

# Historic Preservation Board Meeting

## Minutes - August 5, 1996

Present: Greg Walcher, Steve Schulte and Phil Born  
Not Present: Pat Gormley, Ed Chamberlin, David Bailey

Also Present: Kathy Portner and Kristen Ashbeck, Community Development Department,  
Barbara Creasman, Downtown Development Authority

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

**MINUTES:** Due to lack of quorum, minutes of the July 1, 1996 meeting could not be considered.

**SELECTION OF OFFICERS:** Steve Schulte, Vice Chair, will serve as chair until we have a full Board.

**GARAGE PROPOSAL - 445 N. 7th STREET:** The Board discussed a proposal for construction of a new garage at the residence located at 445 N. 7th Street in the 7th Street Historic District. The property owners are proposing to have the roof pitch, colors and roof materials match the existing historic house. The Board members present stressed the need to balance strict interpretation of historic preservation with the need to allow a property owner to update a property (e.g. add a garage, deck). Otherwise these older properties will not continue to be used and will fall into disrepair. The owners did not indicate what the siding material was to be. The house as a sort of stucco-exposed aggregate exterior that would be difficult to duplicate on the garage. Kristen will formulate comments on the Board's behalf that encourage the owners to proceed as planned with the roof pitch and materials and colors and think about possibly trying a stucco siding to blend with the house.

**POTENTIAL MAIN STREET / DOWNTOWN DISTRICT(S):** Kristen prepared an overlay map indicating three possible districts downtown: 1) Main Street and Government Buildings; 2) Little Italy/Colorado; and 3) Industrial Area. It appeared that the boundaries will have to jog around non-eligible properties (e.g. parking lots, new buildings) in order to get a higher percentage of contributing structures. The Board would like to attempt to have 80% contributing since that is the State requirement for a district designated on the State register. There will still be some areas that will need to be walked in order to more closely examine whether the building(s) would contribute. Kristen will continue to refine the boundaries for the next meeting.

**COUNTY COURTHOUSE:** The Board discussed the County's recent window replacement project on the Courthouse. Several members of the community have voiced objections to the manner in which it was done. It was decided that the Board should at least acknowledge these concerns by sending a letter to the County Commissioners and Facilities Planning to let them know of the historic preservation efforts throughout the valley, the existence and purpose of the

Grand Junction Historic Preservation Board, and offer the Board's assistance as the County proceeds with future similar projects. Kristen will draft a letter for Steve's signature.

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**OTHER:** In line with the comments on the County Courthouse, Barbara Creasman suggested that the Board invite Jim Shanks (Director of Public Works) and the architect working with the City to a meeting to discuss plans for the City Hall project.

The meeting was adjourned at 5:15 pm.