



A G E N D A
Historic Preservation Board

Tuesday, January 6, 2014 4:00 pm
City Hall Large Planning Conference Room
250 North 5th Street, 1st Floor just inside the revolving door to the right

- 1 Introductions – New Board Member Troy Reynolds, David Bailey and Chris Endreson Reappointed
(new roster attached)
- 2 Minutes of November 4, 2014 Meeting (attached)
- 3 North 7th Street Historic Residential District Accessory Structures (see attached proposed survey to District property owners)
- 4 Grant Application for History Information Access Project and Historic Building Markers
- 5 2015 Home Improvement and Remodeling Expo – March 6-8, 2015
- 6 2015 Historic Preservation Award (presented in May)
 - Bruce Hill (others?) – Restoration of George Crawford Gravesite
 - Any other ideas?

GRAND JUNCTION HISTORIC PRESERVATION BOARD

Jon Schler
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Grand Junction CO 81503
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Term Expires: 12/16

DDA Representatives

Concurrent with DDA Term
Or until DDA appts new rep

Jodi Coleman-Niernberg
1038 Chipeta Avenue
Grand Junction CO 81501
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Kevin Reimer
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Scott Wolford
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Term Expires: 12/17

Jody Motz
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Term Expires: 12/17

David Bailey CHAIR
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Grand Junction CO 81506
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Term Expires: 12/18

Chris Endreson
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Fruita CO 81521
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Term Expires: 12/18

Troy Reynolds
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Term Expires: 12/18

Historic Preservation Board Regular Meeting

Minutes – November 4, 2014

Present: David Bailey, Jon Schler, Scott Wolford and Michael Menard

Not Present: Jody Motz, Jodi Coleman-Niernberg, Chris Endreson and Kevin Reimer

Also Present: Kristen Ashbeck, City Community Development; Bennett Boeschstein, City Council; and Harry Weiss, Downtown Development Authority

Minutes of October 7, 2014 Meeting. Jon Schler made a motion to approve the minutes of the October 7, 2014 meeting as written. The motion passed unanimously (4-0) on a second by Michael Menard.

Historic Building Marker Program. Guests Bennett Boeschstein, City Council and Harry Weiss, Downtown Development Authority discussed ideas that the Board had discussed in October with the Legends Committee regarding a historic marker plan. Bennett provided information about simple bronze cast markers that he recommends that include the name, date and City, State or Local register information on them. He estimated that the City could offer half of the cost of the marker if matched by a property owner.

Harry Weiss summarized the background of the Legends Committee and where they are with their current sculpture project. The Committee is in the process of deciding its future role in other projects such as a historic marker program. One project they would continue to work on is a catalog of the Art on the Corner works that currently exist. Harry stated that the current DDA does not fully endorse the wayfinding plan that was developed several years ago so it is not necessary that any markers placed on buildings in the downtown area conform with that plan. Harry will follow up with discussion of this with the Legends Committee at a future meeting.

David Bailey summarized the role and tasks of the Board to move forward on a program: use the program to re-energize historic preservation in the community, develop a prototype marker, define the cost per marker, create an application process, contact owners with designated or potentially historic properties to solicit interest in the marker program. David stated he would follow up with All Metals to develop a possible marker prototype.

Jon Schler suggested that the Board could help gather information to help interpret the legends sculptures as well as historic structures. Information could be provided in an easily accessible format such as through QR codes. The first phase of a sign program should focus on the downtown structures that are designated in the National, State or local register of historic structures. There could be an opportunity to write a grant to the State Historical Fund to encompass both developing the marker program as well as the research for interpretation of the buildings and legends sculptures. Grant applications for under \$35,000 are less competitive than the larger grants. Tracie Weiland of the City Parks and Recreation Department may be working on a grant application to the State Historical Fund for the historical signage at Las Colonias Park. The Board also discussed how the data gathered could also be used to develop history packets for District 51 Schools.

Other. A subcommittee of the Board toured the alleys of the 7th Street District to inventory accessory structures on Tuesday, November 5th at 1:30 pm, just prior to the Board's regular meeting. More to come regarding the outcome of the inventory.

The Board would like to visit George Crawford's restored tomb for its December meeting.

The meeting was adjourned at 5:00 pm.

January 2015

Dear North Seventh Street Historic Residential District Resident:

In March 2012, the City adopted the North Seventh Street Historic Residential District Design Guidelines and Standards that had been developed through a neighborhood effort. Since that time, the Historic Preservation Board has reviewed several proposals for alterations to accessory structures* within District as required by the Design Guidelines and Standards and has discovered that there are no specific guidelines and regulations that address how accessory structures are to be treated in terms of historic preservation of accessory structures within the district. There is only a general standard (requirement) that accessory dwelling units, accessory buildings and garages on all properties shall be subordinate to the primary residential building on the site by placing the structure to the rear of the lot. However, the guidelines and standards do not specifically address design of an accessory structure including height, size, roof shape or exterior materials (e.g. siding).

Consequently, without such guidance from the adopted guidelines and standards, alterations to accessory structures may simply be subject to existing zoning and development rules, and without regard to historic size and scale, exterior materials, roof shape, and door and window openings. Some examples of what can occur without additional guidance from historic guidelines and standards are shown below.



**Per the City of Grand Junction Zoning and Development Code, an accessory structure means a detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of land, and which is located on the same parcel of ground with the principal structure or use (e.g. shed, or garage).*

The City of Grand Junction Historic Preservation Board has conducted a survey of the existing accessory structures within the District and determined that approximately two-thirds of the properties in the District have historic accessory structures, most of which have been preserved to retain their historic character. In fact, there are many very good examples within the District of how these buildings can be restored and preserved and still maintain a functional use for the property owner. While many of the existing accessory structures have been updated with newer doors or siding materials, they do still maintain a historic character in size, scale, roof shape and exterior materials that is complementary to the primary historic structures in the District. Photographs of some of these are included below.

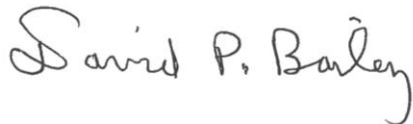


The Historic Preservation Board would like your thoughts as property owners within the North Seventh Street District, regarding this issue. Specifically – how strongly do you feel that the historic accessory structures within the District should be maintained and preserved to retain their historic character that contributes to the overall character of the District? **We would appreciate your response on the enclosed survey and returned to the City of Grand Junction Historic Preservation Board in the self-addressed stamped envelope provided by February 15, 2015.**

Once responses are received and a direction can be determined, the Historic Preservation Board will proceed with next steps, including meetings with the property owners and development of revised standards and guidelines as needed to address the neighborhood's desires.

Thank you for your time and attention to this matter. If you have questions about this information or the survey, please contact the Board's staff member, Kristen Ashbeck at 970.244.1491 or kristena@gjcity.org. We look forward to continuing to work with you towards the preservation and enhancement of your neighborhood!

Sincerely,

A handwritten signature in cursive script that reads "David P. Bailey". The signature is written in black ink and is positioned above the typed name.

David Bailey, Chair
Grand Junction Historic Preservation Board

**North Seventh Street Historic Residential District
Standards and Guidelines Survey for Accessory Structures**

Currently, any application for a major change to a property within the North Seventh Street Historic Residential District must be reviewed by the Historic Preservation Board through the Certificate of Appropriateness process outlined in the adopted Standards and Guidelines document. As previously stated, the document does not include specific guidelines and regulations that address how accessory structures are to be treated in terms of historic preservation.

Please indicate how strongly you feel that the historic accessory structures within the District should be maintained and preserved to retain their historic character that contributes to the overall character of the District by circling your preference for a direction for future steps.

- 1** Do nothing to the existing Standards and Guidelines document. Apply zoning regulations concerning accessory structures just like in any other residential area in the city
- 2** Revise the Standards and Guidelines but do not include anything mandatory – add purely advisory information (recommendations and suggestions) on how to preserve historic accessory structures
- 3** Revise the Standards and Guidelines to add the advisory information above for existing accessory structures but add some requirements for any new construction of accessory structures to make sure it fits in
- 4** Revise the Standards and Guidelines to include mostly recommendations and suggestions, but would also have some requirements for new construction as stated above and also for the existing historic accessory structures to make sure the most important elements are preserved (i.e., size, height, roof shape, but not necessarily materials).
- 5** Revise the Standards and Guidelines to add the recommendations and suggestions but also strong requirements for new construction and historic accessory structures (e.g., mandatory to match or retain historic forms and materials)

My North 7th Street Historic District Property Address: _____