



**A G E N D A**  
**Historic Preservation Board**

**Tuesday, February 11, 2014 4:00 pm**  
**City Hall Large Planning Conference Room**  
**250 North 5<sup>th</sup> Street, 1st Floor just inside the revolving door to the right**

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- 1 Minutes of January 7, 2014 Meeting (attached)
- 2 North Seventh Street Historic Residential District – Accessory Structures
  - See attached revised draft
  - Input from City Attorney
  - Survey to identify existing and historic accessory structures
- 3 Historic Preservation Month Activities/Events – May 2014
  - Historic Preservation Award – Handy Chapel, other?
  - I Spy Contest
  - Museum Events
  - Other
- 4 2014 Home Improvement and Remodeling Expo Sunday, March 9<sup>th</sup>, 10:00am-4:00pm
  - Schedule Shifts
  - Information for table
- 5 CMU Public History Class Project(s)
- 6 Other

**Historic Preservation Board Regular Meeting**  
Minutes – January 7, 2014

Present: Chris Endreson, Jody Motz, Jon Schler, Jodi Coleman-Niernberg, Michael Menard and Scott Wolford

Not Present: David Bailey and Kevin Reimer

Also Present: Kristen Ashbeck, City Neighborhood Services; Joe Hatfield, North Seventh Street Historic Residential District

The Board convened at 4:00 pm at City Hall

**Introductions.** Scott Wolford introduced himself to the Board as the most recently-appointed new member. Scott owns a historic home at 1135 Main Street.

**Minutes of December 3, 2013 Meeting.** Jody Motz made a motion to approve the minutes of the December 3, 2013 meeting as written. The motion passed unanimously (6-0) on a second by Michael Menard.

**Selection of New Board Chair.** Jodi Coleman-Niernberg made a motion to select David Bailey as the new chair of the Historic Preservation Board. The motion passed unanimously (6-0) on a second by Jody Motz.

**North Seventh Street Historic Residential District Guidelines and Standards.** Kristen had written a draft of guidelines and standards that could amend the current document to address the treatment of accessory structures. The Board discussed the following points with Joe Hatfield representing the District property owners.

- There is no identification of the existing accessory structures in the District. The original nomination form for the District did not mention accessory structures and the property survey that was done only notes that there is or is not one.
- The proposed guidelines and standards were written generically – they could apply to all properties or only those whose primary structure is considered contributing. Joe Hatfield suggested that the neighborhood be polled as to if and how the amended guidelines and standards should apply. A similar poll was done during drafting and adoption of the guidelines and standards document. Property owners were given 30 days to respond. Board members agreed this approach should be taken to obtain input from the property owners.
- Joe Hatfield also suggested that demolition of a historic accessory building should be treated as demolition of primary structure is treated in the existing guidelines and standards.
- The Standards should read New or Additions to Accessory Structures
- The most important aspects of design of a new or addition to an accessory structure are that it not be wider than, nor taller than, the primary structure on the property.
- The proposed amendment should be reviewed by the City Attorney to help determine a process for adoption of the amendment.

Kristen will revised the draft language and obtain input from the City Attorney prior to the Board's next meeting.

**Certified Local Government (CLG) Update.** Kristen had contacted Dan Corson with History Colorado about CLG status. Dan stated that CLG status is only attained once all requirements have been met – there is no “CLG Lite” that allows designation while some requirements are still being developed. Dan is willing to visit Grand Junction and give a presentation about the CLG designation process and the benefits of CLG designation. Kristen had asked Harry Weiss of the Downtown Development Authority to see if the DDA Board was interested in attending the presentation and possibly working with the Board to attain designation if that is the direction that is desired. Designated historic structures in downtown have the most to gain from CLG status since locally-designated structures would be eligible to take advantage of State historic tax credits. Harry and Jodi will include it as an agenda item at an upcoming DDA Board meeting.

**2014 Home Improvement and Remodeling Expo – March 7-9, 2014.** Kristen had checked with the Housing and Building Association regarding the Board hosting a table at this year’s expo as was done in 2013. The Board can have a table at no cost at the entrance to the event on Sunday, March 9<sup>th</sup> in exchange for volunteering at the event. The Board agreed it went well last year and will volunteer for shifts as members are available.

**Other Activities/Projects for 2014.** Jon Schler suggested having the GSA do a presentation to the Board about the greening of the Federal Building and how the energy generation and use is working in the building. Kristen will contact the GSA representative.

Jon Schler and likely Chris Endreson will be attending the Statewide historic preservation conference in Denver the first week of February. Councilman Bennett Boeschstein will also be attending. There will be a session about the Federal building that may include an introduction of overall historic preservation activities in Grand Junction by Jon and Bennett.

Jon Schler will begin reviewing the historic surveys that have been done to formulate some ideas for additional walking/driving tours or information that could be developed to give to property owners.

The meeting was adjourned at 5:00 pm.

## January 2014 DRAFT Addendum to Section VI: DISTRICT WIDE DESIGN GUIDELINES AND STANDARDS

Would follow page 15 of North Seventh Street Guidelines and Standards

### 12. Accessory Structures

#### **Guideline**

The structures built behind the primary residences and buildings are historically significant because they reveal the lifestyles of early Grand Junction residents. The backyards of many properties were cluttered with coal sheds, ice houses, storage sheds and early garages. Many of these remain intact in the North Seventh Street Historic Residential District. The accessory structures are a contributing feature to the character of the District and should be preserved. Moving or demolishing these buildings is discouraged because it removes them from their historic setting.

#### **Standards – Exterior Modifications to Existing Historic Accessory Structures**

- a. Preserve existing historic accessory structures as determined to exist as of \_\_\_\_\_, 2014. Refer to listing of these in Appendix F.
- b. Demolition of a historic accessory structure shall be subject to the requirements of Section IX.
- c. Existing exterior wall materials shall be maintained and repaired rather than replaced when at all possible. If replaced, the new material shall be comparable to the historic wall materials.
- d. Existing exterior doors shall be maintained and repaired rather than replaced when at all possible. If replaced, the new door(s) shall be visually compatible with the character of the historic doors.
- e. Unless existing on a historic accessory structure, metal, vinyl and Exterior Insulation and Finish System (EIFS) or similar materials are prohibited for exterior wall materials.
- f. Window shape, alignment and style shall be protected to preserve the historic character of the accessory structure.
- g. Window materials shall be maintained in a historically accurate manner.
- h. Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.
- i. Window openings shall not be enlarged, closed off, or otherwise altered in form.
- j. The addition of new openings for windows or doors is discouraged.
- k. Replacement of roof materials shall be similar to the existing roof material of the historic accessory structure.

### **Standards – Additions to Existing and New Accessory Structures**

- a. New accessory structures shall be clearly subordinate to the primary residential structure on the site by placing the structure to the rear of the primary structure.
- b. Use similar architectural characteristics as seen throughout the District. For example, a basic rectangular form with gable and hip roofs.
- c. Accessory structures shall be smaller than the primary structure on the site. Maintain a proportional mass, size, and height to ensure the structure is not taller than the primary structure on the lot, is not wider than the primary structure on the site, and does not occupy the entire backyard.
- d. Use the same roof form as the existing primary structure on the lot.
- e. Use similar exterior materials and details used on the primary existing structure on the lot.
- f. Use fewer windows in an accessory structure than on a primary structure but the windows and door style and pattern shall be similar to those on the primary structure.
- g. Portable storage sheds and portable or metal structures are not allowed unless they are sited on a lot so as to be completely out of view from the public right-of-way (street or alleyway).