



A G E N D A
Historic Preservation Board

Tuesday, January 7, 2013 4:00 pm
City Hall Large Planning Conference Room
250 North 5th Street, 1st Floor just inside the revolving door to the right

- 1 Introductions – New Board Member Scott Wolford, Jody Motz Reappointed (new roster attached)
- 2 Minutes of December 3, 2013 Meeting (attached)
- 3 Selection of New Board Chair
- 4 Certified Local Government Update
- 5 2014 Home Improvement and Remodeling Expo – March 7-9, 2014
- 6 North Seventh Street Historic Residential District
 - Application of Guidelines and Standards to Accessory Structures (see attached draft)
 - Street Signs

GRAND JUNCTION HISTORIC PRESERVATION BOARD

Jon Schler Chair Term Expires: 12/16
2905 El Torro Road
Grand Junction CO 81503
260.7350 (H) 314.2107 (cell) jonschler@bresnan.net

DDA Representatives Concurrent with DDA Term
Or until DDA appts new rep

Jodi Coleman-Niernberg
1038 Chipeta Avenue
Grand Junction CO 81501
242-3311 (O) 303.356.1724 (H) Jodi@2454propertymanagement.com

Kevin Reimer
2009 S Broadway
Grand Junction CO 81507
254.4014 (O) 260.6332 (cell) kevin.reimer@bresnan.net

Scott Wolford Term Expires: 12/17
1135 Main Street
Grand Junction CO 81501
310/218.3005 (H) wolfosc@yahoo.com

Jody Motz Term Expires: 12/17
357 High Desert Road
Grand Junction CO 81507
245.7313 (H) 245.9173 (O) 640.3306 (cell) jody@sun-king.com

David Bailey Term Expires: 12/14
662 Cordial Court
Grand Junction CO 81506
241.7693 (H) 242.0971 x215 (O) dbailey@westcomuseum.org

Chris Endreson Term Expires: 12/14
373 Arches Drive
Fruita CO 81521
623.6241 (H) 242.1058 (O) chrisendreson@gmail.com

Michael Menard Term Expires: 12/14
509 33 Road
Clifton CO 81520
434.1643 (H) 242.0971 x109(O) mmenard@westcomuseum.org

Historic Preservation Board Regular Meeting

Minutes – December 3, 2013

Present: Chris Endreson, Joe Hatfield, Jon Schler and Jody Motz

Not Present: Michael Menard, David Bailey, Kevin Reimer and Jodi Coleman-Niernberg

Also Present: Kristen Ashbeck, City Economic Development and Sustainability

The Board convened at 4:00 pm at City Hall

Minutes of November 1, 2013 Meeting. Joe Hatfield made a motion to approve the minutes of the November 1, 2013 meeting as written. Motion passed unanimously on a second by Chris Endreson (4-0).

North Seventh Street Historic Residential District.

1) Application of Design Guidelines and Standards to Accessory Structures. Kristen had reviewed historic design guidelines and standards from several other communities and found that in most there are advisory guidelines for accessory structures but no mandatory standards. The Board suggested also looking at guidelines and standards for Crested Butte and Aspen. Joe Hatfield stated that his recollection of the development of the North Seventh Street Guidelines and Standards by the neighborhood intended that there be some minimal standards for accessory structures relative to overall scale and height and materials if the structure was visible from the street, particularly for properties that have a contributing primary structure. The Board requested that Kristen draft an accessory structures section for the Seventh Street Guidelines and Standards for the Board's review before discussing further with the neighborhood and the City Attorney.

2) Street Signs. Kristen showed the Board several design ideas for street name signs in the historic district that had been developed by the City Sign Shop. The Board would like to find a stylized graphic of a historic home to use on the signs if possible. The signs will need to coordinate with the Downtown Development Authority's Wayfinding Plan. Jon Schler said he will look for some possible ideas.

Vacant/Underutilized Buildings for Potential Tax Credits. The Board reviewed a list that Kristen had compiled based on previous surveys and existing designated buildings and did not have additions. Kristen and Chris will submit the list to History Colorado.

Workplan Ideas

1) Develop tours within the community that highlight various historic styles e.g. Bungalows, Craftsman, etc. Provide QR codes for these and other tours for mobile download. Jon Schler will begin reviewing lists of surveyed properties to determine concentrations, potential routes, etc.

2) Pursue Certified Local Government Status. Kristen will talk with Dan Corson, History Colorado about possible application of this status in Grand Junction and a presentation to the community.

Other

1) 2014 Home Improvement and Remodeling Expo will be held March 7-9, 2014. The Board may be interested in having a table in exchange for working at the ticket sales booth as was done last year. Kristen will inquire with the Housing and Building Association.

2) The Board will discuss selecting a new Chairman after Board members are (re)appointed by City Council.

The meeting was adjourned at 5:00 pm.

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 – Existing Historic Accessory Structures (need to identify where these are and include “as of” date)

a. Preserve existing historic accessory structures. Standards in Section VII for general application and those of contributing primary structures shall apply to modifications to existing historic accessory structures.

Standards – New Accessory Structures

a. New accessory structures shall be clearly subordinate to the primary residential building on the site by placing the structure to the rear of the primary structure. (*Note – this is already similarly stated on Page 19 in the Standards and Guidelines*).

b. Use similar architectural characteristics as seen throughout the District. For example, a basic rectangular form with gable and hip roofs.

c. Accessory buildings are smaller than the primary building. Maintain a proportional mass, size, and height to ensure the structure is not taller than the primary structure on the lot or 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 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).