

**Q. What are the criteria for inclusion on the local register?**

**A.** To be considered, historic sites or structures must have architectural, cultural, geographic, or environmental significance. This criteria may include the site being identified with a notable person in the community's history. It could also be connected with a significant event, or may be an identifying feature of the community.

**Q. What can be done to a structure after it has been designated?**

**A.** Any alteration or proposed modification to the interior or exterior of a designated historic site could have an impact on those characteristics for which it was originally designated. Therefore, the owner is requested to consult with the board before making any alteration, so that the Board may determine if the alteration is compatible with the designation.

**Q. Can a structure lose its designation?**

**A.** Alterations which affect the features necessary to retain designation may result in a request for revocation by either the owner or the Historic Preservation Board. Relocation of a designated structure requires that a new application be submitted for continued designation. Destruction of a structure results in automatic termination of designation.

**Q. What can the citizens of Grand Junction do to get involved with the city's historic preservation efforts?**

**A.** There are many groups interested in historic preservation on the Western Slope. The Museum of Western Colorado has a central listing for these groups.



## RESOURCES

Research Center and Special Library  
Museum of Western Colorado  
233 S. 5th St.  
Grand Junction, CO 81501  
(970) 242-0971

Grand Junction Historic Preservation Board  
Community Development Department  
250 N. 5th Street  
Grand Junction, CO 81501  
(970) 244-1430

Colorado State Historic Preservation Office  
James E. Hartmann, SHPO  
President, Colorado Historical Society  
1300 Broadway  
Denver, CO 80203  
(303) 866-2136

National Trust for Historic Preservation  
910 16th Street, Suite 1100  
Denver, CO 80202  
(303) 623-1504

National Council for Preservation Education  
c/o David L. Ames, Director  
University of Delaware  
Center for Historical Architecture and Engineering  
135 Newark Hall  
Newark, DE 19716

## CREDITS

Mesa State College History 405 class  
Photos courtesy of Museum of Western Colorado

# LINKING PAST, PRESENT AND FUTURE: HISTORIC PRESERVATION FOR GRAND JUNCTION



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## GRAND JUNCTION'S HERITAGE

For hundreds of years the Ute tribes roamed throughout Western Colorado. Upon the relocation of the Utes in 1881, the area was opened for settlement, and the town of Grand Junction was established.

Since that time, Grand Junction's development has experienced several cycles of boom and bust. Agricultural crises, the Great Depression, the growth and decline of the uranium industry, and the departure of the oil shale companies left visible reminders of their impact on the community.

While many of the sites or structures representative of Grand Junction's past have been destroyed, some have been saved. The Seventh Street Historic District, the Railroad Depot, the Avalon theater, and the St. Regis Hotel are among some of the most notable examples. These landmarks serve as tributes to Grand Junction's colorful and fascinating past.

## HISTORIC PRESERVATION

What is gained by preserving the old rather than moving on to something new? In contemplating the restoration of an old building or saving a historic site, questions such as these may come to mind. There are many different reasons for undertaking a project of historic preservation, with benefits accruing to both individuals and the community as a whole.

Preserving historic places and structures can be of great value to the community. It is a way of creating an environment that the public can enjoy and take pride in. Preservation makes the community more attractive and adds character and individuality. Historic sites and neighborhoods provide a sense of community. They attract business and tourism from other areas, and provide a common ground or interest which can be shared by everyone.

Historic preservation can also do much to improve the quality of life in a community. The core areas of modern cities are often left to decay while the population moves to outlying areas. Restoring old buildings can reduce the problems of urban growth, including the deterioration of inner cities and the accompanying crime.

The homes and businesses of the inner town are often some of the most charming and unique structures in the city. Restoration can be more economically practical than constructing new buildings. Owners of historically significant structures may also be eligible for tax incentives or grants.

Finally, historic preservation preserves our cultural and historical past. Preserving and maintaining aspects of our past, whether it is a home, a barn, a church or a tree allows us to maintain a sense of continuity and relationship with the past. It lets us view the changes that have taken place against a backdrop of what has gone before. This helps us to appreciate where we are in time, to understand how we got here, and perhaps to decide where we should be going.



## LOCAL PRESERVATION

The Grand Junction Historic Preservation Ordinance #2765 was passed on September 18, 1994. The purpose of the ordinance is to protect and preserve Grand Junction's heritage, which is exemplified in historic structures, sites, and districts. This is accomplished through the use of regulations which provide methods and criteria for designation, and through incentives developed by the local Historic Preservation Board and approved by the City Council.

The Board is appointed by the Grand Junction City Council. The Preservation Board recommends eligibility criteria for the designation of historic resources, and reviews proposals to alter those resources. It conducts surveys of historic sites, areas and properties, defines the importance of identified historic areas, and creates a list of structures with possible historical merit that have not been designated. An important part of its job is to pursue financial assistance for preservation related programs.

The Board also makes recommendations to the City Council regarding approval or denial of historical designations, and advises the Council on matters concerning historical preservation. Property owners can request the Board to review proposed alterations to a structure. The Board advises and assists owners concerning physical and financial aspects of preservation.

The Historic Preservation Board may nominate a structure, or an individual may file an application with the Community Development Department. A structure must be at least fifty years old and meet one or more of the criteria for architectural, cultural, geographic, or environmental significance in order to be designated. The age standard may be waived if the City Council finds the structure to be exceptionally important in other criteria.

In addition to a listing in the local historic register, it is possible to pursue designations at the state and national level. The National Historic Preservation Act was signed into law on October 15, 1966. This act gives the federal government the authority to establish a National Historic Register. States can nominate their best examples of historic preservation to be listed on the National Register.

## FREQUENTLY ASKED QUESTIONS

### Q. *What is Historic Preservation?*

A. In the simplest terms, historic preservation is the act of saving or preserving those things in our environment which are irreplaceable pieces of the past, including structures and sites of cultural, archeological, or historic significance.

### Q. *What is the process for local designation?*

A. Once a nomination for a site within the city limits is made, the Board will review the application to ensure the established criteria are met. The Board will then hold a public meeting within thirty days. Between ten and thirty days after that meeting, the board will make a recommendation that the application be either approved, disapproved, or approved with modification. Modifications may include the implementation of specified easements, covenants, or licenses. The application and recommendations are then forwarded to the City Council, who reviews the application and arrives at a final resolution. The Director of Community Development will notify the owners of the property, and the designation is recorded with the County Clerk and Recorder.