

Historic Preservation Board Meeting

Minutes - November 6, 1995

Present: Steve Schulte, Sandy Karhu, Pat Gormley and Ed Chamberlin
David Bailey and Philip Born arrived late

Not Present: Greg Walcher

Also Present: Kristen Ashbeck, Community Development Department, Barbara Creasman, Downtown Development Authority, Bill Nebeker, Community Development Department, and David & Bud Hasty, property owners, 733 N. 7th Street

The meeting was called to order at 4:10 pm by chair Sandy Karhu at White Hall, 600 White Avenue

WHITE HALL: The owner of White Hall, Guy Washburn, led the Board on a tour of White Hall (formerly First Presbyterian Church). Guy showed us interesting details of the building, talked about the addition and remodel projects that have occurred over the years and described how the building is presently used for a offices, special events and a residence. Upon conclusion of the tour, the Board reconvened in a meeting room in White Hall.

MINUTES: Sandy asked for approval of the minutes of the October 16, 1995 meeting. With the addition of Brook Blaney's last name, the minutes were approved on a motion by Pat Gormley and second by Steve Schulte.

433 N. 7th STREET: The Board reviewed materials submitted to the Community Development Department by David and Bud Hasty to add a detached garage to their home at 733 N. 7th Street within the 7th Street Historic District. Bill Nebeker, Senior Planner with the Community Development Department, summarized the proposal which is a minor change to the planned zone for North 7th Street. The property owners propose to build a detached garage on the rear part of the parcel next to an existing carriage house. The building meets required setbacks and total lot coverage by buildings does not exceed the coverage allowed by the zoning. Bud and David Hasty added that the reason for the proposed construction was to provide parking--the existing carriage house is too small to accommodate a modern vehicle, they are not allowed to park on 7th Street, and there isn't enough parking space on the alley either. The existing carriage house is to be retained as it is used for storage.

Ed - What is the proposed siding material and color? The siding will be dark green ship lap similar to what exists on the carriage house.

The Board further discussed the architectural details of the proposal including the roof, trim and windows. The owners propose to use historic windows in the new garage. The overall conclusion was that the proposal was generally in keeping with the character of this

residence and the 7th Street District as a whole. Thus, the Board did not feel that the proposal would not violate the integrity of the district. The garage will not be able to be seen from 7th Street.

Pat Gormley made a motion to recommend approval of the minor change to allow construction of a garage at 733 N. 7th Street with the following conditions:

- 1) Match the same style of siding and trim as on existing carriage house but may use some brick.
- 2) Match colors of siding and trim as on existing carriage house.
- 3) Match roof pitch and materials (composition shingles) as on existing carriage house.
- 4) Use historic windows in proposed garage if possible.

The motion was seconded by Steve Schulte and the item was further discussed before a vote was taken and unanimously approved (4-0).

FIRST PRESBYTERIAN CHURCH: The Board reviewed an application by the property owner of the former First Presbyterian Church, Guy Washburn, to nominate the building to the City Register of Historic Sites, Structures and Districts. The Board discussed whether or not the 1957 addition would have any bearing on a decision. It was noted that the Church was determined to be eligible for the National Register in the 1982 survey and nothing has changed about the building. Thus, the addition appears not to affect the building's historic integrity. Reviewing the criteria for nomination to the City Register, the Board found the following: 1) the building (original part) is more than 50 years old; 2) exemplifies specific elements of an architectural style or period; 3) exemplifies cultural, political, economic or ethnic heritage of the City; 4) enhances the sense of identity of the City; and 5) is an established and familiar visual feature of the City. Pat Gormley made a motion to recommend nomination of the First Presbyterian Church to the City Register of Historic Sites, Structures and Districts. Ed Chamberlin seconded the motion which passed 4-0.

PUBLIC INFORMATION MATERIALS: The Board discussed the draft of a list of questions to be researched by Steve's public history students in order to assist the development of a public information brochure regarding historic preservation. Pat Gormley pointed out that the first 4-5 items on the list should be considered a preamble or preface to the handout (What is historic preservation? Why important to Grand Junction? What can you do to help promote? What are benefits?) Items 6-10 are more specific information about benefits and number 9 is very important (What does designation on the local register mean?). Steve will report on the number of students he has registered for the class that may be able to work on the project. A draft of a revised nomination

WHITMAN SCHOOL: Barbara Creasman passed out informational materials regarding the Whitman School (currently Museum of Western Colorado). The DDA and Museum HPB Minutes / November 6, 1995 / page 3

would like to have this building recognized by listing in the City Register of Historic Sites, Structures and Districts and plan to submit a formal request for the Board's December meeting. Board members felt that they would like to see the Museum's short-term and long-term plans for the building as part of the nomination materials and reiterated that a letter from the property owner and review fee is required (submit to Kris).

DOWNTOWN DISTRICT: Barbara wanted some guidance as to how the Board sees the formation of a local historic district for the downtown commercial core proceeding. It is felt that the boundary could be expanded beyond that recommended by the Phase 1 Survey Report. The Board decided that a larger boundary could not be assessed until information is gathered on the surrounding properties as a result of the Phase 2 Survey. At that time, the Board could work with the consultant (Museum Group) on redefining a boundary for a larger local district or several districts. Kris and David Bailey will talk to Debra Semrau of the Museum Group to see if an inventory of those properties could be done with the next one-third of the project to be completed in February 1996.

RAILROAD DEPOT: The Board would like an update of the next phases proposed for the railroad depot project. Barbara said that another \$100,000 grant from the Colorado Historical Society is likely to be awarded this round (formal announcement in mid-November) and would talk to Jim Leany (owner) about the next phase of the renovation. The Board would like to schedule a tour of the depot sometime in the next few months.

The meeting was adjourned at 5:45 pm on a motion by Steve Schulte and second by Phil Born.