

Historic Preservation Board Meeting

Minutes - November 4, 1996

Present: Barbara Creasman, David Bailey, Steve Schulte, Pat Gormley, and Greg Walcher

Not Present: Phil Born and Ed Chamberlin

Also Present: Kristen Ashbeck, Community Development Department

Frank Wagner and Michael Oney, FAWHAUS Architects, Pam Blythe, Blythe Design, Jim Shanks, City of Grand Junction Director of Public Works, and David Varley, City of Grand Junction Assistant City Manager

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

MINUTES: Barbara Creasman made a motion to approve the minutes of the October 7, 1996 meeting. The motion passed unanimously on a second by Pat Gormley.

NEW CITY HALL: The architectural team working on the design of a new City Hall and representatives of the City were in attendance to discuss the project thus far. Jim Shanks summarized the initial ideas to leave the old library (north building) but demolish and construct a new building over the southern building. According to engineering reports, the library building is extremely sound but nothing is left of the old school (southern building) except the foundation and it needs work. Considering at least one level of parking under the new structure (appx 56 spaces) with access from White Avenue.

The City would like the building to have a “public” appearance but be sympathetic with surrounding historic architecture (Courthouse, old library). Frank Wagner stated that they have no particular style of architecture in mind at this point but are developing some concepts. Jim asked if there were any old photographs of the library building before modifications were done. David Bailey will check the archives at the Museum. There may also be some records at City Hall.

Board members stated that the old street lamp along White Avenue should be incorporated into the site details. Pedestrian level lighting in keeping with style already used downtown should be used. Greg Walcher emphasized that part of the concept of a public building is the public open space around them--the design should try to maintain as much existing landscaping and open area as possible. Jim Shanks replied that a plaza area is being considered along Rood--it would be nice to eliminate the driveway between the Courthouse and City Hall and incorporate that area as open space. The City would like to incorporate public art in the plaza area. Frank asked if the fountain needs to be saved? Yes, it should be relocated.

From the DDA perspective, Barbara Creasman said that the consideration of parking would be supported, as would design details of the public open space such as the pedestrian lighting, public art, etc.

Jim Shanks will provide Barbara periodic update articles for the DDA newsletter regarding the City Hall project as it evolves. The team will return to a Board meeting once the architects have developed some design concepts.

RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - EAST SIDE

GROCERY: The Board discussed an application by the property owner, Paul Parker, for designation of the East Side Grocery store located at 741 Main Street in the City Register of Historic Sites, Structures and Districts. Members did discuss the fact that most of the additions also appear to be historic (50 years old); however, there was not enough information to be able to conclude that other modifications (e.g. stucco) were also done that long ago. As concluded on the Phase 1 Survey form, the building has had major alterations that are not reversible. The building would probably not be recognizable to someone who frequented the East Side Grocery during the period of significance (50 to 70 years ago).

Greg Walcher made a motion to recommend denial of the local designation because it does not meet the criteria for designation outlined in Section 5-14-6A.1. The building has been remodeled beyond recovery as a historic site. Pat Gormley seconded the motion which passed 4-0 with Steve Schulte abstaining.

RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - 641 STRUTHERS

AVENUE: The Board discussed an application by The Western Colorado Botanical Society for designation of the property located at 641 Struthers Avenue in the City Register of Historic Sites, Structures and Districts. The property owner, Rocky Mountain District Pentecostal Church, did submit a letter of approval for the designation. The Board members thought there could be a case for the designation if more information were provided as to the specific plans for the building and grounds. Because of funding deadlines, the applicant is in a rush to obtain the designation but the overall project should be thought through in greater detail. David Bailey stated that it would be helpful to see a copy of the original abstract for the property to determine whether there is any other significance to the property (e.g. significant person).

Barbara Creasman made a motion to defer action on the item until more information is provided regarding historic background and future use of the building. Pat Gormley seconded the motion which passed 5-0.

OTHER: The discussion of the results of the Phase 2 Survey will be postponed to the Board's December meeting. A workshop to discuss it with City Council has been scheduled in December.

The meeting was adjourned at 5:40 pm on a motion by Steve Schulte and second by Pat Gormley.