

**HISTORIC PRESERVATION BOARD MEETING**  
**Minutes – April 14, 2009**

Present: Jon Schler, Kathy Jordan, Bill Cort and Yvonne Piquette  
Not Present: Michael Menard and Zebulon Miracle

The Board convened at 4:00pm at the Whitman Educational Center.

**MINUTES OF MARCH 3, 2009 MEETING:** Bill Cort made a motion to approve the minutes of the March 3, 2009 meeting as presented. The motion passed unanimously on a second by Yvonne Piquette.

**RECOMMENDATION ON HISTORIC DESIGNATION FOR I.O.O.F. HALL AT 128 NORTH 5<sup>th</sup> STREET:** The Board considered the application by Three Half Notes, LLC, owners of the I.O.O.F. (odd Fellows) Hall at 128 North 5<sup>th</sup> Street for designation in the City Register of Historic Sites, Structures and Districts. The building was constructed in 1904-1905 by Odd Fellows members at the time. The Odd Fellows owned the building up until the recent sale to Three Half Notes. The second story of the building has been used continuously as the Odd Fellows meeting hall and club rooms, while the first floor has always been used for commercial purposes. The current tenant, Roper Music is only the fourth commercial tenant in the building's history.

The current owners have begun to restore the building, primarily the second floor. They have uncovered and replaced the upper floor windows. It is now open to the public and is being used as meeting space and a recital/performance hall. The owners are pursuing designation in order to be eligible to apply for grant funds from the Colorado Historical Society State Historical Fund. They may also pursue a façade grant through the Downtown Development Authority.

Jon Schler suggested that the inventory form be updated to reflect the new ownership, correct the square footage of the building and indicate the window replacement. Kristen will update the form prior to the item being heard by City Council.

A motion was made by Jon Schler to forward the application to City Council with a favorable recommendation with the following findings: structure is at least 50 years old; exemplifies specific elements of an architectural style or period; and is an established and familiar feature of the City. The motion passed unanimously on a second by Yvonne Piquette.

**2009 HISTORIC PRESERVATION MONTH ACTIVITIES/EVENTS:** The Board discussed final details of the events that are being planned for the month of May.

- The Museum is taking care of all coordination for the events sponsored by them
- The Historic Preservation Awards will both be presented by Chair Kathy Jordan at the May 4<sup>th</sup> City Council meeting. Awards are to Marie Tipping and the I.O.O.F. building.
- History Workshop on May 9<sup>th</sup> – Chris Brubaker of Fruita reported there had not been any interest yet. We are need of someone to present the levels of designation and architectural description. Jon Schler will provide information to Chris and see if he can present those parts of the workshop.

- Depot Event on May 20<sup>th</sup> – Kathy Jordan is working with the Friends of the Grand Junction Depot group to organize and open house. There will be exhibits of old photographs and Ed Chamberlin's sketches of proposed renovation, entertainment and membership sign up. For a membership, people will receive a poster of a painting of the Depot done by Jim Hutton.

**HISTORIC SIGN AT 304 NORTH AVENUE:** The owner of Natural Cleaners (formerly Fabricare) at 304 North Avenue would like to restore the historic sign at the corner of 3<sup>rd</sup> and North. It has very interesting, classic features such as neon lettering, neon in the shape of cars, 3 support poles and a three-dimensional star at the top. Upon discussion of these details, a motion was made to support the renovation of the historic sign located 304 North Avenue, including potential partial funding to the property owner through the City Neighborhood Program, provided the property owner ensure the renovation includes the following elements:

- Keep the original sizes, shapes and configuration of the sign boxes (ovals and linear middle box);
- Keep the configuration of the 3 support poles as they are
- Keep the neon cars
- Keep the 3-D star at the top
- Colors – keep the linear middle box (Laundry \* Cleaners) black, the color of the ovals, poles and other elements may change

The motion was approved unanimously.

**NORTH 7<sup>th</sup> STREET HISTORIC RESIDENTIAL DISTRICT:** Due to several houses for sale in the district, there are many prospective buyers looking at the homes for other potential uses rather than as single family homes. In addition, in the existing Planned Development zoning, there are references to other standards and guidelines but it is unclear whether they were ever formally adopted. Thus, at the suggestion of neighbors and City administration, the Historic Preservation Board has been tasked with overseeing an effort to create a zoning overlay for the 7<sup>th</sup> Street district.

Kristen will put together some basic information for the next Board meeting. From there, the Board can prioritize a work plan and an approach to accomplishing the task. It was decided that a longer meeting was needed in order to look at the issue. The May meeting will be set for 3:00-5:30 on the 14<sup>th</sup>.