

Historic Preservation Board Meeting Minutes – May 1, 2002

Present: Bill Jones, Phil Born, Dennis Pretti and Tom Streff

Not Present: David Bailey and Louise Wagner

Also Present: Gary Hauschulz, Grand Junction High School and Kristen Ashbeck, Community Development Department

The meeting was called to order at 4:00 pm at Wells Fargo Bank Downtown.

MINUTES: Dennis Pretti made a motion to approve the minutes of the April 2, 2002 meeting. Motion was passed on a second by Tom Streff (4-0).

RECAP - HISTORIC PRESERVATION BOARD MEETING WITH CITY COUNCIL:

Kristen, Bill Jones and Tom Streff gave an overview of the items that were discussed at City Council's April 29, 2002 workshop meeting. The bylaws were acceptable to the Council and considered changing the 3-year term to a 4-year term for Board members. This change will be requested in the update to the Zoning and Development Code this summer. Kristen drafted a letter for the chair's signature formally requesting the change. If so approved, the bylaws of the Board will be amended and ratified accordingly. The term limitation of two (2) terms imposed by Council policy will not change.

Upon the Board's recommendation, City Council gave approval to continue with security and stabilization measures for the City-owned Williams House. Staff is to follow up with some short-term security improvements on site such as signage and lighting if possible. Kristen will prepare a grant application for the October 2002 grant round of the State Historical Fund. The scope of the project would entail the initial phase of exterior building stabilization as outlined in Chamberlin Architect's Historic Structure Assessment report.

REVIEW OF PROPOSED GARAGE IN 7th STREET RESIDENTIAL HISTORIC

DISTRICT: Kristen presented a recent proposal by the property owner of the home at 428 North 7th Street to add a new, detached two-car garage. The Planned Development (PD) zoning in the District requires that such a change be reviewed by the City prior to approval of a Planning Clearance for a Building Permit. A recommendation is requested from the Board regarding the appropriateness of the garage location, design and materials.

Tom Streff and Kristen had visited the site and discussed the proposal at length with the property owner, Steven Myers. Kristen passed around photographs of the site for those that had not been able to visit the site. Mr. Myers is a craftsman experienced in this type of rehabilitation project. As in the written project narrative, he represented that all exterior materials, windows, paint colors and detailing used on both the rehabilitated portions of the existing house and on the proposed garage would be historically compatible and that the garage and house would match.

The Board made the following comments:

1. Strongly encourage applicant to proceed with design elements as stated in project narrative and in on-site visits: shingles of a style and color to blend with the existing house; roof pitch to be approximately a 6:12 pitch; detailing, siding material, and paint color(s) to match those to be used on existing house.
2. Recommend painting existing shed on rear of lot to match house and proposed garage.

STUDENT ART EXHIBIT: Board members then assisted Mr. Hauschulz with hanging the student art exhibit at the Bank, which will remain up through May for Historic Preservation Month.

The meeting was adjourned at 5:00 pm.