



A G E N D A

Historic Preservation Board

Tuesday, March 3, 2015 4:00 pm
City Hall Large Planning Conference Room
250 North 5th Street, 1st Floor just inside the revolving door to the right

- 1 Minutes of February 10, 2015 Meeting (attached)

- 2 2015 Home Improvement and Remodeling Expo – Sunday, March 8, 2015
 - Set-up 9:50-12:00 – Kristen, Jody M. and Chris/wife
 - 12:00 – 2:00 pm – Kristen, Troy and Jodi C-N
 - 2:00 – 4:00 pm Takedown – Kristen, Scott/wife

- 3 North 7th Street Historic Residential District Accessory Structures (see attached revised proposed survey to District property owners)

- 4 Historic Preservation Month – May 2015
 - Historic Preservation Award – On Site Crawford’s Tomb
 - Museum Events
 - Other Activities/Events

Historic Preservation Board Regular Meeting

Minutes – February 10, 2015

Present: Chris Endreson, Scott Wolford, Troy Reynolds, Jodi Coleman-Niernberg and Jody Motz

Not Present: David Bailey, Jon Schler and Kevin Reimer

Also Present: Kristen Ashbeck, City Community Development; Kirk Huddleston, Discovery Kids; and Teddy Jordan, 440 North 7th Street

The meeting was called to order by Chairman Chris Endreson at 4:04 pm at City Hall.

Minutes of November 4, 2014 Meeting. Jodi Coleman-Niernberg made a motion to approve the minutes of the January 6, 2015 meeting as written. The motion passed unanimously (5-0) on a second by Troy Reynolds.

Hearing – Certificate of Appropriateness Application. Kristen Ashbeck reviewed the proposal by Kirk Huddleston to modify the wrought iron fencing in the front yard of the daycare business at 715 North 7th Street. The three properties currently used as the Stepping Stones daycare center have been on the real estate market as separate properties. The applicant, Kirk Huddleston, is proposing to purchase the business and open the Discovery Kids Learning Center II on the three properties. In order to do so, he must obtain a new state license for the daycare and all elements of business operations must meet current regulations. The wrought iron fencing around the front yard of 715 North 7th Street does not meet current code requirements for mesh spacing. Therefore, they are proposing to add cross bars as shown in the photograph to the existing fence to meet spacing regulations.

Kristen reviewed Section 21.04.040(i) of the Zoning and Development Code that outlines the fencing standards for residential properties. Most pertinent to this proposal are the following sections: 1) fences in the required front yard setback shall not exceed 30 inches in height; and 2) such fences may be increased to 48 inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space per square foot for that part of the fence extending above the 30-inch height.” It was noted that while the existing fence is 5 feet tall, the additional height has been grandfathered in with the Planned Development Zoning. The proposed new fencing design meets the requirement for open fencing.

Kristen then discussed the pertinent sections of the North Seventh Street Historic Residential District Guidelines and Standards: 1) Section III. A., the property at 715 North 7th Street is a Non-Contributing Structure; and 2) Fencing is addressed in Section VI.9., page 13. There are no standards that must be met so the Zoning and Development Code regulations mentioned above prevail. The following guidelines are pertinent to this proposal and can be referenced in the Board’s decision.

a) Front yard fences should be a maximum height of 48 inches measured from the street side. As previously stated, the fence exceeds 48 inches but is grandfathered in with the Planned Development (PD) zoning.

b) Maximum opacity for front yard fences should be 60 percent. The proposal meets this guideline.

After reviewing the Discovery Kids Learning Center II Fence application, file number COA-2015-48 for a Certificate of Appropriateness for a fence in the North Seventh Street Historic Residential District, staff makes the following findings of fact and conclusions:

1. The fence proposal meets the requirements of section 21.04.040(i) the Grand Junction Zoning and Development Code.
2. The fence proposal meets the North Seventh Street Historic Residential District Guidelines and Standards.

Staff recommends that the Historic Preservation Board approve the Certificate of Appropriateness for proposed front yard fencing at 715 North 7th Street, file number COA-2015-48, as proposed with the findings and conclusions listed above and with the condition that the property owner's signature be obtained prior to staff's final approval of the Certificate of Appropriateness.

Chairman Endreson then opened the public hearing. The applicant, Kirk Huddleston, addressed the Board, stating that the business cannot be relicensed as the fencing currently exists. In addition to the crossbars, the entire fence will be given a fresh coat of paint.

Teddy Jordan, resident of the North Seventh Street Historic Residential District at 440 North 7th Street showed the Board a historic photograph of the District area but the building now on the site is not historic. Mr. Jordan asked for clarification of the area that needs to be modified. He was shown the photographs provided by the applicant.

The Board discussed the proposal. Troy Reynolds asked the applicant if the new crossbars would be added to all three sides of the fence or just to the front as depicted in the photograph. Mr. Huddleston responded that all 3 sides of the fence would be modified as shown in the photograph of just the front. The gate does not need to be modified since it currently meets the fencing regulations. Mr. Huddleston also stated that the new crossbars will be mounted on the outside of the existing fence.

With no further discussion, Jodi Coleman-Niernberg made a motion to approve item COA-2015-48, an application for a Certificate of Appropriateness for proposed modifications to the front yard fencing at 715 North 7th Street, as presented and subject to the condition that the property owner's signature be obtained prior to staff's final approval of the Certificate of Appropriateness. The motion passed unanimously (5-0) on a second by Jody Motz.

2015 Home Improvement and Remodeling Expo – March 8, 2015. Kristen confirmed the Board's participation again this year to staff the ticket sales and welcome tables at the Expo on Sunday in exchange for having a free table to provide historic preservation materials to participants. The Board discussed ideas of information that can be provided/handed out including: walking tour brochures; flyer that has the QR code for the downtown walking tour; list of National Trust resources – particularly for old HVAC, windows and shingles; list of other web sites for resources; descriptions of architectural styles; and paint colors. Jody Motz will locate information for the latter. Chris Endreson has some information from the National Trust/Main Street. Kristen can gather items and the Board can further

discuss at its March meeting. Volunteer hours:

Set-up 9:50-12:00 – Kristen, Jody M. and Chris/wife

12:00 – 2:00 pm – Kristen, Troy and Jodi C-N

2:00 – 4:00 pm Takedown – Kristen, Scott/wife

Grant Application for History Information Access Project and Historic Building Markers. Jon Schler and Kristen have been formulating some ideas for an application to the State Historic Fund to gather information to create a database for historic buildings, general community history topics and the Legends sculptures and install markers on a first phase of buildings downtown. They met with Joseph Sanchez at the Mesa County Public Library and attended the State Historic Fund application workshop. The Library is creating an online catalog which would serve as a very good platform for the historic information. However, the State has advised that grant funds would not be awarded for the plaques on buildings nor for the social history aspect of the Legends sculptures – the two major items we wanted to accomplish with the grant. Consequently, we will not be pursuing a grant but feel that working with the Library to create the catalog for historic buildings and the Legends sculptures is important and we still want to place plaques on the historic buildings and sites downtown. We will regroup and discuss other avenues to accomplish the work.

Other. The Board will discuss the Seventh Street survey at the March meeting.

The meeting was adjourned at 5:10 pm.

DRAFT Letter to North Seventh Street Neighborhood

March 2015

Dear North Seventh Street Historic Residential District Resident:

In March 2012, the City adopted the North Seventh Street Historic Residential District Design Guidelines and Standards that had been developed through a neighborhood effort. Since that time, the Historic Preservation Board has reviewed several proposals for alterations to accessory structures* within the District and has discovered that there are no specific guidelines and regulations to address how accessory structures are to be treated in terms of historic preservation. There is only a general requirement that accessory buildings be subordinate to the primary residential building by locating it at the rear of the lot. The guidelines and standards do not address the design of an accessory structure that would suggest or require that these structures retain or, if constructed new, include appropriate height, size, roof shape or exterior materials.

Consequently, without such guidance from the adopted guidelines and standards, alterations to accessory structures may simply be subject to existing zoning and development rules, and without regard to historic size and scale, exterior materials, roof shape, and door and window openings. Some examples of what can occur without additional guidance from guidelines and standards are shown below. These accessory structures are out of character and scale with the historic neighborhood, particularly due to roof shape as in the photo on the left and overall size in both photographs.



**Per the City of Grand Junction Zoning and Development Code, an accessory structure means a detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of land, and which is located on the same parcel of ground with the principal structure or use (e.g. shed, or garage).*

The City of Grand Junction Historic Preservation Board has conducted a survey of the existing accessory structures within the District and determined that approximately two-thirds of the properties in the District have historic accessory structures, most of which have been preserved to retain their historic character. In fact, there are many very good examples within the District of how these buildings can be restored and preserved and still maintain a functional use for the property owner. While many of the existing accessory structures have been updated with newer doors or siding materials, they do still maintain a historic character in size, scale, roof shape and exterior materials that is complementary to the primary historic structures in the District. Photographs of some of these are included below.



Typical Scale of Historic Accessory Structures in the North Seventh Street Historic Residential District

The Historic Preservation Board would like your thoughts as property owners within the North Seventh Street District, regarding this issue. Specifically – how strongly do you feel that the historic accessory structures within the District should be maintained and preserved to retain their historic character that contributes to the overall character of the District? **We would appreciate your response on the enclosed survey and returned to the City of Grand Junction Historic Preservation Board in the self-addressed stamped envelope provided by April 30, 2015.**

Once responses are received and a direction can be determined, the Historic Preservation Board will proceed with next steps, including meetings with the property owners and development of revised standards and guidelines as needed to address the neighborhood's desires.

Thank you for your time and attention to this matter. If you have questions about this information or the survey, please contact the Board's staff member, Kristen Ashbeck at 970.244.1491 or kristena@gjcity.org. We look forward to continuing to work with you towards the preservation and enhancement of your neighborhood!

Sincerely,

Christopher Endreson, Chair
Grand Junction Historic Preservation Board

**North Seventh Street Historic Residential District
Standards and Guidelines Survey for Accessory Structures**

Currently, any application for a major change to a property within the North Seventh Street Historic Residential District must be reviewed by the Historic Preservation Board through the Certificate of Appropriateness process outlined in the adopted Standards and Guidelines document. As previously stated, the document does not include specific guidelines and regulations that address how accessory structures are to be treated in terms of historic preservation.

Please indicate how strongly you feel that the historic accessory structures within the District should be maintained and preserved to retain their historic character that contributes to the overall character of the District by circling your preference for a direction for future steps.

- 1** Do nothing to the existing Standards and Guidelines document. Apply zoning regulations concerning accessory structures just like in any other residential area in the city
- 2** Revise the Standards and Guidelines but do not include anything mandatory – add purely advisory information (recommendations and suggestions) on how to preserve historic accessory structures
- 3** Revise the Standards and Guidelines to add the advisory information above for existing accessory structures but add some requirements for any new construction of accessory structures to make sure it fits in
- 4** Revise the Standards and Guidelines to include mostly recommendations and suggestions, but would also have some requirements for new construction as stated above and also for the existing historic accessory structures to make sure the most important elements are preserved (i.e., size, height, roof shape, but not necessarily materials).
- 5** Revise the Standards and Guidelines to add the recommendations and suggestions but also strong requirements for new construction and historic accessory structures (e.g., mandatory to match or retain historic forms and materials)

My North 7th Street Historic District Property Address: _____