

Historic Preservation Board Meeting
Minutes – October 4, 2022

Board Members Present: Vida Jaber, Ron Parron and Dave Fishell

Board Members Not Present: Sidney Wood

Others in Attendance: Kristen Ashbeck and Jessica Johnsen, Community Development; Tom and Melinda Watson, Applicants; Kirk Huddleston, Applicant; and Shannon Power, Citizen

CALL TO ORDER/ANNOUNCEMENTS

The meeting was virtually called to order at 4:00 pm by Chair Vida Jaber.

Kristen introduced visitor Shannon Power who has applied to be appointed to the Board.

APPROVAL OF MINUTES

The Board considered the minutes of the February 7, 2023 meeting which were passed 3-0 on a motion by Ron Parron and a second by Dave Fishell.

DISCUSSION ITEMS

Certificate of Appropriateness Review

Staff and the applicant explained the request to convert an existing historic garage on the property at 417 North 7th Street to a short-term rental unit. The property is currently considered a non-contributing structure in the District due to modifications that have taken place over the years. The existing windows and garage door will be replaced with aluminum residential style double-hung windows with 9 over 1 panes, consistent with windows on the existing house. The roofing material will not be changed but the lap siding will be replaced with stucco to resemble the existing house.

Staff found that the proposal meets the guidelines and standards contained within Section 26.24 of the North Seventh Street Historic Residential District Guidelines and Standards and recommended approval of the Certificate of Appropriateness application.

Board Discussion – Ron Parron asked if there could be a condition that the gable ends of the structure be finished with shake shingles like those used on gables of the existing house. Kristen responded that the Board could include that in their motion on the decision.

Motion: Ron Parron made a motion on item COA-2023-142, an application for a Certificate of Appropriateness to remodel and convert an existing garage to a short-term rental unit on the property located at 417 North 7th Street, to approved the proposal as

presented with the condition that the peaks/gable ends be finished with shake shingles to mirror the design of the existing house.

The motion passed 3-0 on a second by Dave Fishell.

Certificate of Appropriateness Review

Staff and the applicant explained the request to construct a new 900-square-foot building for additional classroom space and relocate a solar structure/carport in the rear yard of the property located at 715 North 7th Street (Discovery Kids Day Care). The property is currently considered a non-contributing structure in the District due to its construction in 1976. The new structure will have lap siding, asphalt shingle roof and residential style vinyl slider windows. The scale and proportion of the building are consistent with that of other accessory structures in the District. Both the relocated structure and the new classroom building will meet all bulk requirements specified in the guidelines and standards.

Staff found that the proposal meets the guidelines and standards contained within Section 26.24 of the North Seventh Street Historic Residential District Guidelines and Standards and recommended approval of the Certificate of Appropriateness application.

Dave Fishell made a motion to approve the proposal as written in the staff report. The motion passed 3-0 on a second by Vida Jaber.

UPDATES

Kristen reiterated that the Historic Preservation Day event originally planned in May would need to be postponed and suggested the Board could discuss holding it in the Fall, perhaps in conjunction with another downtown event (e.g. September 16, Downtown Car Show or October 6-8, Downtown Art Festival). Vida added that the Museum will be hosting hose-cart races August 24-25 downtown, perhaps an opportunity to combine another event with that.

In lieu of the Historic Preservation Day, the Board supported hosting a table at the Mesa County Historical Society's 2nd annual History Fair on April 29th 10:00-4:00 at the Historic Loma School. Kristen will follow up to register for a table, hopefully a couple of Board members can be in attendance to assist.

ADJOURNMENT

The meeting was adjourned at 4:54 PM.