

# 1 Historic Preservation Board Meeting

## Minutes - October 6, 1997

Present: Ed Chamberlin, Barbara Creasman, Greg Walcher, Phil Born, Pat Gormley

Not Present: Steve Schulte, David Bailey

Also Present: Scott Harrington and Kristen Ashbeck, Community Development Department; Jon Schler and Dianna Litvak, Colorado Center for Community Development; Yvonne Piquette, City of Fruita; and Elise Prinster and Margie Shean, 12th & Gunnison neighborhood.

The meeting was called to order at 4:35 pm at the C.D. Smith Building. Kristen introduced the guests at the meeting and their purpose for attending. Yvonne Piquette is the staff representative to the City of Fruita Historic Preservation Board and was interested in watching the proceedings of one of Grand Junction's Board meetings.

**MINUTES:** Pat Gormley made a motion to approve the minutes of the August 4, 1997 meeting. The motion passed unanimously on a second by Greg Walcher.

**RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - LINCOLN PARK RESIDENTIAL HISTORIC DISTRICT:** Elise Prinster, resident of the proposed Lincoln Park Residential Historic District, summarized the area included within the district and indicated that over 60% of the property owners (34) had signed the petition in favor of the designation. Those that did not sign were mostly the absentee landlords, some of which could not be easily contacted.

Kristen added that the Phase 2 survey determined that approximately 77% of the properties were considered contributing to the district. The State uses a guideline that 80% of the properties should be contributing but the City's Historic Preservation Ordinance does not specify the percentage. Since the Museum was primarily looking at National Register eligibility criteria, there are more homes that could be considered contributing at the local level.

Board members discussed the possibility of expanding the district to the east since the Phase 2 survey report indicated that a much larger area could be included in a local district. Elise and Margie stated that they only circulated petitions to the 4-block area since that was the area suggested by the survey report as a potential National Register district. The neighborhood may want to pursue the national designation in the future. Kristen suggested that the Board may want to proactively pursue designation of the expansion area.

Greg Walcher made a motion to forward the designation to City Council with a recommendation of approval for the following reasons: 1) the contributing structures are more than 50 years old; 2) the majority of the contributing structures are significant for their architectural style or because of their association with a notable person within the community; and 3) as a whole, the district enhances the sense of identity of the community. Greg added a thank you and commended the neighborhood for its work towards the designation. Ed Chamberlin seconded the motion which passed unanimously (5-0).

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The Board had additional discussion about the possibility of creating some design guidelines to assist property owners with renovations/improvements to their homes. Kristen will bring in some examples of some developed in other communities.

Kristen added that the proposed Lincoln Park Residential Historic District will be discussed at the October 13, 1997 City Council workshop, along with a general update of the Board's activities. The Board and members of the neighborhood are encouraged to attend.

**DOWNTOWN FACADE PROGRAM UPDATE:** Barbara Creasman briefly discussed the status of the Colorado Historical Society grant request for \$100,000 to start a grant/revolving loan program to fund facade renovations downtown. The grant was recently turned down by the Society because they didn't want to fund it without a more detailed process for review in place. Dianna Litvak, consultant for the DDA working on the grant applications, added some background on the grant process and stated that the Society is requesting more of the grant including showing more of a planning process, providing evidence of mandatory design review, and more specifics about which buildings will be included in the program. Two similar projects have been funded in Aurora and Greeley but both applications were heavy on showing a planning and review process and a separate Board was set up with specific criteria by which renovations would be reviewed. Barbara and Kristen are concerned that some of this could be detrimental to the historic preservation program since there was already an agreement that it would be approached in a cooperative, voluntary way rather than just creating regulation.

The Board discussed whether a new review board would need to be developed and what the design criteria could involve. Jon Schler felt that the grant application was not that far from being approved--some more detailed information was needed. The Board decided the DDA should proceed with another application, including more specific information that the Secretary of the Interior's Standards would be applied and how and that the existing Historic Preservation Board would function as the reviewing body. The next grant round will be in early 1998. In the meantime, DDA and Community Development staff will continue to pursue the National and local district designations for Main Street which would also strengthen the grant application.

**UPDATE ON OTHER HISTORIC DISTRICT DESIGNATIONS:** The DDA has received petitions from approximately 75% of the property owners within the potential National Register district in the 500 block of Main Street approving of the designation. Kristen is preparing the National Register forms. In addition, DDA and Community Development Department staff are in the process of preparing information packets and petitions for a local district on Main Street from 3rd Street to 8th Street.

Information packets and petitions have also been provided to be circulated in the North 1st Street neighborhood.

**EXPIRING TERMS - DECEMBER 1997:** Kristen reminded the Board of the three terms that will be expiring this year--Steve Schulte, Greg Walcher and Ed Chamberlin. Those interested in being reappointed should send a letter to City Clerk, Stephanie Nye.

**OTHER:** Kristen mentioned to the Board that an old stone house located at 9th Street and Bookcliff Avenue is presently being dismantled to be moved to a location in Fruita. Due to financing requirements through HUD, the developer was required to go through a Section 106 review and provide documentation to the Colorado Historical Society.

The meeting was adjourned at 6:20 pm.