

## Historic Preservation Board Meeting Minutes - September 11, 1995

Present: David Bailey, Steve Schulte, Greg Walcher, Sandy Karhu, Philip Born, Barbara Creasman

Absent: Ed Chamberlin, Pat Gormley, Kristen Ashbeck

The meeting was called to order 4:00 pm by chair Sandy Karhu.

**MINUTES:** Sandy asked for approval of the minutes.

Greg Walcher wanted to clarify that this board had not recommended spending a lot of money on the Williams house (Jarvis property). Everyone in attendance agreed to that. There was some confusion given the article and editorial in the newspaper. After reviewing the minutes of the July 10th meeting, he felt they were accurate. The Board's recommendation was and is to stabilize until further evaluation.

The minutes were approved on a motion by Steve Schulte and second by Philip Born with the correction of the spelling of David Bailey's name.

David Bailey mentioned that they are going to save the recreation center and the boarding house in Uravan.

**VIDEO:** David Bailey - Grande River Films has done most of the filming. Everything seems to be coming along fine. Steve suggested they should talk to Pat Gormley and Don MacKendrick. Dave will mention this to Doug and Rhea.

**PHASE 2 SURVEY:** David Bailey - all outlying areas are done. Survey is ahead of schedule. It will be the most advanced survey in the state when completed. All the information will be on the computer and since it is public information, it will be publicly available.

The board would like to see the computer model working. David and Debra can give us a demonstration.

Barbara asked if the old sugar beet factory will be included? Yes.

The old Harbert house on Orchard Mesa is not in the study area but will be surveyed because of its significance.

The survey team is also considering districts, Lincoln Park and First Street areas. As they work, the team is keeping track of individual structures that are eligible and those that can be made eligible. Have also found some possible future districts.

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Greg - When do we want to tour the Elks Club? What about the next board meeting? The board agreed to meet on the front steps at 4:00 pm to hold our October meeting at the Elks Club and tour the building.

Barbara passed around the booklet on the Depot. Greg would like to have a copy. Jim Leany plans to totally renovate the building. He will run a restaurant serving blue ribbon specials. The board would like to tour the building. Barbara will set up something with Jim.

Barbara passed out information on the Reed Building (Dinosaur Valley) and the First Presbyterian Church at 6th & White.

Reed Building - Building owned by Gary Yourtz from Denver, rented, Dinosaur valley for two more years. Built in 1903, 1908 addition by Vernon Reed. Phase 1 Historic Survey determined it is potentially eligible for national register status. The owner has suggested he may tear it down if it doesn't sell this year. DDA would hate to see this happen.

First Presbyterian Church - This building is now in private ownership. Most of the educational wing has been rented to small services businesses. The Western Colorado Performing Arts Center is using most of the third floor. The sanctuary is being used for special performances and events. The owner would like to see the building placed on the local register. There should be more info available in the Phase 2 Survey but preliminary info indicates the main church building may be eligible for national register status. What does the owner need to do to receive local designation? Sandy - the board will discuss the process further at our next meeting when Kristen can attend.

PSCO - The old steam plant was purchased by the City a few years ago for about \$17,000. They have no specific plans for it. The DDA was awarded a grant for a feasibility study for possible reuse of the structure. It will be assessed for physical and business potentials. This feasibility study is a cooperative effort with the Arts Commission and the WCBDC.

Greg Walcher asked about the status of the old ice plant. City also owns the ice plant connected to the Public Service building and it is part of the study.

Joseph Bell of the Colorado Historical Society will be in Grand Junction to tour projects on September 19th.

Walking Tour Brochure - Almost ready to go to print. Barbara passed out draft copies of the text. We are behind schedule on this and need to get it completed.

628 Colorado - The DDA owns this building. It was purchased for future parking. It is a real problem as a leased property. Phase 1 survey indicated it is possibly eligible for national register status.

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David Bailey - The architecture is a four-square like the original house at Cross Orchards. The

DDA would like to get rid of it. Cross Orchards would like to have it but moving costs could be a problem. The DDA is checking into this.

**FUTURE PROJECTS:** Should the board look at all eligible buildings on the list from the Phase 1 survey? -- It was the consensus of the board members that they do want to pursue the status of these properties with the potential of local register listing and possible national register status. The DDA would like to pursue a district, local and national. We need a sample petition to send to property owners.

Sandy brought up a discussion on the process for private property owners to get their properties listed on local, State and National registers. We should put this discussion on the process on the agenda for next month. David indicated that the museum is looking at putting together an application packet for all the registers. Sandy suggested David call Kristen and let her know what the museum is planning.

Sandy suggested we should have a brochure that promotes historic preservation and explains the benefits and the process for listing on the registers.

David - Will the City ask us about Seventh Street? Judy Smith has purchased the house on the northwest corner of 7th and Grand and wants to run her design business from this location. Since this is going to Planning Commission, Barbara does not think council will ask the board for recommendation.

With this discussion and that on the Williams House, historic preservation is becoming a hot topic in this community. It is nice people are interested and are discussing historic preservation.

Role of the Board - do you want to be proactive or just react to the submitted information? It is the consensus of the board to be proactive. Board members expressed an interest in being involved with and/or staying informed about all of the preservation efforts in our community.

The members present expressed that they believe the board's role is to be an advocate for historic preservation and its benefits. Barbara will send notices to the board for the next Avalon tour.

Steve mentioned that he needs student/class projects for his public history class in the Spring of 96. Maybe developing the brochure could be a class project.

The meeting continued with a tour of the C.D. Smith building. This building is on the local register. The museum has submitted a grant to the Colorado Historical Society for repair of the roof and rehab of the windows. David described the museum plans to proceed HPB Minutes / September 11, 1995 / page 4

with constructing office and collections area on the third floor allowing additional space for non-profit organizations to have offices on the main floor. Barbara described how the plans for the main floor use by non-profits developed. We still anticipate the Symphony and the Botanical Society moving in sometime in the next several months. We will know about the grant in

November.

The Avalon also submitted a request to the Historical Society for \$100,000 to renovate the main floor and mezzanine lobbies.

The tour ended and the meeting adjourned at 6:10 pm.