

Historic Preservation Board Meeting

Minutes - July 10, 1995

Board Members Present: Greg Walcher, Pat Gormley, David Bailey, Sandra Karhu, Ed Chamberlin, Barbara Creasman

Not Present: Philip Born, Steve Schulte, Kristen Ashbeck

The meeting was called to order at 4:10 pm.

1. **MINUTES** - The minutes of the June 5th meeting were approved on a motion by Pat Gormley and a second by David Bailey, with corrections as noted: Note on the reference to federal legislation. (copy of minutes and letter attached). The Depot has received funding previously, just not with this current round.
2. **JARVIS SITE** - The board discussed the old stone colonial house on the property. The board agrees that the structure should be preserved and placed on the local register. Survey forms were distributed to all those attending the tour of the structure and one will be placed on file at the Community Development Department (copy attached).

There was discussion concerning how much money should be invested in this project. Further analysis is needed before going beyond stabilization. Ed Chamberlin made a motion to recommend to City Council that the house on the Jarvis property be placed on the City Register of Historic Sites, Structures and Districts because of its historic nature, unique architecture when it was built and location in proximity to the confluence of the Colorado and Gunnison Rivers. Pat Gormley seconded, motion carried unanimously.

Pat Gormley made a motion to recommend to City Council to fence and stabilize the structure until further assessment can be made, using city funds and/or applying for a grant to the Colorado Historical Society for emergency funds. (We understand the maximum for emergency funding is \$7,000). Ed Chamberlin seconded, motion carried unanimously.

3. **VIDEO** - Kristen is in the process of getting background information to Grande River Films. Barbara should also get Rhea and Doug the Downtown Walking Tour brochure draft. The initial consultation with the state historic preservation specialist, Joseph Bell, was held May 24, 1995 with Rhea Gavry and Doug Monroe, Grande River Films; Larry Timm, Community Development Department; and Barbara Creasman, Downtown Development Authority.
4. **PHASE 1** - Pat has reviewed the survey forms on some of the properties he owns and manages and is concerned about mistakes. Barbara would like the board to consider how we might clear up the Phase 1 survey.

The Elks building at 249 South 4th Street, Grand Junction, Colorado, was brought up for discussion. Pat and Greg have been contacted by members to see if this building can be listed locally. Barbara passed around copies of the survey form.

Greg made a motion to list the Elks building on the City Register because of its architectural and cultural significance in the Grand Junction community. Ed seconded, motion was approved unanimously.

The question was raised as to how we should proceed with nominations on buildings that have been determined qualified. The board discussed reviewing a certain number of buildings identified, at every meeting, by the Phase 1 survey. If the board addresses these, maybe the survey information can be clarified.

The majority of property in a proposed district must approve the district in order to establish it. The board needs to see sample petitions to pursue a downtown district as recommended in the Phase 1 survey.

It would also be good to see sample brochures that are available that explain benefits to property owners. We should have a brochure to send with survey information to every property owner.

5. **PHASE 2** - David Bailey reported that Phase 2 is proceeding on schedule and passed around some information that has been gathered so far for the Phase 2 survey. The information can be sorted by each of the database fields: owner, parcel number, address, etc. David thinks this information will be very helpful for future use.

The first consultation with the state was held may 24 with Joseph Bell, CHS; Richard Sims and Debra Semrau, Museum; Larry Timm, Community Development; and Barbara Creasman, Downtown Development Authority. Barbara reported that the City has accepted the recommendation of the Museum for the Historic Preservation Specialist consultant in accordance with their contract for Phase 2. Larry Timm reported to Barbara that Kristen will be writing a letter of approval.

6. **SHROEDER PROPERTY** - Barbara described the basic plans that Shroeder has proposed to rehab the second floor to four apartments and rehab the facade. Two facade renovations scenarios were listed on the plans. The board felt that more information was needed on this property to evaluate it further. The board thinks the overall renovation is a good idea and will be an improvement, but would encourage further historic research to determine if these buildings could be restored to be a contributing structure.

The meeting was adjourned at 5:30 pm.