

**Historic Preservation Board**  
Minutes – December 7, 2010

Present: Zebulon Miracle, Kathy Jordan, Michael Menard, Jon Schler, John Slay, Yvonne Piquette and Scott Aker

Also Present: David Bailey, Museum of the West and Kristen Ashbeck, City Neighborhood Services

The Board convened at 4:00 pm at City Hall

**Minutes of November 2, 2010 Meeting.** Zebulon Miracle made a motion to approve the minutes of the November 2, 2010 meeting as presented. The motion passed unanimously (7-0) on a second by Michael Menard.

**Discussion of New Museum Tower Historic Preservation Exhibits.** David Bailey with the Museum of the West presented mock-ups of the new exhibits regarding historic preservation that will be installed on the observation deck of the museum tower. The existing exhibits are dated so new photography has been done and the Museum is seeking input regarding the buildings/places that should be featured and the text to accompany them. The Board reviewed the exhibits and suggested adding historic photos and/or text for the following buildings/places:

- The Fair
- IOOF
- The Daily Sentinel
- St. Mary's
- Ice houses
- La Court
- Sugar beet factory
- Kuner's, Currie etc canneries
- V.A. Hospital

**Review of GSA Proposal for Aspinall Federal Building, 400 Rood Avenue.** The Board reviewed the letter and exhibits that had been provided by the General Services Administration (GSA) requesting input on the required Section 106 historic preservation review. Generally, the Board concurred with the proposal as presented, noting that the architects had done a good job with the design of the proposed accessible ramp and the rooftop solar array that will be the main impacts to the exterior facades of the building. Kristen stated that the Board was welcome to attend the GSA/architect presentation on Wednesday, December 8<sup>th</sup> at 11:00 am at the Federal Building. A few questions and comments arose during the discussion:

- How is the project being funded?
- Will there be electric car plug-ins?
- Suggest an energy consumption/generation display that can be viewed by the public
- What will happen to the historic mural that is presently located in the southwest corner stairwell? It needs to still be accessible for public viewing.

- What is the timing for interior design? The Board would like to be included in the review process as the plans for the interior are developed.

Based on the Board's comments, the attached letter was provided to the GSA as a response to the Section 106 review.

**Phases 1-3 Historic Structures Surveys.** The Board briefly discussed the results of the three historic structure surveys that have been completed over the last 15 years. The first phase primarily covered the commercial core on Main Street and Colorado Avenue; the second phase covered the original square mile, the Lincoln Park area, North 1<sup>st</sup> Street, Orchard Mesa and portions of South Downtown; and the third phase covered some areas near Lincoln Park, Pear Park, North Avenue and Post-World War II era areas around Sherwood Park and 12<sup>th</sup> and Orchard.

The Board would like to see a summary of the results of the surveys to look at concentrations of various types of architecture and locations of historic neighborhoods or potential districts. The results could then be used to begin getting more information out to the public or proactively pursue new designations on the City register.

Kristen will work on summaries of the results on lists and/or maps to be presented/discussed at future meetings.

**Other.** Jon Schler had looked into the possibility of the Board having a booth at the Landscapes West Expo to be held in March 2011. All of the free, non-profit/public booths have been assigned, regular booths are \$350. The gardens offered to share a table with the Board or there may be a possibility that a public booth may become available if another group decides not to do the event.

Board Chair, Kathy Jordan is now on the Colorado Preservation, Inc. (CPI) Board. She stated she is helping to organize donations for the silent auction that is a very successful fundraiser for CPI at its annual Saving Places conference the first week of February. Any ideas or donations anyone has, contact Kathy.

**Next Meetings.** The Board's January meeting will be held on the regular day/time (4:00 pm, first Tuesday, January 4th) but, due to the CPI conference, the February Board meeting will be postponed until the second Tuesday (February 8<sup>th</sup>).

The meeting adjourned at 5:00 pm.



Andrea Collins Regional Historic Preservation Officer  
US General Services Administration  
Denver Federal Center Building 41/Room 240  
Denver Colorado 80225

December 8, 2010

RE: Wayne Aspinall Federal Building Rehabilitation and Modernization  
Grand Junction Colorado CHS #57981

Dear Ms. Collins,

This letter is in response to your correspondence of November 10, 2010 which was received on November 17, 2010, regarding the project referenced above; specifically, it's possible impact on the historic structure. The Grand Junction Historic Preservation Board reviewed the GSA proposal at its regular meeting on December 7, 2010 and offers the following comments/questions.

- 1) The Board generally concurs with the proposal as presented. The GSA and the architectural design team has done an excellent job so far with the design of exterior features (accessible ramp and solar array) so as to minimize impacts to the overall historic character of the Aspinall Building.
- 2) The Museum of Western Colorado regularly provides tours of portions of the Aspinall Building, primarily to view the mural that is in the southwest corner stairwell. The Board would like to make sure that this is still accessible to be viewed by the public on these pre-arranged tours.
- 3) Also, for public educational opportunities, the Board would suggest there be an exhibit that tracks or at least reports on the energy use of the building somewhere inside where it is fairly accessible to the public on pre-arranged tours or authorized visits.
- 4) Since the project heavily involves energy use components, will there be any electric vehicle plug-ins built into the project?
- 5) The Board would like to receive information regarding the interior rehabilitation as it progresses as suggested by your letter to Mr. Corson in item 1 of the Project Description. The Board would like to review the treatment of windows and doors (if impacted) and incorporation of some of the suggestions mentioned above during the interior phase(s) of the project.

Thank you again for the opportunity to be involved in this exciting project and look forward to further information as it progresses. Please do not hesitate to contact Kristen Ashbeck with the City of Grand Junction Neighborhood Services Division (970.244.1491) if you have questions about the Board's review of the project.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Jordan".

Kathy Jordan Chair  
Grand Junction Historic Preservation Board