

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, APRIL 29, 2002, 7:00 P.M.  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> STREET**

**MAYOR'S INTRODUCTION AND WELCOME**

- 7:00 **COUNCILMEMBER REPORTS**
- 7:10 **CITY MANAGER'S REPORT**
- 7:15 **REVIEW OF FUTURE WORKSHOP AGENDAS** [\*Attach W-1\*](#)
- 7:20 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **BRIEFING ON PDR PROJECT:** Tom Latousek, Land Protection Specialist with the Mesa Land Trust and Keith Fife of Mesa County Planning will update Council on this purchase of development rights project. [\*Attach W-2\*](#)
- 8:05 **HISTORIC PRESERVATION BOARD:** This Board will discuss their bylaws and the Williams House Historic Structure Assessment. [\*Attach W-3\*](#)
- 8:30 **COUNCIL ASSIGNMENTS:** Council will discuss their assignments to various boards and committees. [\*Attach W-4\*](#)
- 9:00 **ADJOURN**

**Attach W-1**

**Future Workshop Agenda**

# ***CITY COUNCIL WORKSHOP AGENDAS***

**MAY 13, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 RIVERFRONT GOCO CONCEPT PAPER: Council will meet with the Riverfront Commission to discuss a GOCO grant application

**JUNE 3, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 CITY RANCH PROPERTIES: Council will discuss future land use policies for this City owned land.
- 8:10 TRAFFIC CALMING: Staff will present policy and program options.

**JUNE 24, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 REDLANDS FIRE STATION:

**JULY 1, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

**JULY 15, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

## **FUTURE WORKSHOP ITEMS**

### **First Priority**

1. Letter from GJEP asking to be on May 13, workshop.

### **Second Priority**

1. BOTANICAL SOCIETY MASTER PLAN
2. DARE & SCHOOL RESOURCE PROGRAMS
3. HAZARDOUS DEVICE TEAM
4. FORESTRY OPERATIONS
5. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
6. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
7. LIQUOR LICENSING PROCEDURES
8. CRIME LAB
9. HAZMAT
10. GOLF OPERATIONS

April 25, 2002

Grand Junction City Council  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

Dear Honorable Mayor and Members of the City Council,

As you know, the Grand Junction Economic Partnership (GJEP) is a privately-funded, not-for-profit economic development organization. We work on a gratis-confidential basis. GJEP's mission is to create quality jobs for residents of Mesa County. We do this to ensure a viable, diverse economy and solid tax base for our community.

The Grand Junction Economic Partnership is currently a competitor for 30 new jobs being created by a company headquartered in New Hampshire. The company designs and manufactures folding carton machinery. The operation involves mechanical and industrial design and assembly.

The company anticipates creating the 30 new jobs within 12 months. The average hourly wage for full-time hourly and salaried employees is expected to be at least \$12.00 per hour plus fringe benefits with an estimated per hour value of \$3.27. Capital investment is estimated at approximately \$1,000,000.

The Grand Junction Economic Partnership Board of Directors believes this company to be one which merits recruitment. Given this, GJEP requests 15 minutes on the agenda for the Council's May 13<sup>th</sup> workshop so that we may ask the Grand Junction City Council's approval of a cash incentive for this company in the amount of \$69,000.

This cash incentive equates to \$2,300 per employee. An allocation of \$12,000 has also been requested from the Colorado FIRST Customized Training Program for this recruitment.

If you have questions or comments on this matter please contact me at 245-4336. Thank you for your assistance in creating quality, primary jobs for our local residents.

Respectfully,

Steven Ausmus  
President

cc: Kelly Arnold  
Denny Granum

**Attach W-2**  
**Purchase of Development Rights Briefing**  
**CITY COUNCIL AGENDA**  
**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL</b>			
<b>Subject:</b>	<b>Community Separator Purchase of Development Rights (PDR) Program</b>		
<b>Meeting Date:</b>	<b>April 29, 2002</b>		
<b>Date Prepared:</b>	<b>April 18, 2002</b>		
<b>Author:</b>	<b>Keith Fife</b>  <b>Tom Latousek</b>	<b>MC Long Range Planning Director</b> <b>MLT Land Protection Specialist</b>	
<b>Presenter Name:</b>	<b>Tom Latousek</b>	<b>MLT Land Protection Specialist</b>	
<b>X</b>	<b>Workshop</b>		<b>Formal Agenda</b>

**Subject:** Community Separator Purchase of Development Rights (PDR) Program update.

**Summary:** Mesa Land Trust staff's presentation will include a comprehensive review of the program's history, challenges, successes, current status, and funding/budget issues.

**Background Information:**

The Grand Valley/Mesa County Community Separator Project has been in existence for over two years. Last November Mesa Land Trust (MLT) and project partners closed on the project's first two PDR deals, protecting a total of 213 acres. These two transactions were completed with a Great Outdoors Colorado (GOCO) Open Space grant and local matching funds from Mesa County, Fruita, Grand Junction, and Palisade. (\$357,200). In March 2002, the partners reapplied to GOCO for a \$300,000 grant. This year, MLT is also looking into other funding sources and placing an additional emphasis on conservation easement donor candidates to achieve project goals.

**PDR FUNDING TO-DATE**

<b>Partner</b>	<b>Annual (2000 and 2001) Commitments</b>	<b>Actual Expenditures (2001)</b>	<b>(2002) Grant Application</b>
GOCO		\$300,000	\$300,000
Mesa Co*	\$184,500	113,795	143,000
G Jct	50,000	20,000	80,000
Fruita	10,000	4,000	10,000
Palisade	2,000	800	3,000

\* - Mesa County share includes contract with Mesa Land Trust for PDR services

**Action Requested/Recommendation:** No Council action is requested at this time. MLT has briefed the Board of County Commissioners and will brief the other municipalities on the status of the PDR program this spring.

<b>Citizen Presentation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes,
<b>Name:</b>					
<b>Purpose:</b>					

<b>Report results back to Council:</b>	<input type="checkbox"/>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<b>When:</b>	<input type="checkbox"/>
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<b>Placement on Agenda:</b>	<input type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input checked="" type="checkbox"/> Workshop
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**Attach W-3  
Historic Preservation Board Report**

**M E M O R A N D U M**

**DATE:** April 17, 2002

**TO:** Cindy Enos-Martinez, Mayor  
City Council  
Kelly Arnold, City Manager

**FROM:** Kristen Ashbeck, Senior Planner for  
William Jones, Board Chair and  
City of Grand Junction Historic Preservation Board

**RE:** April 29, 2002 City Council Workshop Meeting with  
Historic Preservation Board

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The Historic Preservation Board appreciates this opportunity to meet with Council at the workshop meeting referenced above. Attached please find the following background materials for items to be discussed:

- Bylaws approved by the Historic Preservation Board
- Zoning and Development Code Section 7.4 Historic Preservation, highlighting required composition of the Board
- Williams House Historic Structure Assessment
- Summary of Activities and Accomplishments of the Historic Preservation Board
- Informational Brochure on The Economic Benefits of Historic Preservation

**CITY OF GRAND JUNCTION**  
**HISTORIC PRESERVATION ACTIVITIES**  
**April 2002**

**HISTORIC PRESERVATION BOARD**

Since its inception in December 1994, the Historic Preservation Board has been involved with a number of activities and projects through which progress is being made to develop a viable historic preservation program in Grand Junction. The Board's responsibilities include 1) review and recommend designation of historic resources; 2) advise and assist owners of historic properties on preservation, renovation, rehabilitation and reuse; 3) develop and assist owners of historic properties; and 4) conduct surveys of historic sites, properties and areas.

**PROJECTS COMPLETED**

- **Historic Resources Survey Phase 1 – Downtown Commercial Area**
- Historic Resources Survey Phase 2 – Original Square Mile & Outlying Areas  
Identified Potential Local & National Register Districts
- **Historic Preservation Informational Video**
- Designation of 79 Properties on the City Register of Historic Sites, Structures and Districts
- Public Information Brochure
- Distributed Survey Information to All Property Owners

**CURRENT/ONGOING/FUTURE PROJECTS**

**Public Assistance** - Staff supports on-going public assistance and distribution of information. Calls or counter visits for information to be mailed or answered by telephone have averaged one per working day.

**Review Development Applications as Applicable** – Periodically, the Board has offered recommendations to persons proposing changes to designated historic structures. These have included construction of new garages in the 7<sup>th</sup> Street and Lincoln Park residential districts and additions of communication facilities on downtown buildings.

**Review Applications for Local Historic Designation** - To date, 79 buildings have been placed on the Grand Junction Register of Historic Sites, Structures and Districts. Most of these buildings are located in the downtown core area and 53 of them are within the Lincoln Park Residential District.

**National Historic Preservation Week Activities** - In May of each year, the National Trust for Historic Preservation and the Colorado Historical Society sponsor National Historic Preservation Month. In 2002, the Board will be sponsoring a art display at Wells Fargo Bank Downtown related to historic sites created by Grand Junction and Central High School art classes and articles in the City and Mesa County Historical Society newsletters. Previous years events have also included presentation of a Historic



Preservation Award, lectures regarding historic preservation and displays highlighting the designated structures.

**Creation of Downtown Commercial District** - The Board and the DDA have been working towards designation of a local register historic district in the downtown commercial core. Survey information and petitions for inclusion have been prepared to send to Main Street property owners for a local district from 3rd Street to 8th Street.

**Westside Downtown Redevelopment Feasibility Study** – The City of Grand Junction, in conjunction with Mesa County, will be starting a study of the potential redevelopment of westside downtown Grand Junction. The study area is bounded by the railroad, Main Street and 4<sup>th</sup> Street. This area is anchored by the proposed *Grand Junction Historic Intermodal Plaza* (D&RGW Railroad Depot) and Two Rivers Convention Center. With these two big projects, the City sees an opportunity to encourage and enhance the redevelopment of the whole area. A component of the study will identify historic structures in the area and suggest adaptive reuse strategies for them.

**Facilitate Creation of Residential Districts** - Staff and the Board have been providing information to and meeting with neighborhoods interested in designating their homes as historic districts. Some of these areas include North 1st Street, Lincoln Park area, East Main Street/Colorado Avenue, and the Washington Park area. The 12th and Gunnison neighborhood (12th to 14th / Gunnison to Ouray) was successful designated as a local District in 1997.

**Continue Survey Work** - The Phase 2 Survey identified several areas that could not be included in the study but that should be surveyed in the future. These include areas on Orchard Mesa and south of Lincoln Park. There are also other areas such as the Mesa State College neighborhoods and recently-annexed outlying areas that should be surveyed for potential historic resources.

**Bylaws of the  
GRAND JUNCTION HISTORIC PRESERVATION BOARD**

Article 1. Purpose. Board. Place of Business.

- (a) The purpose of the Board is to promote and enhance the community's architectural, historical and cultural heritage through: recommendation on designation on the City's local Register of Historic Sites, Structures and Districts; providing educational opportunities to increase the public appreciation of the local heritage; and generally advising City Council on matters related to preserving the historic character of the City.
- (b) The business and affairs of the Board shall be managed its members, comprised of no less than five (5), and no more than seven (7) persons appointed by the Grand Junction City Council and consistent with the rules and these bylaws adopted by said City Council for such Board.
- (c) The place of business of the Historic Preservation Board ("Board") shall be in Grand Junction, Colorado with a mailing address of 250 N. 5<sup>th</sup> Street, Grand Junction CO 81501.

Article 2. Appointment of Members.

The members of the Board shall be appointed by the Grand Junction City Council for individual terms of three (3) years, for no more than two (2) terms.

Article 3. Officers.

- (a) At the first meeting of the board each calendar year, the members of the board shall select three officers: a chairperson, a vice-chairperson and a secretary.
- (b) The chair shall preside at meetings of the Board, and shall be the titular head of the Board but otherwise shall be one of the members. The chair may sign for the Board and the secretary shall attest to such signature. The chair shall perform all duties incidental to such office and such other duties as may be prescribed by the members.
- (c) In the absence of the chair, or in the event of the inability or refusal of the chair to act, the vice-chair shall perform the duties of the chair, and when so acting, shall have all the authority and duties of the chair.
- (d) The secretary shall record the affairs of the Board, shall see to the correspondence of the Board, and shall perform such other duties as may be assigned by the chair or the members.

Article 4. Terms. Conditions.

- (a) Members shall hold office until their successors have been appointed and qualified, unless the member is no longer a city resident and city residency is a prerequisite. A director may be appointed for one or more terms. An appointment to fill a partial term shall only be for the remainder of the full term.
- (b) If the City Council has imposed city residency as a condition of being a member, the seat shall be immediately vacant upon the member no longer being a resident of the City.
- (c) A majority of the total members of the Board may recommend to the City Council that a member be removed upon such member's failure to routinely attend the meetings of the Board or to participate in the work and mission of the Board.

Article 5. Conflicts. Compensation. Expenses.

No compensation shall be paid to any member of the Board for their services. The Board shall not enter into any contract with any member nor pay or authorize any remuneration to any member. The rules and requirements of the City Charter and state law that apply to members of the City Council regarding conflicts of interest, disclosure, gifts and appearances of impropriety shall likewise apply to each member of the Board.

In accordance with the rules and requirements of the City, a member may be reimbursed for his reasonable expenses incurred in the performance of his duties as a member, provided however that all such expenses shall be paid only by the finance director of the City.

Article 6. Meetings. Notice. Open Meetings.

- (a) Regular meetings shall be held at least once each month, as necessary, at the place of business of the Board.
- (b) Any member may call a special meeting and it shall then be the duty of the Secretary to cause notice of such meeting to be properly given. Special meetings may be held at any place within the City of Grand Junction.
- (c) Notice of any meeting of the Board, including the purpose thereof, shall be given to each member by mail, facsimile, e-mail, or in an equivalent manner at least 72 hours before the scheduled meeting. Attendance by a member at any meeting of the Board shall be a waiver of notice by him/her of the time and place thereof. Any lawful business of the Board may be transacted at any meeting for which proper notice has been given.
- (d) Any meeting may be held by telephone or video conference call.
- (e) The members shall conduct all affairs of the Board as though the Board is a local government subject to the Open Meetings Act and the Open Records Acts, as amended.

Article 7. Quorum.

A majority of the authorized number of members of the Board shall constitute a quorum for the transaction of business. However, if at any meeting a quorum is no longer present whether due to conflict of interest or otherwise, a majority of those present may adjourn the meeting. The act of a majority of the members present at a meeting in which a quorum is present shall be the act of the Board. Any member may vote on an issue at a meeting at which he or she is not present if that member provides a written proxy in writing prior to the meeting as to his or her position on a certain issue.

Article 8. Action of Members without a Meeting.

Any action that could have occurred at a meeting of the members can also be accomplished without a meeting if all of the members entitled to vote with respect to the subject matter thereof sign a written consent specifying the action.

Article 9. Contracts. Expenditures.

The Board and its members ordinarily do not have authority to bind the City, unless the City Council has specifically provided otherwise in writing. Expenditures on behalf of the Board and its work shall be exclusively through the City's Finance Department.

Article 11. Notices.

Any notice of claim, demand or other legal process served on or received by the Board or any of its members should be immediately delivered to the City Clerk or the City Attorney.

Article 12. Legal Advice. Finances.

The City Attorney shall serve as the legal advisor for the Board. The City's Finance Director shall serve as the treasurer for the Board.

Article 13. Amendment of the Bylaws. The Board may, by the affirmative vote of a majority of its members, amend or alter the bylaws of the Board provided that no such alteration or amendment by the Board shall increase the powers of the Board or expose the City to any additional liabilities, responsibilities or expenses. The Secretary of the Board, or any member, shall send a copy of such proposed changes to the City Clerk prior to adoption by the Board.

Adopted by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 200\_.

[Note: The City's insurance provides coverage for its volunteers and will defend members of the Board against losses, costs and expenses, including legal counsel fees, reasonably incurred by reason of his/her being or having been a member of the Board, so long as the member doesn't act maliciously, criminally or with deliberate intent to violate a law or regulation or with intent to injure. Immediately contact the City Attorney if such circumstances arise or if there are any questions.]

City Attorney: 244-1505, at City Hall, e-mail [danw@ci.grandict.co.us](mailto:danw@ci.grandict.co.us).

City Finance Director: 244-1515, at City Hall, e-mail [ronl@ci.grandict.co.us](mailto:ronl@ci.grandict.co.us).

BY THE BOARD:

\_\_\_\_\_  
\_\_\_\_\_

## 7.4 HISTORIC PRESERVATION

### A. Purpose.

This section enhances the community's local resources and promotes the public health, safety, prosperity and welfare through the protection and preservation of the City's architectural, historic and cultural heritage, as embodied in designated historic structures, sites and districts, by application of appropriate regulations and incentives. Those regulations and incentives include:

1. The establishment of a City Register listing designated structures, sites and districts; and
2. The provision of educational opportunities to increase public appreciation of Grand Junction's unique heritage.

B. **Board Established.** The City Council hereby creates a Historic Preservation Board, hereinafter referred to as the Historic Board or Preservation Board. The Historic Board shall have principal responsibility for matters of historic preservation.

**Composition.** The Historic Board shall consist of not less than five (5) members and not more than seven (7) members. Historic Board members shall be appointed to provide a balanced, community-wide representation. When there are more than five (5) members of the Historic Board, at least four (4) members shall be professionals in or have expertise with a preservation-related discipline including but not limited to, history, architecture, planning or archaeology. When there are five (5) members of the Historic Board, there shall be at least three (3) such professionals. One (1) member shall be a member of the Downtown Development Authority (DDA) Board or an employee of the DDA. The Director shall serve as staff to the Historic Board. The Council shall determine, by resolution, the number of members of the Historic Board at such time as the Council makes appointments to the Historic Board.

**Term.** Members of the Historic Board shall be appointed by the City Council to serve three (3) year staggered terms from the date of appointment. Members may continue to serve until their successors have been appointed. Appointments to fill vacancies on the Historic Board shall be made by the City Council. All members of the Historic Board shall serve without compensation except for such amounts determined appropriate, in advance, by the City Council to offset expenses incurred in the performance of their duties. Members of the Historic Board may be removed by the City Council without cause being stated.

**Voting.** Three members if a five member Board; four members if a six (6) or seven (7)-member Board constitute a quorum. A quorum is necessary for the Historic Board to conduct business including holding a public hearing. A roll call vote shall be taken upon the request of any member. A tie vote shall be deemed a denial of any motion or action.

**Chairperson/Vice-Chairperson.** The Historic Board shall, by majority vote, elect one of its members to serve as chairperson to preside over meetings and one member to serve as vice-chairperson. The vice-chairperson shall act in the absence of the

chairperson. The chairperson and vice-chairperson shall serve in these capacities for terms of one year.

**Meetings.** The Historic Board shall establish a regular meeting schedule. Minutes shall be kept of all proceedings.

**Powers and Duties.** The Historic Board shall, after solicitation of public comment, at a properly noticed public meeting:

- a. Recommend eligibility criteria for the designation of historic resources and for review of proposals to alter designated resources;
- b. Review and determine qualifications of properties nominated for designation as either an historic structure, site or district and recommend to City Council approval or denial of a designation;
- c. Upon property owner's request, review and make recommendations to the owner on proposed alterations to a designated historic structure, site or district;
- d. Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse, including nomination to the City Register, the State Register and the National Register of historic places;
- e. Develop and assist in public education programs including, but not limited to, walking tours, brochures, a marker program for historic properties, lectures, exhibits and conferences;
- f. Conduct surveys of historic sites, properties and areas for the purpose of defining those of historic significance and prioritizing the importance of identified historic areas. The Historic Board may create a list of structures of historical or archeological merit which have not been designated;
- g. Advise the City Council on matters related to preserving the historic character and substance of the City and recommend easements, covenants, licenses and other methods which would implement the completion of the purposes of this section; and
- h. Actively pursue financial assistance for preservation-related programs.

**Public Records.** The Board shall conduct its business in accordance with the open meetings and Public Records Acts and other laws applicable to local public bodies.

8. **ByLaws.** The Historic Board shall propose bylaws to the City Council as it deems necessary.

**C. City Registry Established.**

1. The City Council hereby establishes the City Register of historic sites, structures and districts. Historic sites, structures or districts may be listed on said register only if said site, structure or district has been designated by the City Council following recommendation by the Historic Board.
2. All properties listed on the National or State Register are eligible for the City Register but are not designated until approval, pursuant to this Code, is obtained.

**D. Designation of Historic Structures, Sites and Districts.**

1. The City Council pursuant to this Code:
  - a. May by resolution designate as historic an individual structure, site or other feature or an integrated group of structures or features on a lot or site. Designation shall be for a special historical or architectural value; or
  - b. May by resolution designate as an historic district an area containing a number of structures or sites having a special historical or architectural value.

2. Each such designation shall include a description of the characteristics of the structure, site or historic district which justify its designation and a description of the particular features that should be preserved and shall include a legal description of the location and boundaries of the historic structure, site or district.
3. No individual structure or site shall be designated without the consent of all owners of record. Historic districts may be designated in accordance with State law and the provisions in this Section.
4. The purpose and effect of designation is:
  - a. To assist local interests in preservation of physical structures, sites or districts and to recognize locally significant structures, sites or districts;
  - b. To provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development;
  - c. To enable the owners of the property in the City to take advantage of historic preservation programs and opportunities; and
  - d. To make all properties listed on the City Registry eligible for such incentive programs as may be developed.

**E. A Procedure for Designating Historic Structures, Sites and Districts for Preservation.**

1. A nomination for designation to the City Register may be made by the Historic Board or by any citizen by filing an application with the Community Development Department. The applicant shall pay all public notice expenses, recording fees and any other fees established by resolution of the City Council.
2. **Historic Board Review.**
  - a. The Historic Board shall hold a public meeting on the designation application no more than thirty (30) days after the filing of the application.
  - b. The Historic Board shall review the application for conformance with the established criteria for designation and with the purposes of this section.
  - c. Within ten (10) days after the conclusion of the public meeting, but in no event more than thirty (30) days after the meeting, unless mutually agreed by the Historic Board, the applicant, and the owner or owners other than the applicant, the Historic Board shall recommend either approval, modification and approval or disapproval of the application.
  - d. The Historic Board may recommend approval conditional upon the execution of certain Easements, covenants or licenses.
  - e. The Historic Board shall forward to the City Council written recommendations concerning a designation and further state any recommendations as to easements, covenants or licenses that must be met by the property owner in order to receive and/or maintain the designation.
3. **City Council Review.**
  - a. The City Council shall hold a public hearing on the designation application no more than thirty (30) days after receipt of the Board's recommendation.
  - b. The City Council shall review the application for conformance with the established criteria for designation and with the purposes of this section.
4. When a structure, site or historic district has been designated as provided herein, the Director shall promptly notify the record owners of the property, as shown in the County Assessor's records or other available information, and

record the designation in the land records of the Mesa County Clerk and Recorder.

5. Limitation on Resubmission and Reconsideration of Proposed Designation. If the City Council disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least one (1) year from the effective date of the denial of the application.

F. **Criteria for Designation.** The Historic Board and City Council shall consider the following criteria in reviewing nominations/applications for designation.

1. Structures must be at least fifty (50) years old and meet one or more of the architectural, cultural or geographic/environmental significance criteria. A structure can be exempted from the age requirement if the Council finds it to be exceptionally important in other criteria.
  - a. Historic structures or sites shall meet one or more of the following in order to be considered for designation.
    - (1) Architectural:
      - (A) Exemplifies specific elements of an architectural style or period;
      - (B) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
      - (C) Demonstrates superior craftsmanship or high artistic value;
      - (D) Represents an innovation in construction, materials or design;
      - (E) Represents a built environment of a group of people in an era of history;
      - (F) Exhibits a pattern or grouping of elements representing at least one of the above criteria; or
      - (G) is a significant historic remodel.
    - (2) Cultural:
      - (A) Is a site of historic event that had an effect upon society;
      - (B) Exemplifies cultural, political, economic or ethnic heritage of the City; or
      - (C) Is associated with a notable person or the work of a notable person.
    - (3) Geographic/Environmental:
      - (A) Enhances the sense of identity of the City; or
      - (B) Is an established and familiar natural setting or visual feature of the City.
  - b. Prehistoric and historic archaeological structures or sites shall meet one or more of the following:
    - (1) Architectural:
      - (A) Exhibits distinctive characteristics of a type, period or manner of construction; or
      - (B) Is a unique example of structure.
    - (2) Cultural:
      - (A) Has the potential to make an important contribution to the knowledge of the area's history or prehistory;
      - (B) Is associated with an important event in the area's development;
      - (C) Is associated with a notable person or the work of a notable person;
      - (D) Is a typical example or is associated with a particular ethnic or other community group; or
      - (E) Is a unique example of an event in local history.
    - (3) Geographic/Environmental:



(A) Is geographically or regionally important.

- c. Each property shall also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):
- (1) Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;
  - (2) Retains original design features, materials and/or character;
  - (3) Is in the original location or same historic context if it has been moved; or
  - (4) Has been accurately reconstructed or restored.

**2. Historic Districts.**

- a. For the purposes of this section, a historic district is a geographically definable area including a concentration, linkage or continuity of sites, buildings, structures and/or objects. A historic district is related by a pattern of either physical elements or social activities.
- b. Significance is determined by applying criteria to the pattern and unifying elements.
- c. Nominations/applications for historic district designation shall not be approved unless the application contains written approval from owners of at least sixty percent (60%) of the properties within the proposed district boundaries.
- d. Properties that do not contribute to the significance of the historic district may be included within the boundaries so long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing elements shall be evaluated for their magnitude of impact by considering their size, scale, design, location and/or information potential.
- e. Historic district boundaries shall be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey.
- f. When districts are designated, applicable design guidelines and other appropriate restrictions may be included as part of the designation.
- g. In addition to meeting at least one of the criteria as outlined in subsection h. of this subsection (2), the designated contributing sites and structures within the district must be at least 50 years old. The district could be exempt from the age standard if the resources are found to be exceptionally important in other significant criteria.
- h. Historic Districts shall meet one or more of the following:
  - (1) Architectural:
    - (A) Exemplifies specific elements of an architectural period or style;
    - (B) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
    - (C) Demonstrates superior craftsmanship or high artistic value;
    - (D) Represents an innovation in construction, materials, or design;
    - (E) Represents a built environment of a group of people in an era of history;
    - (F) Is a pattern or a group of elements representing at least one of the above criteria; or
    - (G) Is a significant historic remodel.
  - (2) Cultural:

- (A) Is the site of an historic event that had an effect upon society;
- (B) Exemplifies cultural, political, economic or social heritage of the community; or
- (C) Is associated with a notable person or the work of a notable person.

(3) Geographic/Environmental:

- (A) Enhances sense of identity of the community; or
- (B) Is an established and familiar natural setting or visual feature of the community.

(4) Archaeology/Subsurface:

- (A) Has the potential to make an important contribution to the area's history or prehistory;
- (B) Is associated with an important event in the area's development;
- (C) Is associated with a notable person(s) or the work of a notable person(s);
- (D) Has distinctive characteristics of a type, period or manner of construction;
- (E) Is of geographical importance;
- (F) Is a typical example/association with a particular ethnic group;
- (G) Is a typical example/association with a local cultural or economic activity; or
- (H) Is a unique example of an event or structure.

**G. Review of Alternations.** The owner of any historic structure or site is requested to consult with the Historic Board before making any alteration. The Historic Board shall determine if the alteration is compatible with the designation.

1. **Alteration Review Criteria.** In reviewing a proposed alteration, the Historic Board shall consider design, finish, material, scale, mass and height. When the subject site is in an historic district, the Historic Board must also find that the proposed development is visually compatible with development on adjacent properties, as well as any guidelines adopted as part of the given historic district designation. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures. The Historic Board shall use the following criteria to determine compatibility of a proposed alteration:

- a. The effect upon the general historical and architectural character of the structure and property;
  - b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
- b. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structure and the site;
- c. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
- d. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
- e. The condition of existing improvements and whether they are a hazard to public health and safety; or

- f. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.

#### H. **Revocation of Designation.**

1. If a building or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Historic Board for a revocation of the designation or the Historic Board shall recommend revocation of the designation to the City Council in the absence of the owner's application to do so.
2. If a designated structure is moved or demolished, the designation shall, without notice and without Historic Board recommendation, automatically terminate. If moved, a new application for designation at the new location must be made in order for designation to be considered.
3. Upon the City Council's decision to revoke a designation, the Director shall cause a revocation notice to be sent to the property owner(s).

# Williams House

1001 South 3rd Street  
Grand Junction, Colorado

## HISTORIC STRUCTURE ASSESSMENT 2001-HA-040



C H A M B E R L I N  
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A R C H I T E C T S

**DECEMBER 21, 2001**

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## **1.0 INTRODUCTION**

### **1.1 RESEARCH BACKGROUND/PARTICIPANTS**

This document has been developed as a planning tool to ascertain the existing condition of the Williams House in need of rehabilitation so that its existing form and period significant features may be maintained. The house is in desperate need of stabilization and then rehabilitation. This tool is made necessary by the immediate need to begin treatments aimed at halting the ongoing deterioration due to vandalism and

exposure to the elements. The information provided in this report was collected by physical examination of the structure and grounds, research of existing records, searches of web sites, interviews with previous and the current owners, and discussions with local historians and long term residents. No historic photographs were located for this or nearby parcels and structures. Funding for this assessment is provided through the Colorado Historical Society State Historical Fund.

Future potential funding partners include the City of Grand Junction, the Riverfront Commission, and the Colorado Historical Society.

#### CONSULTANTS INVOLVED IN THIS REPORT

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#### 1.2 BUILDING LOCATION/SITE PLAN

Physical Location: 1001 South 3rd Street      Grand Junction, Colorado 81501

Parcel Number: 2945-232-00-945

Parcel Size: 21.69 Acres

Legal Description: THAT PT OF THE FOLL DESC LYG IN SEC  
231S 1W BEG NW COR SW4NW4 SEC 23 1S 1W89DEG58'32SEC E  
1196.79FT ALG CVE TO RIGHT RAD 1045.92FT CH BEARS S2DEG48'03SEC  
W 720.38FT S 22 DEG56'40SEC W 480 FT TO COLO RIVER N 60  
DEG00'30SECW 185.59FT N 55DEG06' W 995FT N DEG49' W 187.90FT N  
47DEG20' W189FT N65DEG13' W 115FT N 85DEG 21' W 69FT N 51  
DEG58'W 319.90FT S 89DEG58'50SEC E710FT TO BEG EXC PT DEEDED  
TO RR IN B-274 P-433

### **Vicinity Map**



**Williams property shown as the shaded area just south of Riverside Park Drive**

## **HISTORY AND USE**

The City of Grand Junction was officially established in June of 1882. In November of 1882, the Denver and Rio Grande Railroad laid down its first set of tracks passing through the community. *Before long, the Grand Valley was home to lawyers (W.J. Miller and James W. Bucklin), a doctor (Harrison Stroud) and a school with Nannie Blain as its first schoolmarm. Saloons, blacksmiths, livery stables, hotels, ice houses, a newspaper, and lumber mills were built to provide services to settlers.*<sup>1</sup>

Thomas W. Williams was a blacksmith. He was also an emigrant from Cornwall, England and was one of the early residents of the Grand Valley arriving in October of 1881. He purchased land through the cash entry system on November 2, 1883 and, according to BLM records, the patents were approved on June 13, 1893. Although an exact date has not been determined, it is believed that Mr. Williams had the house built sometime between 1890 and 1902. The earliest record found documenting the residence is in the 1902 Edition of the Polk City Directory for Grand Junction. The Directory lists Mr. Williams as the owner of a blacksmith shop at 502 Ute Avenue with

his residence at "1 block south of the Roundhouse" which is a good description of where the house is actually located. The foundation stone and quoins were probably quarried locally in the Bookcliff Mountain Range located several miles north of Grand Junction and the brick supplier was likely the now defunct J.A.K. Crawford Brick Yard located in the nearby Crawford Subdivision. The wood framing members are reflective of those harvested and milled locally by the early sawmills in Mesa County.

Records indicate that the Williams House has always been occupied as a single-family residence and has been vacant for the last fifty +/- years. There may have been several occupants prior to the Jarvis family's purchase of the property in the late 1940's who owned and operated an automobile salvage yard there until it was acquired by the City of Grand Junction on October 4, 1990. During the time Jarvis's owned the property, the house was used for storage of salvaged auto parts and business records. The Jarvis family made little or no changes to its original exterior character, but also provided little in the way of routine maintenance. When the City purchased the property it undertook efforts to secure the house and seal out the elements. The north and east entry porches were in a serious state of disrepair and were removed at that time. Some of the porch posts and rails were salvaged and stored within the structure. Even though the City has spent thousands of dollars on temporary measures to slow down the deterioration of the building, transients routinely cut through the fence, break into the house seeking shelter and depart leaving it open and unprotected. A suspected arson started fire on the second floor on December 26, 1995 left a four to six foot diameter hole in the roof.

To date no historic photos have been found other than a very small, poor quality picture attached to the back of an assessors file card dating back to the early 1950's. The original file cards could not be found and the picture is now on microfiche and does not copy well. At the time of submittal of this report Ms. Judy Prosser-Armstrong, Archivist for the Museum Of Western Colorado offered the name of a person whom she had recently found out through interviews may have lived in the Williams House as a child. That contact will be made to see if he has any photos of historical value for the Williams House in his possession and to see if he can add other significant details of historical value.

## 2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

The 1500 square feet Williams House is one of the first homes to be built in the Grand Junction area and to display multiple architectural styles found in the more affluent early pioneer homes of the west. Homes such as the Williams House are often found to reflect the early cultural influences that have been impressed upon those people who build them. This residence displays features that are of Georgian Colonial inspiration with its square, symmetrical shape, paired chimneys and centered front entry door. Colonial Revival inspiration influence is visible in the main floor bay window and second story gabled dormers. Romanesque rusticated quoins and sills are also evident. An unusual pattern of crisscrossed lines is inscribed on the rusticated stones over the south side cellar door and above the crawlspace ventilation opening found on the west side of the house. The first story windows and doors are hooded with segmental arches and keystones. The Georgian style influence is also evident in the use of the keyed Italianate arch over the main entry door instead of the usual elaborate door surround.

## 2.2 PROPOSED PROGRAM



The most appropriate use for the Williams House appears to be light business/community building. The City of Grand Junction will be undertaking a study of the South Downtown area in 2002 to develop a comprehensive plan for this portion of the city. A component of the study will utilize consultant services to specifically examine and determine a future land use and develop a conceptual plan (or plan alternatives) for City owned properties, including the Williams House. Regardless of its ultimate use, the City has always envisioned this property, and perhaps the house, to be integrated with the restored river confluence habitat and the Colorado River Corridor trail that already exists along the south boundary of the property. Because of the proposed change in use, ADA access to the building is required and accessible toilets will have to be provided.

Since the Williams House has no confirmed national historical significance, because it is in need of extensive repair and because it may require an adding on to for ADA compliant toilet facilities and ramped access to the building, the most appropriate treatment option based on the Secretary of Interiors Standards For Treatment of Historic Properties is "Rehabilitation".

**2.3**    EXISTING SKETCH PLANS (See the attached floor plans found on pages 36 and 37).

### **3.0    STRUCTURE CONDITION ASSESSMENT**

#### **3.1    SITE**

Description: The Williams House is located in the southeast quarter of a 21.69 acre parcel of land owned by the City of Grand Junction. The site slopes gently toward the southwest in the direction of the Colorado River. It is fenced on the west, north and east sides with access provided at two different locations on 4th Avenue. 4th Avenue is a paved two lane street that skirts the north property line for its entire length and wraps southward around the parcel to bound it on the east side for approximately one fourth of the length of the boundary. The 21+ acres was scraped clean of all vegetation, save half a dozen larger trees, during a Superfund site remediation project in the early and mid 1990's. Several active ground water monitoring wells are visible at scattered locations within the site. The wells are constructed of six-inch diameter steel pipes with lockable flat plate tops that rise out of the ground approximately two feet. Site access is provided via a steel frame wire covered swinging gate on the east side and a larger aluminum slatted gate about midway of its north property line. Both gates open on to 4th Avenue. The house as situated is closest to the gate on the east side at a distance of approximately 300 feet. In 1995, the City of Grand Junction had a six feet high chain link fence topped with razor wire installed around the house as a temporary measure to secure the house and to discourage vandalism. Access to the house is gained through a 3'0" x 6'0" locked gate on the east side. There is no established on site parking. All but three trees near the house are Trees of Heaven that have voluntarily sprung up since the site was cleared. The three older trees are American Elms that appear to be

twenty to thirty years old. The remainder of the vegetation is a mixture of weeds and wild deciduous bushes that have also sprung up voluntarily. The City has scheduled a road realignment project for 4th Street that could have an impact on the Williams House. If required by the road realignment, it is possible to move the house to a new location on site. Moving the house to an off site location is not recommended because of the high probability of irreparable damage associated with a move of any distance.

Condition: The site fence and gates are in poor condition. The fence is down in several places, is rusty and has numerous repair splices. The fence around the house is in better condition and appears to have been intermittently maintained since it was installed. Neither the fence around the site nor the one around the house have any historical significance as related to the original site and house. The overall site drains well as a result of the Superfund Cleanup work, but drainage around the house is poor. On the north and east sides the ground slopes toward the house. There is currently no obvious damage to the structure that can be readily attributed to the surface drainage problems. The vegetation on site and around the house is generally in poor condition. One of the elm trees on the west side of the house is close enough to be sending out roots that could eventually damage the foundation although there is no evidence of it at the present time. The other trees are far enough away from the house that they present no immediate danger to the structure. The *Ulmus americana* or American Elm trees are suffering from lack of water and insect damage, scale, Dutch elm disease and lack of routine maintenance. The *Ailanthus altissima* commonly called Trees of Heaven are sprouting up everywhere and are in fairly good condition.

Recommendations: The fence around the property should be repaired to provide additional site security during rehabilitation efforts. The fence around the house should be maintained until the rehabilitation project is begun. When there is a more permanent site presence, it should be removed to provide better access to the house for rehabilitation work. Since none of the currently existing landscape material has any historical significance, it should also be removed to aid in the rehabilitation work. A historically sensitive landscape plan should be developed incorporating materials, both native and cultivated that will retain the historic relationship between all the different site features. The site within 100 feet of the house should be reworked to provide positive drainage away from the structure on all sides. Parking areas required by the change in use mentioned above should be provided as far away from the house as possible and could be constructed so that they provide public access to the Riverfront Trail as well as the William's House.

### 3.2 FOUNDATION

Description: The basement is accessed through an exterior opening on the southeast corner of the one story portion and provides a view of the foundation walls below the two rooms of that level. The basement is approximately 175 square feet in area and has a stone foundation wall and a dirt floor. The ceiling height in the basement varies because of the uneven dirt floor, but the average height is approximately at 6'4". The small basement area under the south side one story portion appears to have been hand dug. It has sandstone walls that support the floor framing above. The stones vary in length from 16 inches to 36 inches and are approximately 8 to 9 inches thick. The foundation for the two-story portion is accessed through a 16" x 18" crawlspace door that is cut into floor under the interior staircase. There is 18" to 20" of crawlspace height provided when measured from the ground surface to the bottom of the floor joist. The

exterior face of the foundation is visible for most of its height and length the full perimeter of the house. A large single stone pad is buried at each corner of the house, apparently used as a level starting point for laying the foundation walls. The foundation walls are constructed of dressed sandstone of varying sizes ranging from 8 to 9 inches thick, 10 to 12 inches wide and in lengths up to 9 feet. The stones are laid with mortared joints and are in the most part entirely above and rest upon the adjacent ground. The first floor level is at approximately two feet above grade at all three exterior entry doors. Two porches, one on the north side and one on the east side of the house, have been completely removed and there is no evidence remaining to judge what type of foundation support was originally provided.

Condition: The foundation wall is intact and in fair condition for most of the perimeter of the house. One exception is found at the bay window on the east side where the stones have either fallen out or have been removed. Another twelve feet of wall section on the west side near the southwest corner of the one story portion has been extensively damaged by moisture saturation. During the time that there was no roof over this one room, it appears that the water may have run down the walls and soaked the lower rows of brick and foundation stones on a regular basis. The damage being a result of many years of weathering away of the masonry and stone probably enhanced by freeze and thaw ice wedge action. At this same corner of the one story level, some foundation settling is suggested by a crack in the masonry wall above. The missing stones from the foundation wall under the bay window are stacked next to the house on its east side. Those stones have been replaced temporarily with conventional wood stud framing used to support the bay window above.

Recommendations: Rebuild the foundation under the bay window using the salvaged stones that came from the original installation. Duplicate the mortar joints in width and profile with a mortar mix that matches the existing in composition, color and strength. The southwest corner where the stone in the foundation and the brick above are seriously deteriorated should have a structural analysis performed to recommend the most appropriate method of repair for the brick masonry wall, stone foundation, and the settling crack in the south wall. It appears that the temporary roof the City had installed over this room with its eaves that extend out past the brick and stone has halted the deterioration for the time being.

### 3.3 BUILDING STRUCTURAL SYSTEM

General Description: The single story section is constructed with two wythe thick exterior brick walls and the two story portion is constructed with 3 wythe brick at the lower level and 2 wythe at the upper level. The south exterior brick wall of the two story part of the house provides the dividing wall between it and the one story portion and the north/south interior bearing wall that divides the two rooms in the one story portion is constructed of two wythe brick. Both the single and two story portions of the house have wood framed floor and roof assemblies that are supported on exterior and interior brick walls and in the case of the two story portion supported at the main hallway by 2"x4" studs spaced at 16 inches on center. The floor joists throughout the structure are 2"x10" fir spaced 16" on center. 1"x 4" shiplap fir flooring is applied perpendicular and directly to the joists and provides lateral bracing for the floor systems. The southwest room of the single story section has 1"x6" tongue and groove fir flooring applied perpendicular to 2"x10" fir floor joist. The roof rafters on the two story portion are 2"x4" rough sawn fir members spaced 16" to 19" on center while the roof rafters over the one-story portion

are 2"x6" rough sawn fir members spaced 16 on center. The original roof assembly over the southwest room of the one story portion has been replaced with a temporary roof of 2"x8" hem fir joists spaced 16 inches on center and sheathed with 5/8" plywood. All that remains of two original porches are their outlines left in the painted exterior brick. The smaller porch on the east side is completely gone. Some parts of the guardrail and the main roof support posts were salvaged from the larger main entrance porch and are stored inside the house on the main level.

Condition: The floor framing is generally in fair condition. There is a hole approximately two feet wide and four feet long in the east room over the basement where vandals have torn up the flooring to use as kindling for starting fires. One such fire apparently ignited the second floor wall that divides the bedrooms from the hallway and then spread up burning through the roof structure. Eight lineal feet of wall and four of the roof rafters directly above that area were destroyed by the fire. The floor joists throughout the building show no signs of sagging or splitting. The roof rafters also appear to be in fair shape once again with no obvious sagging or splitting and are generally in good condition. The first floor framing members in the south one half of the west most room are in direct contact with the earth below. The floor joists that are visible in that area contain bug holes and appear to have dry rot. The flooring in this room was severely damaged due to the roof being gone for an extended period of time. The salvaged portions of guardrail and porch posts are in fair condition and with some minor splitting of the wood and peeling paint.

Recommendations: The fire damaged structural components of the wall framing and roof rafters should be replaced with framing members of the same size and type that were destroyed. The flooring that was torn up and used as kindling should be replaced with material of similar size and shape. The temporary roof assembly over the southwest room of the lower level should be removed and replaced with similar sized joists as were originally used so as to return the exterior roof profile to its former appearance. The porches should be replaced and the salvaged parts should have the paint removed to the next sound layer by hand scraping and hand sanding and then repainted. If necessary, the railings, balustrades and posts may be chemically dip-stripped. Any missing porch parts should be replaced in kind using a similar material where feasible or by using a compatible substitute where it is not feasible. The floor joists in the south one half of the west room on the lower level that are in contact with the earth should be removed, the ground underneath excavated with care not to undermine the foundation stones, and a minimum separation of six inches between the joists and the earth provided. The removed joists should then be replaced with joists of the same size and type. All of the flooring should be replaced in this room with a similar flooring material.

### 3.4 BUILDING ENVELOPE-EXTERIOR WALLS

Description: The exterior walls are constructed of standard sized brick and are laid up with common horizontal bonds at two feet intervals. The single story section has two wythe thick brick and the two story portion is constructed with 3 wythe brick at the lower level and 2 wythe at the upper level. The exterior walls do not contain any wood framing and are entirely composed of brick masonry units. The soffit and fascia boards are milled 1 inch thick wood. The brick walls, wood fascia, window trim, door trim, and the stone foundation have been painted over with a white paint. There is no known documentation to suggest whether the painted surfaces were painted at the time of

construction or were done at a later date. All of the doors have been removed from their frames and plywood installed as a temporary protective measure. There are several panel doors stored within the house. It is not known, however, if they belong to the Williams House or if they came from another building. The door hardware is missing from the stored doors. The window openings are also boarded over, however the window frames have been left in place. The trim around the inside of the doors and windows is in place and pretty much intact except for the southwest door and frame that have completely fallen out and are missing altogether. The window frames are all in place except for the sills to the bay window. The covered entry porch on the north side of the house has been demolished but several of the posts and rail sections were salvaged and are stored inside. The outlines of the north side main entry porch and a smaller covered porch on the south east corner are still evident where the brick did not get painted behind framing members that were in place at the time the house was painted white. The steps at the door opening on the southwest corner of the house are completely gone.

Condition: The brick used in the construction of the masonry walls appears to be both soft and porous. The mortar joints are also soft but are generally intact. There are scattered areas on the south and west and north walls that have weathered mortar joints. The masonry that supports the bay window on the east side of the house has fallen out and the brick and sandstone foundation pieces are stacked on the ground nearby. In their place is installed a temporary wood cripple foundation wall to hold the bay window in place until the masonry units can be reinstalled. In the lower three feet of the west wall of the single story portion, moisture saturation has deteriorated the mortar joints and some of the brick has fallen out or been completely eaten away over a long period of time as the result of regular moisture saturation. A number of brick around the west exterior door and the door's frame have fallen out and are missing. The paint on all of the exposed wood including door and window frames, soffit material and fascia boards is weather checked and cracked with large sections being completely weathered away. The windows have been covered over with plywood but can be viewed from the interior of the house. Several of the windows that are typical of the lot are missing only the glass panes. The wood windows are a double hung weighted style with two large panes per upper and two per lower section.

Recommendations: Repair the masonry walls by repointing joints that have deteriorated more than  $\frac{1}{4}$  inch, where there are loose or missing bricks and where there are cracks in the mortar joints themselves. The existing mortar should be tested for composition and duplicated. It appears that there is enough original brick on site to reconstruct the missing and severely deteriorated exterior wall sections or at least to reconstruct the exterior wythe and use similar materials to construct the interior wythe. Some brick salvaged from walls above the ceiling in the two story portion should be used to replace missing exterior wall bricks. The missing brick from the interior walls can be replaced with a similar brick since those walls will be covered with a plaster finish coating. The more complete window assemblies can be used as patterns for rehabilitation efforts for the other windows that have missing parts and pieces. The windows should be repaired and rebuilt to match the original windows in appearance and material.

### 3.5 BUILDING ENVELOPE- ROOFING AND WATERPROOFING

Description: The wood shingles that remain on the north side of the two story portion and on the east side of the one story portion appear to be the original application.

Rolled roofing has been applied to the south side of the two-story portion where the wood shingles appear to have been removed. Rolled roofing has also been applied to the one-story areas over existing wood shingles in an attempt to help preserve the structure. The original two-story part of the house still has on its north side a partial gutter and downspout assembly.

Condition: The rolled roofing has been damaged by high winds in several places, once again exposing the wood shingles below or, as is the situation at the southwest corner of the two-story roof, the original spaced sheathing. The original wood shingles are curled and have patchy areas missing and there is a hole through the north side roof that was caused by an arson set fire. The hole is approximately four square feet in area. Approximately 180 square feet of the original roof structure is missing from the southwest corner of the one-story portion of the house. A temporary roof has been installed over this area to preserve the space below. The gutter and downspouts that are left in place are only partially there and are not functional. In fact there is spotty minor damage to the brick mortar on the north face exterior wall where the roof drainage runs down the face below the partial downspout. It also appears that the missing downspout at the bay window contributed to the damage to the masonry support wall and foundation stone in that area.

Recommendations: Remove both the existing wood shingles and the newer rolled roofing down to the spaced sheathing. Repair and replace damaged and missing sheathing and then install a new wood shingle roof system in keeping with the original character of the structure. Install new gutters and downspouts on the drip edge sides of the roofs that replicate the original.

### 3.6 INTERIOR FINISHES

Description: The walls have several layers of wallpaper installed over smooth plaster. David Bailey of the Museum of Western Colorado has informed me that some of the original wallpaper had gold inlaid into the pattern. That layer of paper has several layers over it and there may be some sections left that are protected and partially intact. The ceilings throughout the house are smooth finished plaster with wallpaper as a finish covering. A few of the floors have some linoleum still on them, but most of the floors have none of the original finish materials still in place and the bare wood flooring that is applied directly to the floor joist is exposed. Only a few of the interior doors and jambs are complete. There are a few doors stacked in the downstairs kitchen area that may or may not go with the house.

Condition: The interior finishes are in poor condition. The plaster walls are cracked and are missing large pieces of plaster exposing the wood lath below. Several large areas in the upper level are also missing the wood lathe and only the wood studs are left in place. Almost 90% of the plaster on upper level walls and ceilings is missing and vandals have recently partially destroyed several upper level walls. None of the multiple layers of wallpaper applied to the walls and ceilings is salvageable. The paint finish on the interior doors and frames and on the inside of the window frames and trim is cracked and peeling and is generally in poor condition throughout. The wood underneath the paint appears to be intact where it trim is still in place. The linoleum is not salvageable and is worn so badly that it has no discernable pattern to duplicate. What linoleum is left does not appear to extend under the mopboards so there is little chance that a piece of the original linoleum is protected and hidden there.

Recommendations: A study of the interior finishes with proper documentation and analysis should be conducted prior to rehabilitation efforts.

### 3.7 MECHANICAL SYSTEMS

Description: There is no existing heating system. Heat was provided by free standing stoves that were vented into the three brick chimneys located at the east, west and south exterior walls. There has never been a cooling system. The plumbing that does exist in the building is comprised of galvanized piping with threaded joints. The house waste line appears to go to daylight a few feet outside the house on its south side.

Condition: Not applicable to the mechanical system since there is none. The existing plumbing is minimal, inadequate, and inappropriate for the proposed use and does not meet current plumbing codes.

Recommendations: Design and install a new HVAC system that is adequate for the light business/community use proposed. Install a new plumbing system designed for the proposed use and connect it to the closest public sewer system.

### 3.8 ELECTRICAL SYSTEMS

Description: The electrical service to the house has been removed and there is no wiring in the house. There is some abandoned knob and tube branch wiring that has not been used for many years. There is no lighting in the house and no indication of where and what kind of lighting has been provided in the past. There is no telephone service to the house. There is no existing fire alarm system.

Condition: Not applicable.

Recommendations: Provide a new electrical service and interior electrical wiring distribution and lighting system. Period sensitive lighting fixtures and outlet devices should be used. Fire alarm, security and telephone systems should be installed to service the proposed use.

## **4.0 ANALYSIS AND COMPLIANCE**

### 4.1 HAZARDOUS MATERIALS

There are no known hazardous materials present within the structure. Testing for lead based paints and other suspect material by a qualified consultant is advised prior to commencing rehabilitation. The site was a designated Superfund Site and was cleaned up during the mid to late 1990's by the Department of Energy and the Environmental Protection Agency.

### 4.2 BUILDING CODE COMPLIANCE

The currently adopted building code in the City of Grand Junction is the 2000 International Building Code. Primarily because of the proposed change in use, the Williams House will be required to meet the provisions for new structures with the exceptions for historical structures found in Chapter 34 also being applicable. Energy and accessibility requirements will also apply.

#### 4.3 ZONING CODE COMPLIANCE

The property is currently zoned CSR: Community Services and Recreation. The proposed program for the Williams House is an allowed use by the City Of Grand Junction Zoning and Development Code.

#### 4.4 ACCESSIBILITY COMPLIANCE

The structure does not comply with the accessibility requirements of Chapter 11 of the 2000 IBC nor current ADA requirements. Because the first floor level is located approximately two feet above the natural grade, a ramped entrance is required to provide access for the physically challenged. Also, an accessible restroom will be required. The second level would not be accessible without the installation of a lift or an elevator.

#### 4.5 EXISTING MATERIALS ANALYSIS

No testing of existing materials has been done but is recommended during design efforts for the rehabilitation phase.

#### 5.0 PRESERVATION PLAN

The most critical issue for preservation of the Williams House is how to stop the deterioration to the structure caused by natural weather related exposure and from damage caused by vandals and the homeless seeking shelter. The best way to preserve the Williams House is to rehabilitate it, preserve and maintain it and see that it is occupied as soon as possible giving it a visible and consistent site presence. Both vandals and the homeless shy away from properties where people come and go regularly. However, realizing that it may be some time yet before a complete rehabilitation project is undertaken, preventative measures to preserve the structure should be initiated soon. Those measures should include repairing the temporary rolled roofing, reinstalling the plywood that has been removed from the window and door openings, installing new plywood over the east and west entrances and installing a secure door at the southeast entrance to lower level.

It is believed that the historic setting was an agricultural use. The historic site should receive further study and the historic setting determined, evaluated, restored and preserved as much as possible. Grading and landscaping around the house should preserve the established historic character of the site. The house should not be moved if at all possible and if it is moved should only be relocated on the original site with as short a move as possible. The house should not be moved off site, because it is believed that a move of that nature would destroy the structure.

The exterior of the house should be rehabilitated first to seal out the weather and to protect it from further damage. The brick and stone should be repaired and replaced where determined necessary, the doors and windows repaired and/or replaced and the roof should be replaced. All of these components should be repaired or replaced in kind, or if that is not feasible, done with similar modern materials that duplicate the original installation. Changing the size of door openings should be avoided and if one has to be widened for ADA access it should have minimal visual effect. A new exterior addition should be avoided. A security system and fire alarms should be installed and tied into a 24 hour monitoring service to give early notification of unauthorized intrusions after hours.



Next the interior spaces should be rehabilitated. The internal features of the house should be retained as much as possible. The existing locations of walls should be maintained. The proposed use change should be made to fit within the constraints of the existing structure including the installation of accessible toilet facilities.

### 5.1 PRIORTIZED WORK

Priority #1: All work necessary to stabilize the structure and protect it from further damage including but not limited to:

- ▶ Replace missing rolled roofing as necessary to dry in the roof.
- ▶ Replace the plywood window and door inserts.
- ▶ Install a secure door at the southeast entrance.
- ▶ Repair the fence around the house where necessary and maintain it.

Priority #2: All work necessary to rehabilitate the exterior of the structure including but not limited to:

- ▶ Replace the roof.
- ▶ Repair and/or replace the doors and windows.
- ▶ Repair the stone foundation.
- ▶ Repair the exterior brick walls.
- ▶ Replace the porches and steps.
- ▶ Repair and replace and paint as necessary all wood trim, fascia and soffit materials.
- ▶ Grade the site around the house to provide positive drainage.

Priority #3: All work necessary to rehabilitate the interior of the structure and site work including but not limited to:

- ▶ Repair and replace the fire damaged walls
- ▶ Replace and/or repair the plaster walls.
- ▶ Repair and/or replace the interior wood trim.
- ▶ Repair and repaint walls, ceilings and trim.
- ▶ Install new floor coverings throughout the house.

### 5.2 PHASING PLAN

Because of the extent of work needed to preserve and rehabilitate the Williams House and to allow more flexible fund raising efforts, a three-phase approach is recommended. Phase I should include work needed to secure and stabilize the structure to prevent continued deterioration. Phase II should include work necessary to preserve and restore the building exterior including windows and doors. Phase III would then include the complete restoration of the interior spaces including installation of heating and cooling equipment, electrical service and branch wiring and lighting fixtures, telephone service and plumbing.

### 5.3 ESTIMATED COSTS

Description	Probable Cost Range in \$
1. Site work and landscaping including irrigation system and parking.	125,000
2. Replace roof assembly including roof covering, underlayment, spaced sheathing repairs, flashing, and	45,000

structural repairs.	
3. Repair the exterior brick and stone foundation.	25,000
4. Repair and restore the exterior windows, doors and wood trim.	30,000
5. Repair and restore the bay window.	10,000
6. Repair and replace interior walls, plaster, with new wall and ceiling treatments.	60,000
7. Replace the porches.	20,000
8. Repair and replace as necessary the floor assemblies and install new floor coverings.	30,000
9. Install electrical and mechanical items.	65,000
10. Miscellaneous repairs.	35,000
11. Temporary stabilization and security measures.	10,000
12. Subtotal	455,000
13. Markup for general conditions, contractor OH&P, testing, AE Fees & contingency (approximately 1.50).	228,000
14. Total	683,000*

\* The option of moving the Williams House to another location was explored and the determination was the house is a candidate for proximate relocation. The move is restricted to relocating it to another spot on the site where it now sits because any further moving could cause irreparable damage to the structure. The price for doing this is estimated to be in the \$70,000 range, but is entirely dependant upon the recommendations of a detailed analysis of the structure that would have to be performed prior to the move.

## **6.0 PHOTOS AND APPENDICES**



**1. North and east sides.**



**2. The north side (front of house) and west side.**





**3. East side showing bay window.**



**4. South and east sides.**





**5. The west face.**



**6. The north face bedroom gabled dormers.**



**7. Deterioration due to water saturation at west side of the one story portion. Damage probable cause due to roof over this room gone prior to stabilization work by the City**



**8. Close up of damage to brick and sandstone quoins at southwest corner of the one story portion.**





**9. Typical window hoods at the south face of the single story portion. Also visible are two wooden mounts and one porcelain insulator from electrical wiring to south west room of the one story portion.**



**10. Close up of window hood on south face and porcelain electrical insulator.**



**11. Close up of loose hood keystone and brick damage on west face of two story portion.**



**12. Crisscrossed crawlspace vent lintel matching the lintel over the basement entrance on the south side.**





**13. Basement access with on south side with ornamental sandstone lintel.**



**14. Crisscrossed sandstone lintel at basement entrance and wood framed entry.**



**15. East entrance to the one story portion. The outline of a once present covered porch is visible in the painted brick.**



**16. Southwest corner - Crack is result of possible foundation movement. This is just around the corner from the brick damage on the west side of the one story portion.**





**17. East side of two story portion at the damaged and boarded up bay window. Also shown is outline of east porch that has been demolished.**



**18. Guardrail post at deck on top of east side bay window. A few of the guardrail pieces have been salvaged and are stored within the house on the second level.**



**19. Top of east side bay window – boarded up door opening leads to upstairs master bedroom**



**20. Boarded up bedroom gabled dormer at north side of two story with view of wood shingles.**





**21. Northeast corner of two story portion with cupped and curled wood shingles still in place and chimney with a wood cap to temporarily protect the top curb.**



**22. Bottom side of floor joist inside the basement under the southeast corner of the one story portion**



**23. Roof rafters over the one story portion with bricks missing from the gable end and the chimney**



**24. View to the east through the hallway and into the formal sitting area where the bay window is located. Wallpaper finish and wood trim at room entries are shown.**





**25. Interior northwest second story bedroom dormer from inside.**



**26. Close up of the typical interior door and window trim. This is a window on the south wall of the one story portion.**





**27. Interior side of boarded up bay window located on the east wall.**



**28. Interior side of windows at the south wall of the one story portion with wood stove chimney and a pile of bricks that came from gable end above windows.**



**29. Upstairs hallway looking east to west at the closet entrance – three bedrooms are located on the right (north) side of the hallway.**



**30. Upstairs hallway looking west to east shows some of the recent damage done by vandals.**





**31. View of the stairway to the second floor level.**

**7.0 DRAWINGS** - See attached floor plan sketches

## **8.0 BIBLIOGRAPHY**

<sup>1</sup> History of the Grand Valley [www2.mesastate.edu/snsm/fixe\\_d\\_history](http://www2.mesastate.edu/snsm/fixe_d_history)

### **Other Resources Utilized:**

McCreanor, Emma: Mesa County, Colorado: a 100 year history (1883-1983)

BLM Records: Historic Index, surveys and notes  
Mesa County Assessors Offices  
History Mesa County, Colorado 1886  
Museum of Western Colorado (archives and library)  
Colorado Historical Society Web Page and Associated Information

**Attach W-4  
Council Assignments**

**RESOLUTION NO. \_\_\_\_\_-02**

**A RESOLUTION APPOINTING AND ASSIGNING  
CITY COUNCILMEMBERS TO REPRESENT THE CITY  
ON VARIOUS BOARDS AND ORGANIZATIONS**

Be it resolved by the City Council of the City of Grand Junction that:

- 1. Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.**

PASSED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2002

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

Date: December 16, 2011

To: Mayor and City Council

Re: 2002-2003 City Council Assignments

### **CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members will be assigned for each of the following:

Representative:

Downtown Development Authority

*Meets 1st & 3rd Thursday of the month at 7:30 am  
(Location varies)*

Grand Junction Housing Authority

*Meets 4th Monday of the month @ 11:30 am  
@ 1011 N. 10th*

Walker Field Airport Authority

*Meets 3rd Tuesday of the month @ 5:15 pm  
@ Airport/3rd floor*

Associated Governments of NW Colorado

*Meets 1st Thursday of the month  
moves from City to City*

Parks Improvements Advisory Board (PIAB)

*Meets 3rd Thursday of the month (or as needed)  
@ 8:00 am @ P&R*

### **VOLUNTARY AND TEMPORARY ASSIGNMENTS**

Individual Members will either volunteer or be temporarily assigned to represent the Council on the following:

Volunteer Representative:

Colorado Assn. of Ski Towns (CAST)

*Meets 6 times per year (1 CML Conf.)*

CML Policy Committee

*Meets 2 – 3 times per year in Denver*

CML Growth Committee

*Meets on demand*

Colorado Water Congress

*Meets 12 times annually*

Nat'l League of Cities Bds. & Committees

*Meets on demand*

CML Board of Directors

*Meets on demand*

### **Temporary Assignment**

Air Service Task Force

*Meets on demand*

MC Community Transit Steering Committee

*Meets on demand*

FEMA Funding Board

*Meets quarterly*

MC Transportation Policy Advisory Committee

*Meets on demand*

**NO COUNCIL MEMBER ASSIGNMENTS**

Individual Members will not be assigned to serve as a liaison to the following. To assure good communications the entire City Council will meet with these on an annual or as needed basis as indicated.

Meet with Annually

VCB

GJ/MC Riverfront Commission

Meet with as Needed

MCEDC

Museum of Western Colorado

MC Enterprise Zone Comm.

MC Air Quality Comm.

Meet with Semi-Annually

School District #51

