

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 9th 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.