



**A G E N D A**  
**Historic Preservation Board**

**Tuesday, February 10, 2015 4:00 pm**  
**City Hall Large Planning Conference Room**  
**250 North 5<sup>th</sup> Street, 1st Floor just inside the revolving door to the right**

---

- 1 Minutes of January 6, 2015 Meeting (attached)
- 2 Certificate of Appropriateness to add 2 horizontal wrought iron bars, matching the material of the existing wrought iron fence on .251 acres on property located within the North Seventh Street Historic Residential District.
- 3 North 7<sup>th</sup> Street Historic Residential District Accessory Structures (see attached revised proposed survey to District property owners)
- 4 2015 Home Improvement and Remodeling Expo – Sunday, March 8, 2015
- 5 Grant Application for History Information Access Project and Historic Building Markers
- 6 Other

**Historic Preservation Board Regular Meeting**  
Minutes – January 6, 2015

Present: David Bailey, Jon Schler, Scott Wolford, Troy Reynolds, Chris Endreson and Jody Motz

Not Present: Jodi Coleman-Niernberg and Kevin Reimer

Also Present: Kristen Ashbeck, City Community Development

New member, Troy Reynolds, was introduced to the Board. Troy and his wife own and have restored the home on Orchard Mesa that received a Historic Preservation Award in 2014. In addition to the work on his own home, Troy brings a construction background and expertise to the Board.

**Minutes of November 4, 2014 Meeting.** Jon Schler made a motion to approve the minutes of the November 4, 2014 meeting as written. The motion passed unanimously (5-0) on a second by Scott Wolford.

**North 7<sup>th</sup> Street Historic Residential District Accessory Structures.** Based on the results of the inventory done by a subcommittee of the Board last fall, the Board reviewed a draft survey to be sent to District property owners. Generally, the survey and cover letter looked okay but a few revisions were suggested:

- 1) Include stronger language in the opening paragraph regarding the existing guidelines and standards.
- 2) Include more description of what the photographs are illustrating to emphasize issues guidelines and standards for historic accessory structures could address.
- 3) Provide an overall site plan of an area within the District to illustrate the current scale of historic accessory structures.
- 4) Adjust the font size of option 3 in the survey.
- 5) Ask District resident, Joe Hatfield to review the letter and survey prior to sending out to the neighborhood.

Kristen will revise and send to Joe and report back to the Board in March.

**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. Chris Endreson mentioned that he has had contact with a company that creates interpretive materials including QR codes and signs similar to what we are trying to accomplish. He will forward their contact information to Kristen. David Bailey will get a sample sign and cost estimate from a local sign company. Jon and Kristen will continue to meet with others including the DDA, the Legends Committee, the University and/or public library to develop the grant application which is due April 1, 2015.

**2015 Home Improvement and Remodeling Expo – March 6-8, 2015.** The past two years the Board has staffed 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 expressed interest in doing it again in March 2015. Kristen will contact the event organizers to see if that opportunity exists this year.

**2015 Historic Preservation Award.** The Board agreed the sole recipient this year should be Bruce Hill for his work on George Crawford's tomb. They suggested that the award be presented on site sometime during Historic Preservation Month (May). Kristen will follow up with Bruce.

**Selection of New Board Chair.** The Board unanimously selected Chris Endreson as the new Board chair.

**February Meeting.** Kristen and at least one other Board member will be attending the annual historic preservation conference in Denver the first week of February. Consequently, the Board decided to postpone its regular February Board meeting to February 10<sup>th</sup>.

February 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 March 31, 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](mailto: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 7<sup>th</sup> Street Historic District Property Address: \_\_\_\_\_