

Historic Preservation Board Meeting

Minutes - August 3, 1998

Present: Pat Gormley, Barbara Creasman, Phil Born, , David Bailey

Not Present: Greg Walcher, Steve Schulte and Ed Chamberlin

Also Present: Kristen Ashbeck and Lara Liable, Community Development Department

The meeting was called to order at 4:10 pm at the C.D. Smith Building

MINUTES: Pat Gormley made a motion to approve the minutes of the May 4, 1998 meeting.

Motion was passed on a second by Barbara Creasman (4-0).

STATUS OF DOWNTOWN NATIONAL REGISTER DISTRICT: Kristen stated that a draft of a National Register nomination form for the downtown commercial district had completed with Lara's assistance and submitted to the Colorado Historical Society (CHS) in late June 1998. The State (Suzanne Doggett, National and State Register Historian) had reviewed the form and replied in her letter of July 30, 1998 which Kristen distributed to the Board. Generally, the State is hesitant to recommend approval of the district due to the marginal number of contributing structures (only 52%). Suzanne suggested that a more appropriate route to go would be to continue to pursue a larger local district which should include the Operation Foresight project. She also suggested that the City pursue a Certified Local Government (CLG) status. If a CLG, the locally designated structures would be eligible for State and Federal tax credits and the City would be eligible for another pool of grant funds available through the National Trust.

The biggest component missing from Grand Junction's Historic Preservation ordinance that would be required to become a CLG is a mandatory design review process. The City had thought in the past that this would never be acceptable in this community, primarily because it was assumed it meant that the Board's review was regulatory and binding. In fact, Kristen had recently spoken to a CHS representative who suggested that the requirement was for mandatory review but that the Board's comments could still be guidelines or suggestions and not binding. Also, the City could qualify for CLG status even if the mandatory design review was only applicable to some of the designated structures (e.g. downtown commercial district) versus review for all designated structures including residential. In the long term, the latter is also desirable for a CLG. This notion is used in some communities such as Greeley which is a CLG. Kristen added that it may be a good time to try to pursue CLG status since we are in the process of forming a district and a downtown plan is to begin work in the coming months. Both of these could include a design guideline component that would form the basis for the mandatory design review.

PROGRESS REPORT - LOCAL MAIN STREET HISTORIC DISTRICT: Barbara is still compiling statistics on the petitions that have been received. Once it is determine that over 60% of the property owners have responded affirmatively, the Board could proceed with designation.

OTHER: Kristen noted that terms will expire for Barbara Creasman (DDA representative) and Pat Gormley in December, 1998. Members should submit letters of interest to City Clerk Stephanie Nye if they would like to seek re-appointment.

RECOMMENDATIONS FOR PROPOSED NEW GARAGE - 1326 OURAY AVENUE LINCOLN PARK RESIDENTIAL HISTORIC DISTRICT: Harry Tiemann, owner of the property at 1326 Ouray Avenue, is proposing to construct a new garage on the rear part of the lot and requested that the Historic Preservation Board review the proposal and offer some suggestions. The Board made a field visit to the subject property to consider the surrounding architectural/historic context with the following conclusions which will be passed on to the property owner:

1. New garage should be in Craftsman Style including exposed rafters, wood siding (matching house is okay).
2. The roof pitch should match that of the house. Either hipped or gable roof is acceptable-- this varies along the alley and throughout the Lincoln Park Residential Historic District.
3. Overall height (peak of roof) should not exceed height of surrounding accessory structures (1 story with pitched roof). This will be a big garage compared to others on the alley and would be very imposing/intrusive if it is taller than surrounding structures.
4. While unusual, most doors of adjacent detached garages face end into yard rather than to alley. Proposal is consistent with this.
5. Proposed setback is consistent with placement of accessory structures on this alley and throughout the Lincoln Park Residential Historic District provided the mass of the structure (primarily the height) is kept comparable with other accessory structures as well.

The Board returned to the C.D. Smith building and the meeting was adjourned at 5:15 pm.