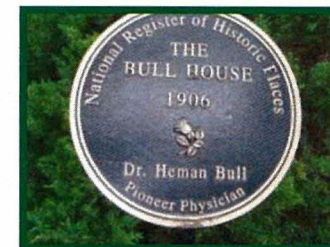
Identification of the boundaries of the District is an important means of enhancing its recognition as a historical and cultural resource to the community. The City should endeavor to replace historic street names in the sidewalk at all cross-street intersections within the District. Historic street name signs with a distinctive logo are encouraged to replace the standard street name signs. Signage indicating the northern and southern limits of the District should be maintained and enhanced as necessary.



7. Building Identification

Guideline

Through application of these Guidelines and Standards the City, in cooperation with the Seventh Street residents, should develop signage which is compatible with existing signage documenting the history of significant properties within the North Seventh Street Historic Residential District. This will provide downtown walking traffic the opportunity to learn about the unique historical background of significant residences within the North Seventh Street Historic Residential District.



Adopted

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DESIGN GUIDELINES AND STANDARDS

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8. Utility Systems

Guidelines

1. Energy and water system improvements serving a greater efficiency are encouraged, provided that they do not adversely impact the historic integrity of a building or the District, by being generally placed out of view from the North Seventh Street public right-of-way.
2. The more common utilities serving properties in the District are telephone and electrical lines, gas meters, air conditioners, evaporative coolers, and telecommunication systems. However, other systems are becoming more economically viable and accepted for use such as solar panel devices and rain water harvesting systems. Visual impacts associated with utility systems should be minimized.

Standards

1. Systems shall be designed to be unobtrusive and not in view of the North Seventh Street public-right-of-way.
2. Alternative roofing materials such as photovoltaic panels shall be located on the side and back elevations of the building.
3. Utility systems shall not be constructed into the front elevation of roof line of the building.
4. Satellite dishes shall not be placed in view of the North Seventh Street public right-of-way.



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

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9. Fencing

Guideline

Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site. Modern or artificial materials, such as plastic and vinyl, are not appropriate fencing materials. In addition to the regulations for fences applicable to the R-8 zone, fences in the District shall adhere to the requirements of this section.

- a) Front yard fences should be a maximum height of 48 inches measured from the street side.
- b) Maximum opacity for front yard fences should be 60 percent.
- c) Side and rear yard fences should be a maximum of 6 feet high measured from the street side of the fence. They should be between 60 percent and 100 percent opaque. They may extend to and be placed on property lines
- d) The transition between front yard fences and side and rear yard fence should occur five feet behind the front building setback line or three feet behind the front façade line, whichever is greater.
- e) Chain link, split rail and wire mesh fencing should not be used within the District.



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10. Parking for Multifamily and Non-Residential Uses

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 the Zoning and Development Code, the guidelines and standards of this section shall apply.

Standards

- a) Parking shall be placed to the rear of the lot in relation to Seventh Street.
- b) Parking adjacent to a side street shall be screened from view with a 42 inch tall fence and minimum 3 feet landscape buffer area with planting height no less than 42 inches tall.
- c) Parking adjacent to another lot shall be screened with a fence or a continuous hedge of at least 42 inches in height planted at a minimum 3 gal./30 inches on center or a six foot tall opaque fence.



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11. Individual Building Signage for Non-Residential Uses

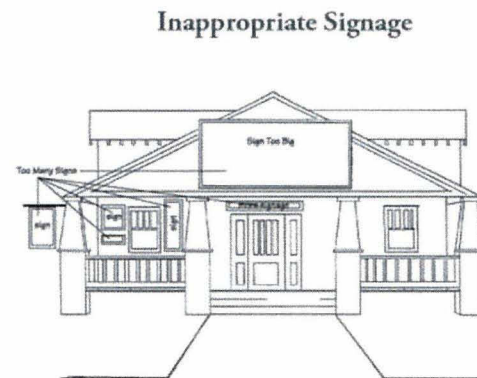
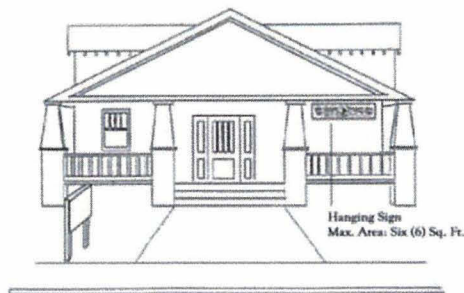
Guideline

The overall visual impression and ability for one to find his or her way can be significantly impacted by the collective image projected by local signs. It is the intent of this document to promote the concept that signage is subservient to architecture and should be understated. To prevent the confusion and clutter that can result from unrestricted signage, specific criteria has been developed. Signage in the District should be discreet and maintain the residential character of the neighborhood. Generally, signage should reflect styles and materials that are consistent with the restoration era.

Below are some examples of signage that would be consistent with architecture and style in an historic area.

Standards

Please refer to the City of Grand Junction Sign Code.



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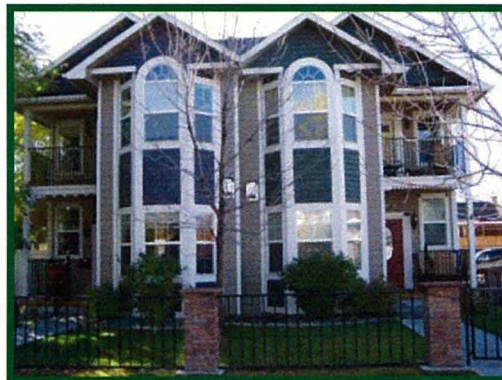
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VII CONTRIBUTING STRUCTURES, NON-CONTRIBUTING STRUCTURES AND NEW CONSTRUCTION

1. 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 are also important.



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2. Building Proportions, Mass and Form

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.

Standards

- a) 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 façade 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.
- b) Foundation height shall be similar in proportion and appearance to neighboring buildings.
- c) Buildings shall not be constructed which do not maintain or blend with the heights of buildings on adjacent sites.
- d) Buildings shall not be constructed which do not maintain or suggest the widths of buildings on adjacent sites.



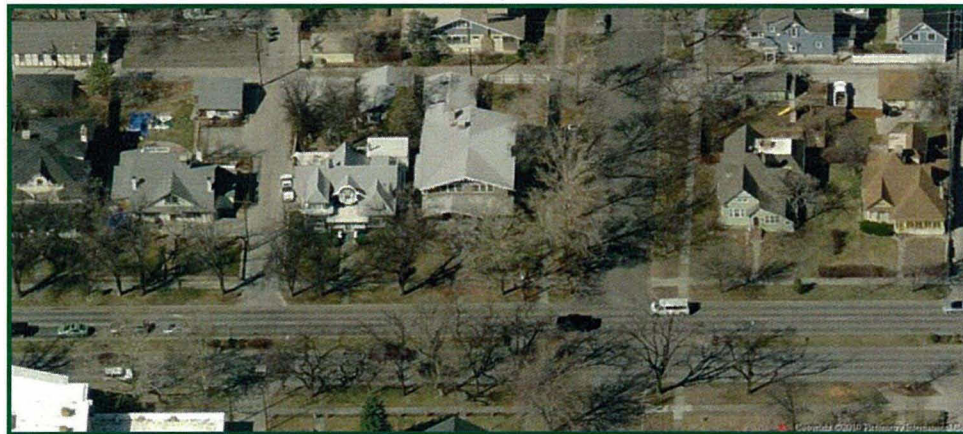
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Standards Continued

- e) 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.
- f) 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.
- g) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the district.
- h) 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.
- i) New construction shall not use massing and building forms which are foreign to the historic district as determined by the Historic Preservation Board.



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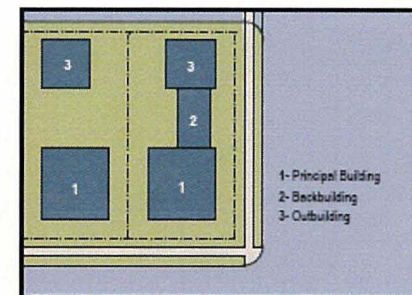
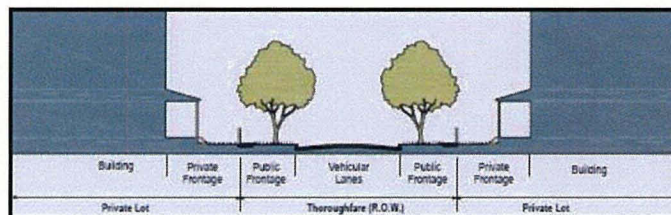
3. Orientation and Lot Coverage

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 façades of new buildings within the district should be oriented to the street. Main entryways should be located along these principal façades. This is a consistent pattern throughout the District which should be preserved to maintain the prevailing visual continuity. When this pattern of primary façades 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.

Standards

- a) 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.
- b) Primary façades of a new building shall be oriented parallel to the street.
- c) Primary entrances shall be provided on the street façade.
- d) 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.
- e) New construction shall maintain proportional lot coverage as found on the neighboring properties of the same block.
- f) Garages shall not be constructed as part of the primary building. Garages shall be accessed from the alley.



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4. Alignment, Rhythm, and Spacing

Guidelines

Proportions of the façades and the spacing of the buildings should be consistent along the street of the District. Along a block, the uniformity of the proportions of the façades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street in order to maintain the rhythm that is traditionally prevalent on the street in the District. Houses built up until the mid-1930s tend to have substantial front porches and often rear or side porches as well. Porches, projecting bays, balconies, and other façade elements are encouraged and should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions should visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building should be clearly of similar proportion to other buildings on the same block.

Standards

- a) New building façades shall align with the façades of existing buildings on adjacent sites.
- b) New buildings shall be constructed with similar spacing relative to other buildings along that street.
- c) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to inside.
- d) Primary entrances shall not be at-grade as virtually all existing homes with historic significance provide a "stepping up" to the front entrance.



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5. Exterior Materials

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 ornamentations. 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.

- a) Exterior surfaces should be replaced with historically accurate materials.
- b) 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.
- c) Hazardous materials that do not pose a threat may remain a part of the structure.



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Exterior Materials Continued

Standards (Applies to contributing structures only)

- a) Exterior wall materials shall be those that are commonly present in the District.
- b) The predominant texture of the new building shall be consistent with the texture of historic materials in the District.
- c) Allowable siding materials for new construction include, but are not limited to, wood, painted composite wood-resin or fiber cement siding.
- d) Prefabricated or metal buildings are prohibited.
- e) New vinyl and aluminum exterior siding materials are prohibited, except as replacement material on non-contributing structures.
- f) Exterior Insulation and Finish System (E.I.F.S.) or similar are prohibited.



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6. Porches, Stairs, Entries and Doors

Guidelines

1. Front porches are common in the District and are strongly encouraged on new principal structures.
2. A key characteristic of many of the buildings in the North Seventh Street Historic Residential District is the pattern and prominence of the raised, first floor front porches, regardless of the architectural style or period. This important element of the streetscape and its components of construction should be maintained.
3. The buildings in the North Seventh Street Historic Residential District were designed to face North Seventh 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 most of the North Seventh Street Historic Residential District and should be maintained. Modification of the size and/or location of the doorway change the overall style of a building's façade.

Standards (Applies to contributing structures only)

1. Front porches shall be maintained as integral parts of the overall building character and style.
2. The ground plane of any new entry platform or stairs shall stand no higher than one-half a story from the base of the structure.
3. An open porch shall be enclosed with screening providing the original lines of the porch roof, eaves and supports are preserved. Enclosure of any porch with a material other than screening is prohibited.
4. Buildings entrances shall be maintained in their historical location.
5. Doorway materials and design shall be consistent with the architectural style of the building.
6. Door cases shall be designed with depth and visual relief.



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Standards Continued

7. Doors shall be of overall proportions similar to those used on buildings on adjacent sites.
8. Screen doors that are simple in design and blend with the design of the inner door and the house shall be used.
9. Aluminum doors with mill, brush or polished finish or metal louvered doors shall not be used.



7. Accessibility and Fire Escapes

Guidelines

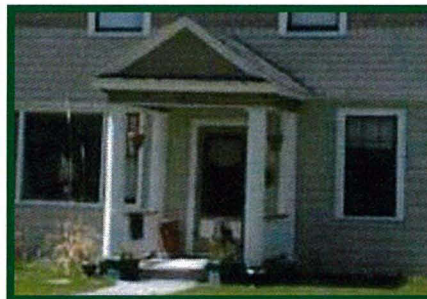
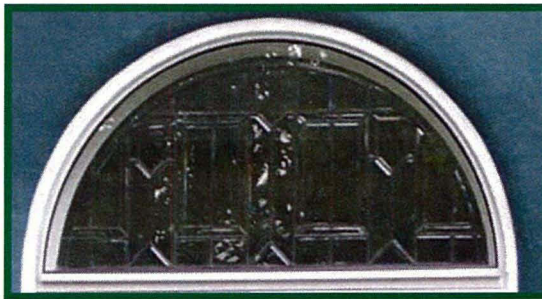
- a) The materials and design of ADA accessible ramps should be compatible with the architectural style of the building. The ramp must provide a non-skid surface and have no greater than a 1 to 12 slope.
- b) The addition of a fire access should reflect design elements of the building.
- c) For uses that are subject to the Americans with Disabilities Act, all ADA requirements will be honored.



8. 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 façades. The front façades 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 façade, or more specifically, the relationship of width to height of windows and doors and their placement along the façade 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 façade of a new building. Windows give scale to buildings and visual attention to the composition of individual façades. 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 provides 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 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.



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Guidelines Continued

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 to appearance to historic wood windows on the primary façade. 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 windows styles should not be used throughout a new buildings.



Standards (Applies to contributing properties only)

1. Window shape, alignment and style shall be protected to preserve the building's historic character.
2. Window materials shall be maintained in a historically accurate manner.
3. Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.
4. Openings shall not be enlarged, closed off, or otherwise altered in form.
5. Shade structures such as awnings may be appropriate additions to windows provided the design and materials are consistent with the architectural style. Primary materials shall be cloth and wood. Plastic, vinyl and metal shade structures are not allowed



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9. Roof Forms and Materials

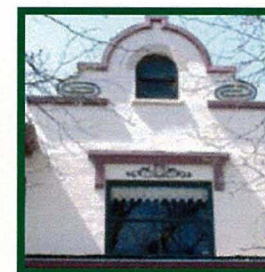
Guidelines

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 with 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.

- a) 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 façades.
- b) Gable and hipped roofs should be used as primary roof forms that may protrude beyond the plane of the building walls.
- c) The majority of the roof should be of a pitch of 6:12 or greater. Shed roofs may be appropriate for some porch additions.
- d) Roofs should include eaves and decorative elements such as corner boards and brackets shall be used under the eaves to provide depth and relief.
- e) 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.

Standards (Applies to contributing properties only)

- a) Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.



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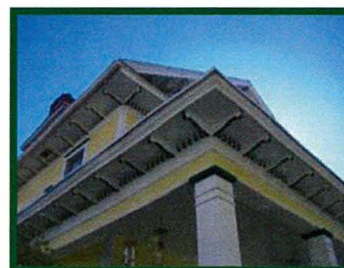
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10. Trim and Details

Guidelines

- a) 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 façade elements without replicating them can help establish continuity and compatibility within the block and the District. The trim and details of new buildings offers 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.
- b) Whenever possible, windowsills, moldings, and eave lines should be aligned with similar elements on adjacent buildings within the block.
- c) 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.



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11. Additions

Guidelines

The landmark structures along North Seventh Street historically define the North Seventh Street Historic Residential District. Each landmark structure should be maintained and each building's historical form should not be altered in order to preserve the character of the North Seventh Street Historic Residential District.

- a) Additions should not exceed 35 percent of the gross square footage of the principal structure and not be visually prominent from North Seventh Street. The appearance of additions should be subordinate to the principal structure and should not alter the original proportions of the front façade.
- b) Additions should not alter the historical alignment of structures in relation to North Seventh Street.
- c) The setback of the addition should preserve the historic eave or roof line of the original structure.
- d) The height of the addition should not exceed the overall height (roof peak) of the original structure.
- e) The materials used for additions should be similar to materials used in the original construction.



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*North Seventh Street Historic Residential District
Guidelines and Standards*

VIII. CONTRIBUTING STRUCTURES GUIDELINES AND STANDARDS

1. Overall Guiding Principles

Building permits for alteration of contributing structures shall be reviewed according to the process described in Section V of this document. Exterior modifications that do not require a building permit shall obtain a certificate of appropriateness from the Public Works and Planning Department. All modifications that will affect the historical integrity of the structure shall consider the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The Secretary of the Interior's Standards should be applied to individual rehabilitation projects taking into consideration technological and economic feasibility, and should be considered as general guidance to supplement the specific guidelines and standards of this section. It should be noted that some of the specific guidelines and standards of this document are less restrictive than the general guidance of the Secretary of the Interior's Standards.

Secretary of the Interior's Standards for Rehabilitation of Historic Structures

- a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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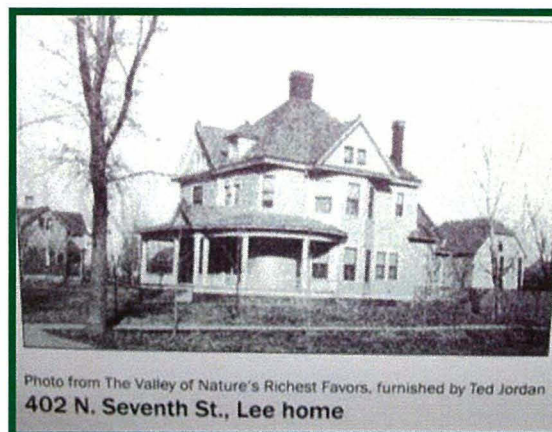
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IX Demolition of all or part of all structures within the North Seventh Street Historic Residential District

a Review Criteria

Any applicant/owner requesting demolition of part or all of a structure within the North Seventh Street Historic Residential District shall demonstrate that the demolition is warranted. Approval of a Certificate of Appropriateness for the demolition may only be issued upon consideration by the City Council of the following:

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



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b. Submittal Requirements

The applicant/owner for demolition of part or all of a structure shall provide information including but not limited to the following items in order for the City Council to evaluate the application:

- a. An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the Historic Preservation Board.
- b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for economic rehabilitation
- c. Estimated current market value of the property by a licensed real estate appraiser of the property both in its current condition and after completion of the proposed demolition or removal and all appraisals obtained within the previous two years by the applicant or owner in connection with the purchase, financing or ownership of the property.
- d. An estimate of the cost of restoration costs prepared by an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation or reuse of like structures in the District.
- e. Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased and any terms of financing between the seller and buyer.
- f. If the property is income-producing, the annual gross income from the property for the previous two years; and the depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- g. Remaining balance on the mortgage or other financing secured by the property owner and annual debt service, if any, for the previous two years.
- h. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- i. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- i. Assessed value of the property according to the two most recent Mesa County assessments.
- j. Real estate taxes for the previous two years.
- k. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-profit corporation, limited partnership, joint venture, etc.
- l. Current photographs of the building and land from the front street showing as much of the land and building as possible.
- m. Current photographs of all exterior elevations from rooftop to ground.
- n. Current photographs of all interior rooms.
- o. A narrative summary of all special architectural features and details and materials used throughout the interior and exterior of the structure.

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c. Procedure

- a) Upon submittal of the application for a Certificate of Appropriateness for demolition to the City, the Public Works and Planning Department shall review all the documentation submitted for completeness. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a recommendation to City Council.
- b) The application, with the findings and recommendations of the Department and the Historic Preservation Board, shall be presented to the City Council in accordance with the administrative procedures and notice requirements. The City Council will have ninety calendar days to consider and render its decision. If approved, the Public Works and Planning Department shall issue a Certificate of Appropriateness in order for the applicant/owner to obtain a Building Permit for the demolition.
- c) If the City Council finds that all reasonable possibilities for saving a part or all of the structure have been exhausted and approves the demolition, all salvageable building materials shall be collected and then the waste should be removed as provided by the permit and asbestos or other hazardous material disposal procedures. The site shall then be planted and maintained until a new use goes into effect.

d. Penalty

If the applicant/owner of a structure within the North Seventh Street Historic Residential District abates or demolishes part or all of a building without first obtaining the Certificate of Appropriateness by following the procedures detailed herein, the applicant/owner shall pay a fine of \$250.000 per square foot of the affected area.

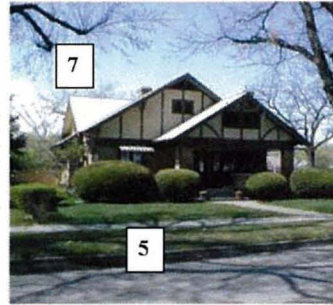
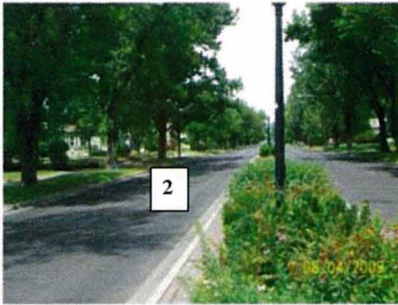
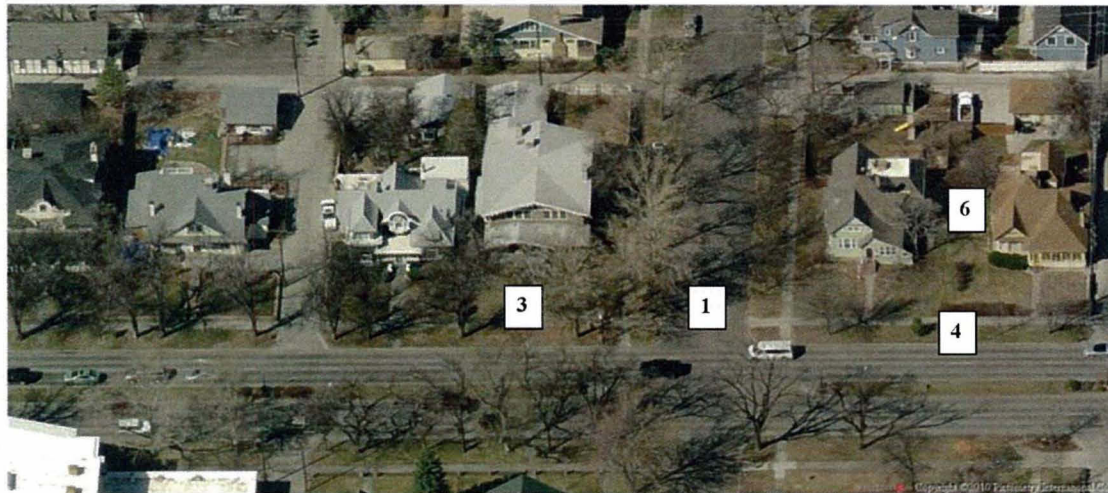


Adopted

**Section IX
DESIGN GUIDELINES AND STANDARDS**

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PROPERTY INVENTORY



District Character Inventory

- 1** The District is within a grid street pattern forming rectangular blocks, bisected by east-west and north-south alleys.
- 2** Visual cohesiveness is created by the natural setting which includes a strong pattern of evenly-spaced street trees, an abundance of mature vegetation and a center, landscaped median on North Seventh Street.
- 3** Within blocks, the lots are approximately the same size and structures are placed on lots in a similar manner. Uniform side and front yard setbacks give the street visual unity.
- 4** Buildings are of compatible size and scale, with the majority of buildings in the District having 1-1/2 to 2-1/2 stories.
- 5** Although varied in architectural style, almost every building has a porch. Altogether, the porches form a uniform horizontal line on the streetscape.
- 6** The buildings have prominent triangular roof forms that are primarily oriented with the ridgeline perpendicular to North Seventh Street.
- 7** Siding and trim materials create strong horizontal patterns.
- 8** Unique details highlight the District's character including some yards set off by wrought iron, picket or brick-pilaster fencing and a variety of architectural ornamentation.

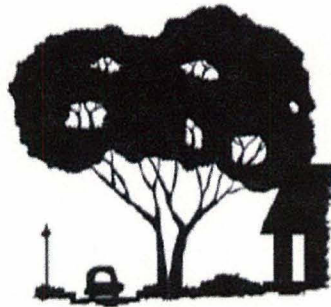
Adopted

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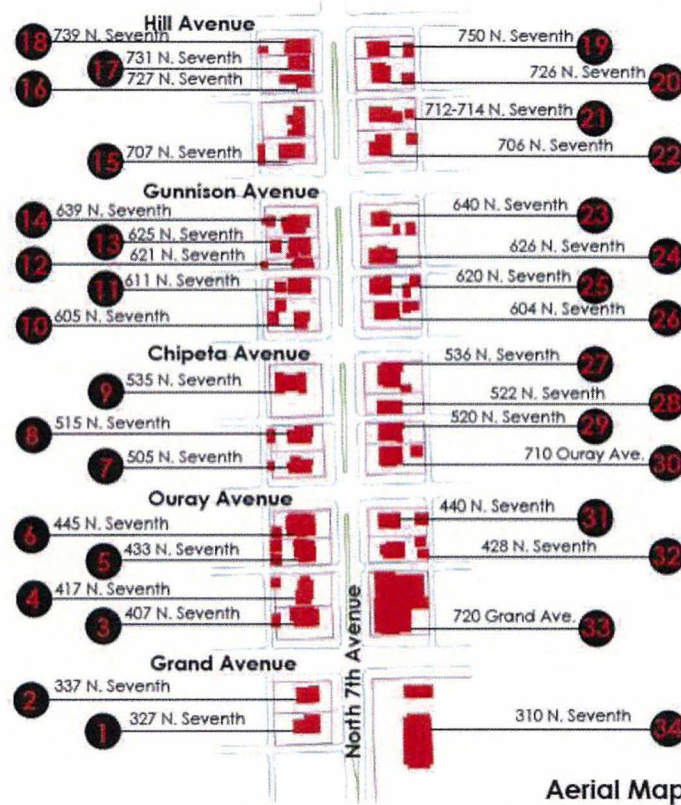
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PROPERTY INVENTORY

North Seventh Street Historic Residential District

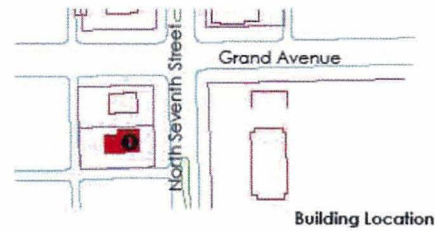


The North Seventh Street Historic Residential District is Grand Junction's only Nationally Registered historic neighborhood. To the left is an aerial map of the district and following is a collection of profile cards depicting the unique architectural stylings of all thirty five (35) structures in the district.

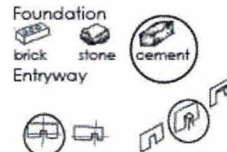
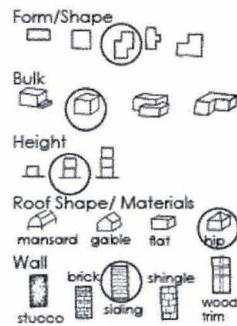


PROPERTY INVENTORY

1. Doc Shores House



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



Style: Italianate
 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

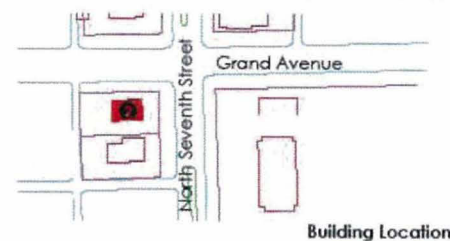


North Seventh Street Historic Residential District

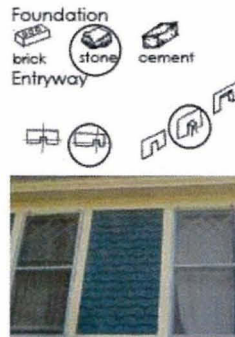
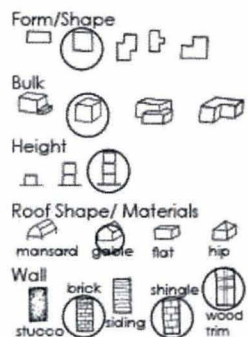


PROPERTY INVENTORY

2. White House



Address: 337 North Seventh 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



North Seventh Street Historic Residential District



*North Seventh Street Historic Residential District
 Guidelines and Standards*

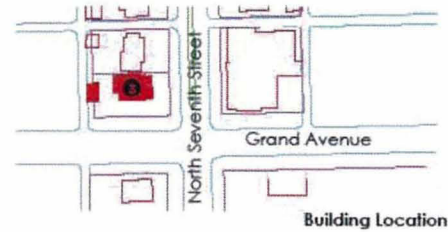
Adopted

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PROPERTY INVENTORY

3. Heman Bull House



Address: 407 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Dr. Heman Bull
 Date of Construction: 1906

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Spanish

Platforms: glassed front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: stone

Landscaping: Colorado

Signage: 1 stand alone

Unique/Distinguishing Elements: decorative arched parapets, arch motif

Is Property a Focal Point or Orientation

Landmark? yes

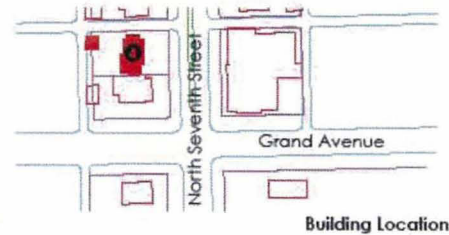


North Seventh Street Historic Residential District



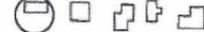
PROPERTY INVENTORY

4. Wren House



Address: 417 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Dr. George and Nettie Warner
 Date of Construction: 1902

Form/Shape



Bulk



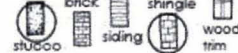
Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Eclectic

Platforms: back balcony

Additions/Alterations: yes

Accessory Structures: garage

Fencing/Walls: wood and metal

Landscaping: flowering

Signage: none

Unique/Distinguishing Elements: double chimney, flowering landscape

Is Property a Focal Point or Orientation

Landmark? no

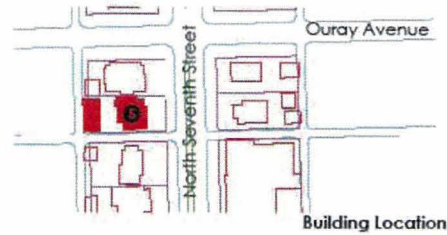


North Seventh Street Historic Residential District



PROPERTY INVENTORY

5. Moore House



Address: 433 North Seventh Street
 Zone District: Planned Residential Development
 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

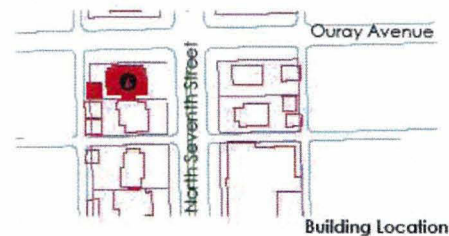


North Seventh Street Historic Residential District



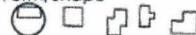
PROPERTY INVENTORY

6. Martin House



Address: 445 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: F.C. "Clyde" and Carrie Martin
 Date of Construction: 1923

Form/Shape



Bulk



Height



Roof Shape/ Materials



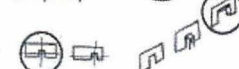
Wall



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

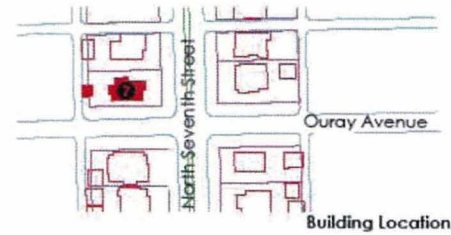


North Seventh Street Historic Residential District



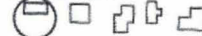
PROPERTY INVENTORY

7. Sampliner House



Address: 505 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Joseph M. Sampliner
 Date of Construction: 1895

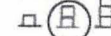
Form/Shape



Bulk



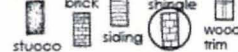
Height



Roof Shape/Materials



Wall



Foundation



Entryway



Style: Queen Anne, Tudor Revival

Platforms: none

Additions/Alterations: yes

Accessory Structures: garage

Fencing/Walls: wood

Landscaping: flowering

Signage: none

Unique/Distinguishing Elements: striped shingle siding

Is Property a Focal Point or Orientation

Landmark? no

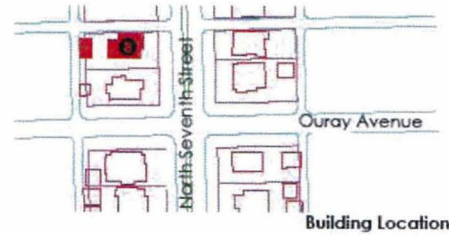


North Seventh Street Historic Residential District

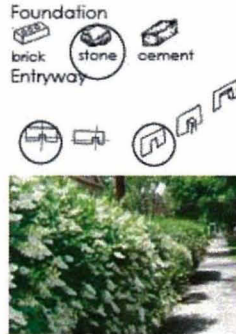
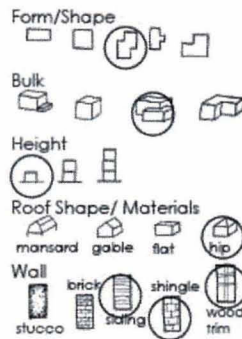


PROPERTY INVENTORY

8. Sampliner House



Address: 515 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Albert "Bert" Sampliner
 Date of Construction: 1895



Style: Queen Anne
Platforms: enclosed front porch
Additions/Alterations: no
Accessory Structures: 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



North Seventh Street Historic Residential District



*North Seventh Street Historic Residential District
 Guidelines and Standards*

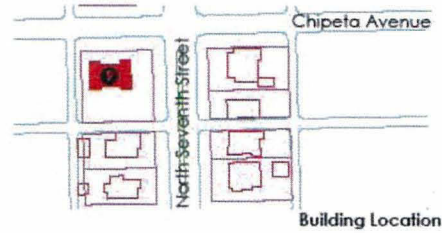
Adopted

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PROPERTY INVENTORY

9. First Church of Christ, Scientist



Address: 535 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: church
 Original Owner: First Church of Christ, Scientist
 Date of Construction: 1929

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



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

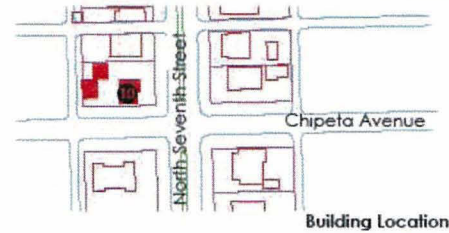


North Seventh Street Historic Residential District

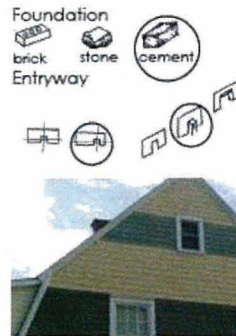
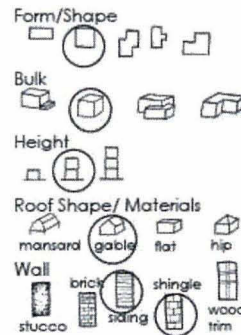


PROPERTY INVENTORY

10. Brainerd House



Address: 605 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: John and Maud Brainerd
 Date of Construction: 1900



Style: Dutch Colonial
Platforms: none
Additions/Alterations: no
Accessory Structures: 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



North Seventh Street Historic Residential District



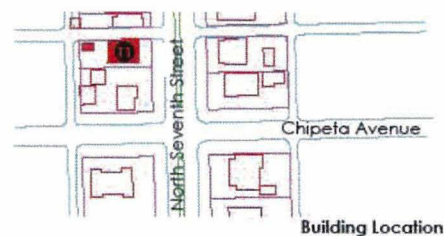
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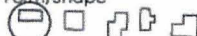
PROPERTY INVENTORY

11. Blackstone House



Address: 611 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Leamon E. Blackstone
 Date of Construction: 1904

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Colonial Revival

Platforms: front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: wood

Landscaping: minimal

Signage: none

Is Property a Focal Point or Orientation

Landmark? no



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

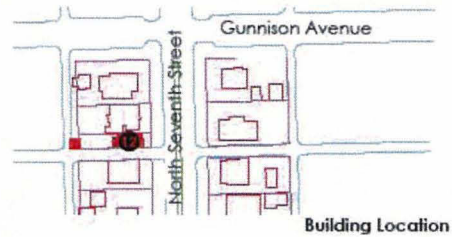
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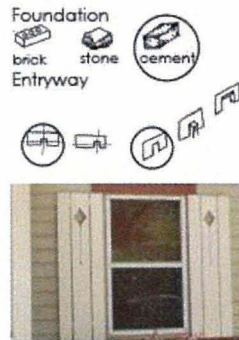
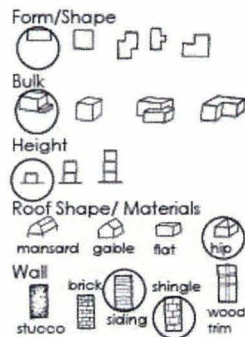
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PROPERTY INVENTORY

12. Honeymoon Cottage



Address: 621 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Albert A. Miller
 Date of Construction: 1904



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

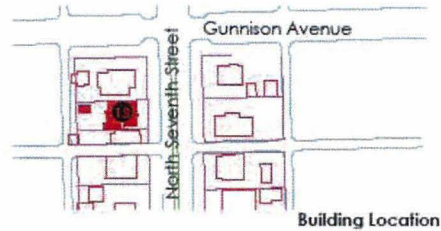


North Seventh Street Historic Residential District

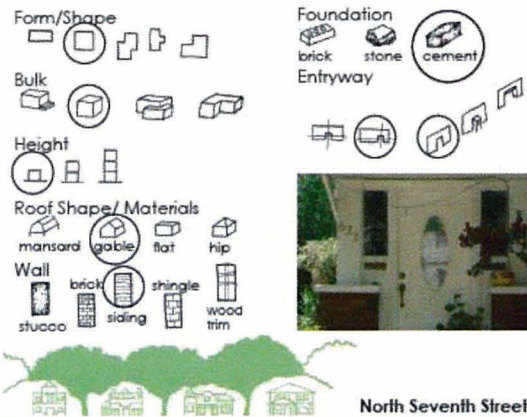


PROPERTY INVENTORY

13. Wilson House



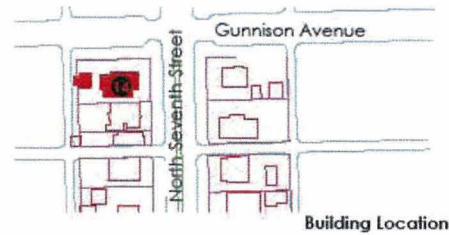
Address: 625 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Julia Wilson
 Date of Construction: 1922



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

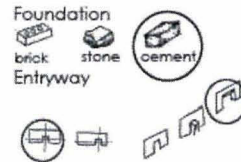
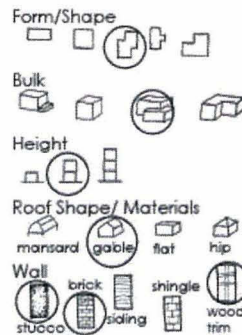
PROPERTY INVENTORY

14. Murr House



Address: 639 North Seventh Street
Zone District: Planned Residential Development
Principal Use: residential
Original Owner: William and Hatti G. Murr
Date of Construction: 1926 by Winterburn and Lumsden

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

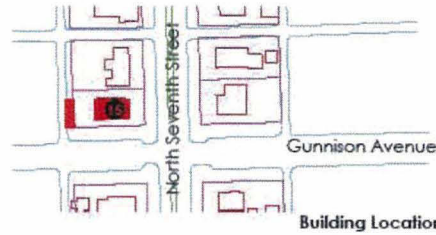


North Seventh Street Historic Residential District

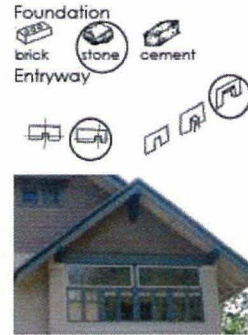
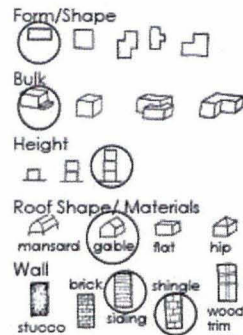


PROPERTY INVENTORY

15. Wickersham House



Address: 707 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Lincoln and Ruth Wickersham
 Date of Construction: 1910



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

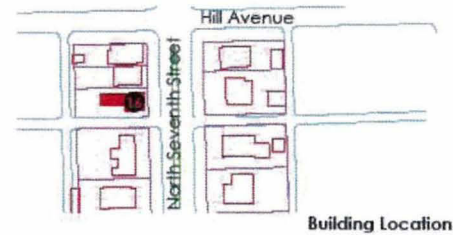


North Seventh Street Historic Residential District



PROPERTY INVENTORY

16. Sinclair House



Address: 727 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: day care
 Original Owner: James W. Sinclair
 Date of Construction: 1895

Form/Shape



Bulk



Height



Roof Shape/ Materials



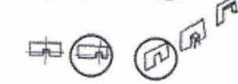
Wall



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



North Seventh Street Historic Residential District



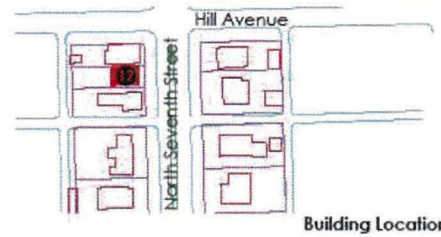
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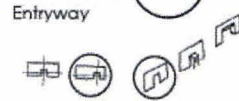
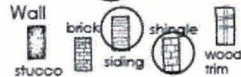
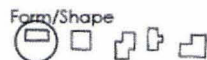
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PROPERTY INVENTORY

17. Lough House



Address: 731 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: day care
 Original Owner: Clarence Lough
 Date of Construction: 1909



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 Seventh

Is Property a Focal Point or Orientation

Landmark? no

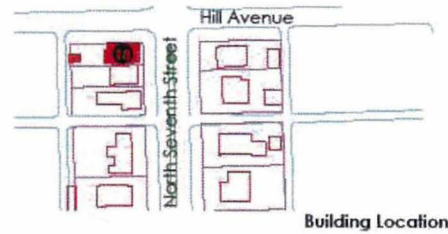


North Seventh Street Historic Residential District

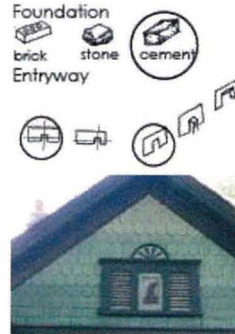
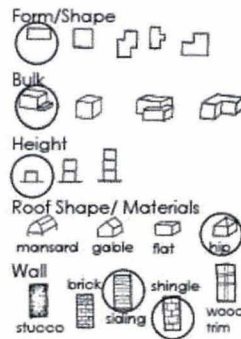


PROPERTY INVENTORY

18. Houskins House



Address: 739 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Owen W. Hoskins
 Date of Construction: 1909



Style: Queen Anne
 Platforms: glassed 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 Seventh
 Is Property a Focal Point or Orientation
 Landmark? no

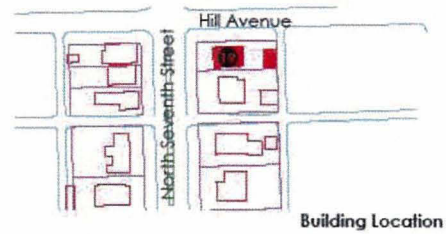


North Seventh Street Historic Residential District



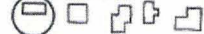
PROPERTY INVENTORY

19. Akers House



Address: 750 North Seventh Street
 Zone District: Planned Residential Development
 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? yes

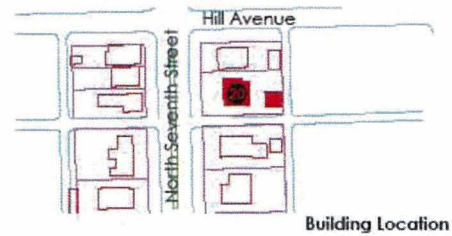


North Seventh Street Historic Residential District

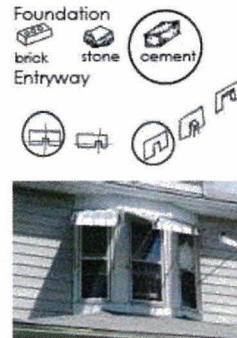
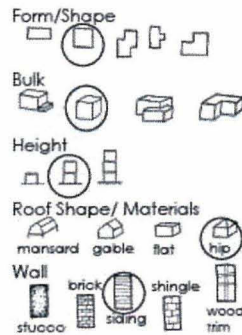


PROPERTY INVENTORY

20. Davis House



Address: 726 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Alfred H. Davis
 Date of Construction: 1909



Style: Eclectic
Platforms: enclosed front porch
Additions/Alterations: yes
Accessory Structures: garage *
Fencing/Walls: stone *
Landscaping: minimal
Signage: no
Is Property a Focal Point or Orientation Landmark? no

* Stone work done by well known western slope mason Nunzio Grasso

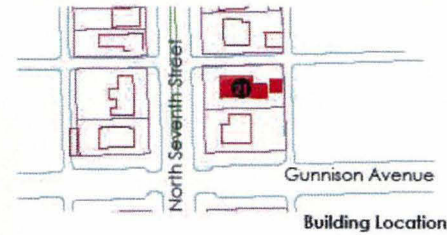


North Seventh Street Historic Residential District



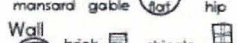
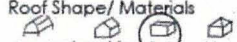
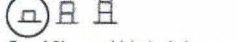
PROPERTY INVENTORY

21. Home Loan Duplex

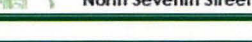
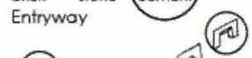


Address: 712 and 714 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Home Loan and Investment Co.
 Date of Construction: 1931

Form/Shape



Foundation



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



North Seventh Street Historic Residential District



Adopted

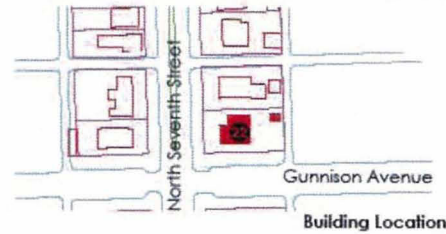
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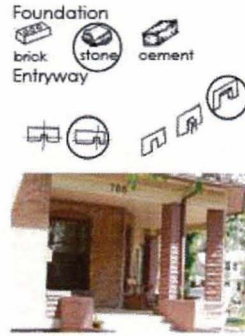
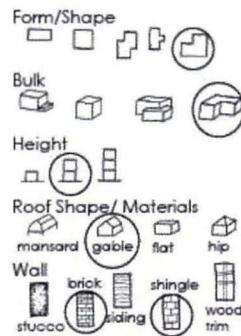
North Seventh Street Historic Residential District
 Guidelines and Standards

PROPERTY INVENTORY

22. Pabor House/Pansy Cottage



Address: 706 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William and Emma Pabor
 Date of Construction: 1909



Style: Queen Anne
 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? yes

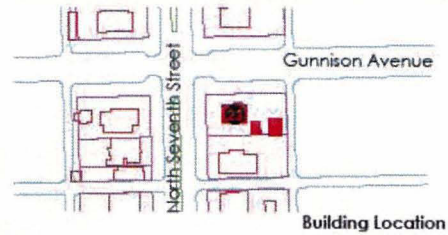


North Seventh Street Historic Residential District

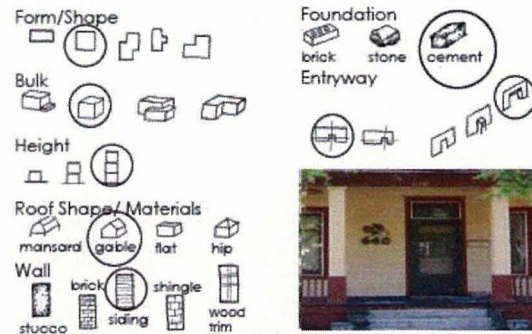


PROPERTY INVENTORY

23. Ferbrache House



Address: 640 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: C.F. Ferbrache
 Date of Construction: 1905



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

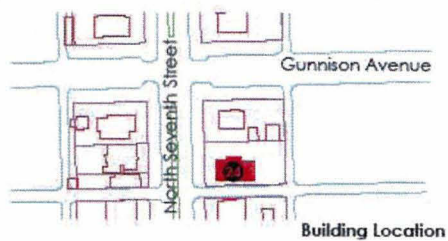


North Seventh Street Historic Residential District



PROPERTY INVENTORY

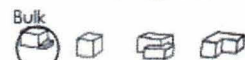
24. Barkuloo House



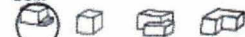
Building Location

Address: 626 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Henry S. Barkuloo
 Date of Construction: 1900

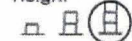
Form/Shape



Bulk



Height



Roof Shape/ Materials



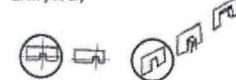
Wall



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



North Seventh Street Historic Residential District



Adopted

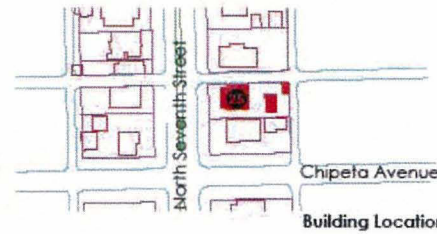
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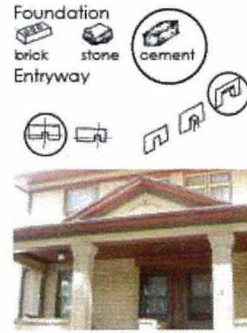
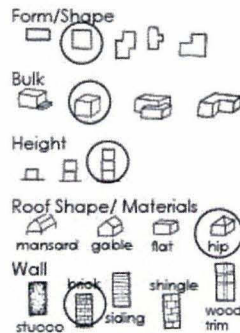
North Seventh Street Historic Residential District
 Guidelines and Standards

PROPERTY INVENTORY

25. Moyer House



Address: 620 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William J. and Ida Moyer
 Date of Construction: 1905



Style: Tudor Revival, Craftsman
Platforms: front porch
Additions/Alterations: yes
Accessory Structures: cottage / garage and 2nd garage
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



North Seventh Street Historic Residential District



*North Seventh Street Historic Residential District
 Guidelines and Standards*

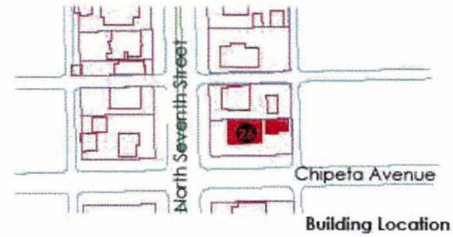
Adopted

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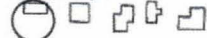
PROPERTY INVENTORY

26. Talbert House

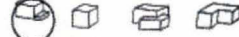


Address: 604 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Vernon C. Talbert
 Date of Construction: 1906

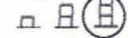
Form/Shape



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: stucco and stained timber gables

Is Property a Focal Point or Orientation

Landmark? yes

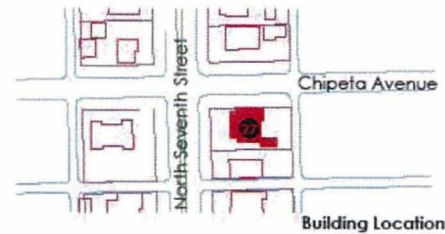


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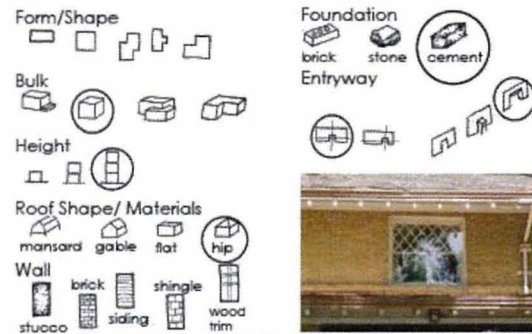


PROPERTY INVENTORY

27. Smith-Schmidt House



Address: 536 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Henry Barkuloo
 Date of Construction: 1912



Style: Tudor Revival, Craftsman
 Platforms: glassed 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

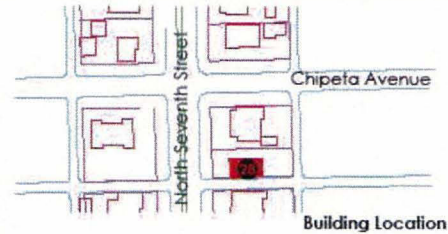


North Seventh Street Historic Residential District

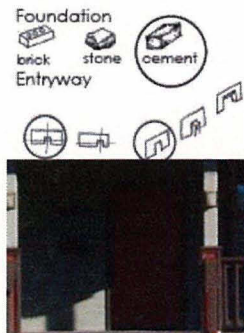
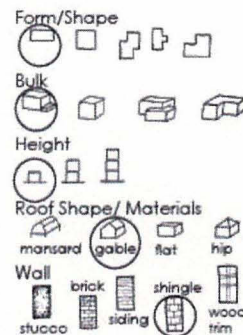


PROPERTY INVENTORY

28. Brunner House



Address: 522 North Seventh Street
 Zone District: Planned Residential Development
 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

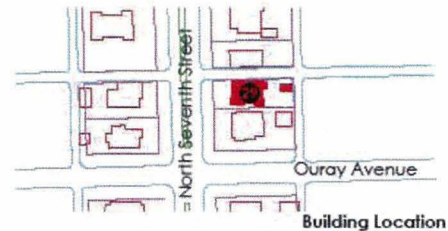


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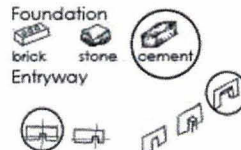
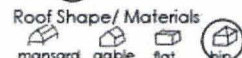
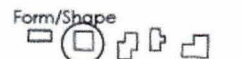


PROPERTY INVENTORY

29. Ellison House



Address: 520 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Orloff H. Ellison
 Date of Construction: 1924



Style: Arts and Crafts Bungalow

Platforms: front porch

Additions/Alterations: yes

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

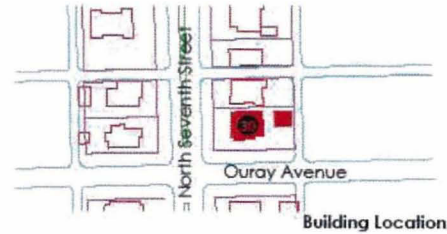


North Seventh Street Historic Residential District

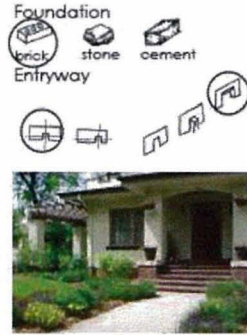
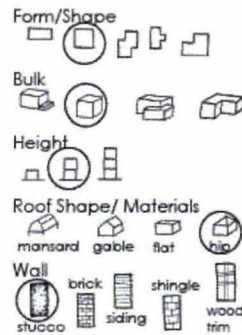


PROPERTY INVENTORY

30. Sickenberger House



Address: 710 Ouray Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Jesse Urban Sickenberger
 Date of Construction: 1923



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

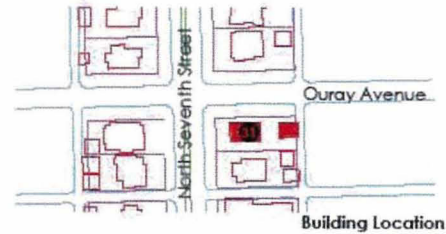


North Seventh Street Historic Residential District

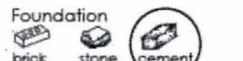
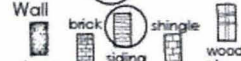
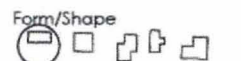


PROPERTY INVENTORY

31. Smith-Jordan House



Address: 440 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William and Eva Smith
 Date of Construction: 1902



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

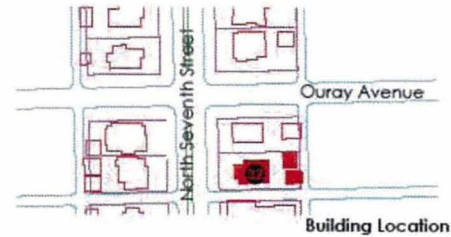


North Seventh Street Historic Residential District

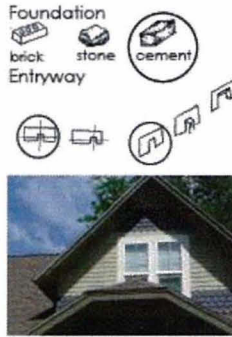
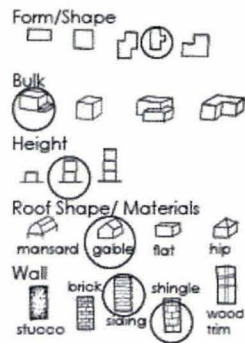


PROPERTY INVENTORY

32. Allison House



Address: 428 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Monroe "Roe" and Redie Allison
 Date of Construction: 1900



Style: Eclectic
 Platforms: front porch
 Additions/Alterations: yes
 Accessory Structures: garage and work-shop
 Fencing/Walls: wrought iron, brick, wood
 Landscaping: Colorado
 Signage: no
 Is Property a Focal Point or Orientation
 Landmark? no



North Seventh Street Historic Residential District



*North Seventh Street Historic Residential District
 Guidelines and Standards*

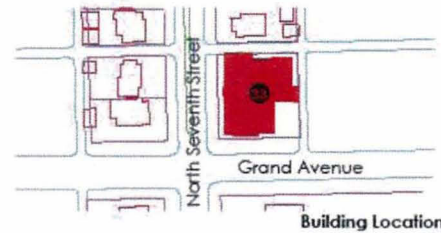
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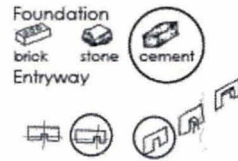
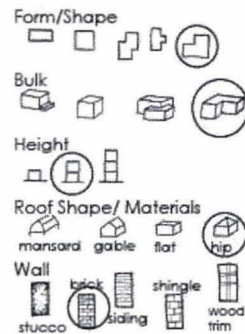
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PROPERTY INVENTORY

33. First Baptist Church



Address: 720 Grand Avenue
 Zone District: Planned Residential Development
 Principal Use: church
 Original Owner:
 Date of Construction: 1912 - 1929



Style: Colonial Revival
 Platforms: none
 Additions/Alterations: yes
 Accessory Structures: none
 Fencing/Walls: none
 Landscaping: Colorado
 Signage: wall sign
 Unique/Distinguishing Elements: Greek columns, stained glass windows
 Is Property a Focal Point or Orientation
 Landmark? yes

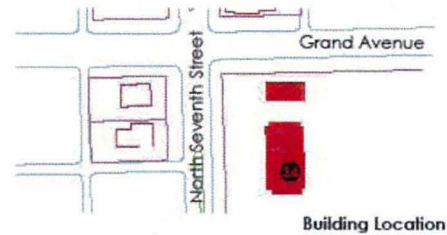


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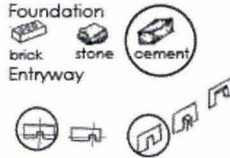
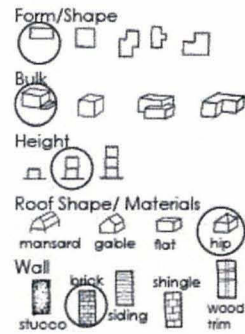


PROPERTY INVENTORY

34. Lowell School



Address: 310 North Seventh Street
 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



North Seventh Street Historic Residential District



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TERMS AND DEFINITIONS

Accessory Dwelling Unit: A dwelling unit which is secondary to a principal dwelling unit which may be attached to the principal structure or freestanding.

Accessory Structure: A detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of the land, and which is located on the same parcel of ground with the principal structure or use.

Addition: 1) A structure added to the original structure at some time after certificate of occupancy has been issued for the original structure; 2) An extension or increase in floor area or height of a building or structure.

Adjacent: Means property or use, any portion of which is within a 100-foot radius. Public right-of-way, easements, canals or waste ditches, and waterways are not counted when deciding if one property or use is adjacent to another.

Alignment: The arrangement of objects along a straight line.

Alley Setback: The minimum distance from the alley property line that any permanent construction can be built. See also Rear Yard setback in Zoning and Development Code.

Alter or Alteration: Any proposed modification to a designated historic site, structure or district which could have an effect on the character of the historic resource relative to the criteria by which it was designated. Examples of alterations for structures may include additions, any exterior modifications, including signage to be affixed to the façade.

At-grade: Level of a road, building, or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building, or other facility).

Banner: Any sign intended to be hung, either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind.



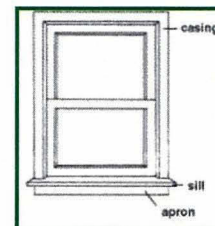
Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint: The portion of a lot covered by a building or structure at the surface level, measured on a horizontal plane.

Building Mass: The three-dimensional bulk of a building: height, width, and depth.

Building Placement: The location of the structure in relation to property lines.

Casings: The framework around a door or window.



Example of Casings

Cohesiveness: 1. The state of cohering or sticking together. 2. Causing symmetry and balance through design.

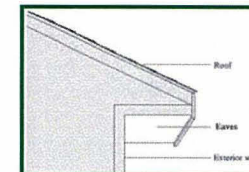
Congruous: Corresponding in character or kind; appropriate or harmonious.

Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof, that is coterminous.

Contributing structure: a structure that already adheres to and/or complies with these Guidelines and Standards in their entirety at the time of adoption.

Design: A visual arrangement or disposition that indicates a signature motif.

Eaves: The lowest, overhanging part of a sloping roof.



Example of Eaves

TERMS AND DEFINITIONS

Exterior Features: Include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and type and style of the windows, door, light fixtures, signs, other appurtenant fixtures and natural features such as trees and shrubbery.

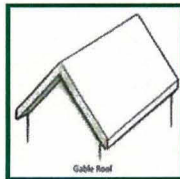
Façade: The exterior walls of a building exposed to public view or that wall viewed by persons not within the building.

Feeling, Integrity: *Historic Integrity* is the ability of a site to retain its identity and, therefore, convey its significance in the history of Grand Junction, Colorado.

Form: The overall shape of a structure

Gable: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gabled Roof: A roof having a gable at one or both ends.



Example of Gabled Roof

Grandfathering / Grandfathered: Describes the status accorded certain properties, uses, and activities that are legally existing prior to the date of adoption of the zoning ordinance or provisions of the zoning ordinance.

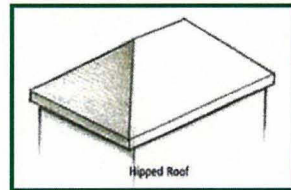
Ground Plane: The level of an entry platform into a building.

Guideline: Are permissive statements intended to be used as recommendations by homeowners and boards in making decisions.

Height of Structure: The vertical distance from the grade to the highest point of any portion of a structure.

Height-width Ratio: The ratio of the height of the structure to the width of the structure.

Hipped Roof: A roof that slopes upward from all four sides of a building, requiring a hip rafter at each end.



Example of Hipped Roof

Historic Property: The research, protection, restoration and rehabilitation of buildings, structures, landmarks, signs, appurtenances, objects, districts, areas and sites significant in the history, archeology, education or culture of the City, State or Nation.

Horizontal Rhythm: The pattern of shapes, spaces and textures of a structure across a horizontal plane.

Integrity: A property retains its integrity if a sufficient percentage of the structure dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.

Inset: 1. Something inserted; insert. 2. A small picture, map, etc., inserted within the border of a larger one. 3. To set in or insert.

Lot Coverage: That area of the lot or parcel which may be occupied by principal and accessory structures, and other impervious surfaces.

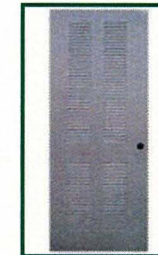
Mass: The physical size and bulk of a structure.

Materials: As related to the determination of "integrity" of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form an historic property.

Massing: The bulk or size of a structure.

Median: An area in the approximate center of a city street or state highway that is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and guttering, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway used for through traffic.

Metal Louvered Door: A metal door with fitted or fixed horizontal slats for admitting air and light and shedding rain.



Example of Metal Louvered Door

Adopted

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TERMS AND DEFINITIONS

Mill: A mill finish is the natural appearance of the aluminum as it comes from the rolling mill or the extrusion mill. Often this finish is dull, grainy and without luster.

New Construction: Any construction of an entirely new structure, construction of an addition to an existing structure or an exterior alteration to an existing structure.

Nonconforming: A legal use, structure, and/or development which existed prior to the adoption of this code or any amendment thereto, which does not presently conform to this code or its amendments.

Nonconforming Structure or Building: A structure or building, the size, dimension, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Nonconforming Use: A use of activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Non contributing Structure: 1. A structure that has undergone significant alterations. 2. A non contributing building, site, structure or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was not present during the period of significance and does not possess historic integrity reflecting its character at that time or is not capable of yielding important information about the period, or (b) it does not individually meet the National Register eligibility criteria.

Opacity: 1. The screening effectiveness of a buffer yard or fence expressed as the percentage of vision that the screen blocks. 2. The degree to which a material blocks light.

Ordinance: An authoritative rule or law. A public injunction or regulation.

Orientation: Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Overhang: A projection of the roof or upper story of a building beyond the wall of the lower part.

Parapet: A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, balcony, etc.



Example of a Parapet

Park Strip: The space in the public right-of-way between the back of the curb and the sidewalk.

Photovoltaic Panel: A solar panel or solar collectors designed to absorb solar radiation and convert it into electricity.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.



Example of a Portico

Principal Structure: The structure in which the principal use of a property is conducted. This shall include any buildings which are attached to the principal structure by a covered structure.

TERMS AND DEFINITIONS

Projecting Bays: A bay window is a window space projecting outward from the main walls of a building and forming a bay in a room, either square or polygonal in plan.



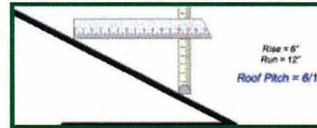
Example of Projecting Bay

Public Hearing: A public meeting of a board, Planning Commission, City Council or their representatives where the public may attend.

Public Right-of-Way: Any street, road, highway, alley, pedestrian/bicycle way or other special purpose way or utility installation owned by, or reserved to, the public for present or future public use.

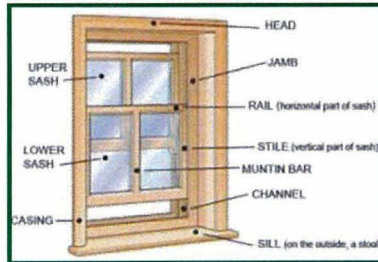
Rhythm: Orderly reoccurrence of elements of design with possible variety and variation.

Roof Pitch: The amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as "1 in 3".



Example of Roof Pitch

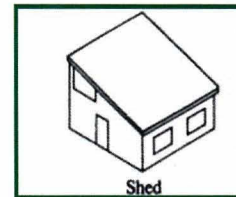
Sash: The movable part of a window holding the glass.



Example of Sash

Setback: The minimum distance between a structure and a property line of a parcel of land or other established reference point.

Shed Roof: A flat roof that slopes in one direction and may lean against another wall or building. Also known as lean-to roof.

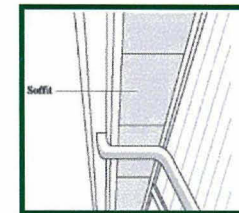


Example of Shed Roof

Siting: The position or location of a town, building, etc., especially as to its environment.

Slope Ratio: Same as roof pitch. The amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as "1 in 3".

Soffit: The underside of an architectural feature, as a beam, arch, ceiling, vault, or cornice.



Example of Soffit

Solid-to-Void Ratio: On a building façade, the ratio of solid space to voids, such as windows, door and other openings.

Standard: A mandatory provision of a development regulation.

TERMS AND DEFINITIONS

Streetscape: The landscaping and other manmade objects located within the public right-of-way which add variety and are placed for aesthetic purposes as well as functional, pedestrian guidance and traffic control.

Subservient: Serving or acting in a subordinate capacity; subordinate.

Transoms: 1. A small, hinged window above another window or a door; the horizontal crosspiece to which such a window is hinged. 2. A window or group of windows located above a door or larger window.



Vertical Rhythm: The pattern of shapes, spaces and textures of a structure across a vertical plane.

Vista: A view or prospect, especially one seen through a long, narrow avenue or passage, as between rows of trees or houses.

Xeriscape: Environmental design of residential and park land using various methods for minimizing the need for water use.



Example of Xeriscape

Zoning: A mapped area with a particular set of rules and regulations which limits the types of uses.

INCENTIVES FOR HISTORIC PRESERVATION IN GRAND JUNCTION

A. THE STATE HISTORICAL FUND

The State Historical Fund is a statewide grants program that was created by the 1990 constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state.

Competitive Grants (aka General Grants) are made for any of the three projects types: Acquisition & Development, Education and Survey & Inventory.

There are three essential elements to applying for a competitive State Historical Fund Grant:

1. You need to be or work with an eligible grant applicant.
2. If you are planning to do physical work on a structure, building, site or object, the resource must be historically designated. If this is a survey and planning, archaeological survey or education project, the focus of your project must be directly related to historic preservation.
3. You need to apply for projects, activities and costs that qualify for assistance from the State Historical Fund.

Additional information concerning the selection process is available in the ["Grant Program Guidelines"](#) section of the Colorado State Historic Society web site:

(<http://www.historycolorado.org/grants/grants>)

B. TAX INCENTIVES FOR HISTORIC PRESERVATION

Federal and state tax laws provide tax incentives for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. The federal government offers a 20% investment tax credit for the approved rehabilitation of certified historic buildings used for income-producing purposes as well as a 10% credit for certain other older buildings. The state offers a similar 20% state income tax credit based on \$5,000 or more of approved preservation work on designated properties. Applicants are urged to contact Office of Archaeology and Historic Preservation (OAHP) at the State Historic Society as early as possible when considering an application for either federal or state tax credits. OAHP provides advice to property owners, developers and architects concerning appropriate preservation and rehabilitation measures. OAHP staff review applications for tax incentives and make recommendations for approval.

In 2008 the Colorado Legislature extended the State tax credit through 2019.

C. HOUSING REHABILITATION AND WEATHERIZATION THROUGH HOUSING RESOURCES OF WESTERN COLORADO

Housing rehabilitation and weatherization projects in Grand Junction which meet low income guidelines are eligible for assistance through Housing Resources of Western Colorado:

(<http://www.housingresourceswc.org/>)

FREQUENTLY ASKED QUESTIONS

Does the North Seventh Street Historic Residential District Guidelines and Standards force me to make changes in my house?

No, there will not be a requirement to change anything in your house, exterior or interior, unless you are doing a remodel or new construction.

Does the North Seventh Street Historic Residential District Guidelines and Standards affect new construction or remodels?

The North Seventh Street Historic Residential District Guidelines and Standards will give guidance to homeowners and land owners who wish to remodel or do new construction on the exterior of their houses and structures. It does not affect changes you make in the interior of your house.

What land uses will be allowed in the historic district?

All of the land uses allowed in the R-8 residential zone will be allowed.

What incentives are there to homeowners to comply with these regulations?

There are several incentives to homeowners including:

- ♦ grants under the State of Colorado Historic Fund
- ♦ tax incentives under Federal and state tax laws for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation
- ♦ housing rehabilitation and weatherization projects in Grand Junction which meet low income guidelines are eligible for assistance through Housing Resources of Western Colorado

(Contact the City of Grand Junction's Neighborhood Services Division or Housing Resources of Western Colorado)

Will the North Seventh Street Historic Residential District Guidelines and Standards tell me what I can plant in my yard?

No, there are no requirements for what you can plant in your yard; however, there are suggestions and recommendations for landscaping that are compatible with the district. The proposed Seventh Street Historic District regulations suggest contacting Colorado State University Tri River Extension Service in Grand Junction for landscaping recommendations. (<http://www.coopext.colostate.edu/TRA/PLANTS/index.shtml>)

Will the North Seventh Street Historic Residential District Guidelines and Standards mean that it will take longer to get approval of my project?

Probably not. With the new North Seventh Street Historic Residential District Guidelines and Standards in place, most minor projects, which meet the requirements, can be approved at staff level or by the Grand Junction Historic Preservation Board and will not require a full public hearing with the City Council (as is now the case).

What will be the effect of the proposed North Seventh Street Historic Residential District Guidelines and Standards on my property value?

National studies have shown that property values increase in historic districts faster than in non historic districts and that rehabilitation of historic districts adds a positive stimulus to economic development. ("The Economics of Rehabilitation," by Donovan Rypkema; The National Trust for Historic Preservation)

SAMPLE CERTIFICATE OF APPROPRIATENESS



Certificate of Appropriateness North Seventh Street Historic Residential District

This box for office use only

File Number: _____ Review Fee: _____

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

APPLICANT INFORMATION

Applicant Name: _____

Are You? ☐ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: _____

Applicant's Phone: _____ Email Address: _____

Representative/Contact Person: _____

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _____ Email Address: _____

Address of Subject Property: _____ Tax Parcel Number: _____

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				
Walls/Siding				
Fascia/Other Trim				
Windows/Doors				
Porch				
Other (describe below)				

Fully explain the nature of your request:

Number of Structures on Property: _____ Residential _____ Outbuildings

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

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

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

Existing Height to Building Eave: _____ Existing Height to Building Peak: _____

Proposed Height to Building Eave: _____ Proposed Height to Building Peak: _____

The existing building is a: _____ Single Family Dwelling _____ Duplex _____

Other Multi-Unit _____ Other (specify): _____

North Seventh Street Historic Residential District
Guidelines and Standards

Adopted

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SAMPLE CERTIFICATE OF APPROPRIATENESS

Exterior Building Materials:

	Existing	Proposed
Roof	_____	_____
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: _____

Existing Sill Depth: _____

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: _____

Proposed 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:
 Will the exterior trim remain on the replacement windows? ____ Yes ____ No

SITE AND LANDSCAPE INFORMATION

Fencing:

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

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

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

ADDITIONAL INFORMATION:

Are there other proposed not yet covered in the application? ____ Yes ____ No
 If yes, please explain: _____

Signatures:

Property Owner _____	Date _____
Representative _____	Date _____

City Approval:

Printed Name and Title _____	Date _____
Signature _____	Date _____

Adopted

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AUTHENTIC PLANTS FOR LATE 19th-EARLY 20th CENTURY PERIOD LANDSCAPING

Shrubs, trees and vine

American Hornbeam
Asiatic Bittersweet Vine
Bittersweet
Flowering Quince
American Yellow-wood



Clematis

Red-twigged Dogwood
Rock-Spray
Cock-spur Thorn
Sweet Gum
Tulip Tree



Slender Deutzia

Euonymus
American or European Beech
Ginkgo
Honey Locust
Kentucky Coffee Tree
European Ash

Amur Privet



Rock Spirea

Golden Rain Tree
Honeysuckle



Japanese Spurge

Virginia Creeper
Boston Ivy, Japan Ivy
Mockorange
Ninebark
Golden Rain Tree
Oregon Grape Holly



Hydrangea



Common Laburnum

Weeping Willow
Blue Spruce
Mugho Pine
Dwarf Scotch Pine
Sycamore
Double Flowering Plums
Sargent Cherry
Crabapple



Scarlet Firethorn

Leatherleaf Mahonia
Fragrant Sumac
Cut-leaved Sumac
Rose

Mountain Ash
Spirea
Snowberry Waxberry
Indian Currant, Coral-berry
Lilac
Linden
Rosy Weigela



Wisteria

Tree of Heaven
Maple, except sugar or silver
Horse Chestnut
Barberry



Trumpet Creeper