



A G E N D A
Historic Preservation Board

Tuesday, July 7, 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 June 2, 2015 Meeting (attached)
- 2 Update – 7th Street Historic District Survey re: Accessory Structures
- 3 Historic Building Markers – David Bailey to have Revised Paper Mock-Ups
- 4 First Church of Christ Scientist at 535 North 7th Street – State Historical Fund Workshop July 15, 2015 in Montrose
- 5 Other

Historic Preservation Board Regular Meeting

Minutes – June 2, 2015

Present: Chris Endreson, Scott Wolford, Troy Reynolds and Jody Motz

Not Present: Jon Schler, Jodi Coleman-Niernberg, David Bailey and Kevin Reimer

Also Present: Kristen Ashbeck, City Community Development; Bennett Boeschstein, City Council

The meeting was called to order at 4:00 pm at City Hall.

Minutes of April 7, 2015 Meeting. Scott Wolford made a motion to approve the minutes of the April 7, 2015 meeting as written. The motion passed unanimously (4-0) on a second by Troy Reynolds.

Debrief – Historic Preservation Month Activities. Kristen reported that there was a good turn out for the Historic Preservation Award to Bruce Hill for the renovation of George Crawford's tomb. Bennett stated that there was a good turn out as well for the North Seventh Street Historic Residential District walking tour with both homes and churches open for visitors.

North 7th Street Historic Residential District Accessory Structures. Kristen had sent a second mailing to the neighborhood residents that had not yet responded to the survey. The deadline for response is this week to try to get at least 51% of the owners to respond. The results are leaning to a more restrictive Code, similar to how the Guidelines and Standards address the primary contributing structures. The Board decided that, unless further results are received to the contrary, there should be some sort of amendment proposed to address application of guidelines and standards to accessory structures similar to how they are presently applied for the primary structures.

Other North Seventh Street Historic Residential District Activities. Kristen and Board members Troy Reynolds and Jon Schler met with two property owners about repairs to be done to their buildings within the District. The first, Dale Cole, owner of the home at 536 North 7th Street is need of some technical assistance with replacement of gutters that are interior to the roof eaves on his home. Jon Schler had research the potential for a grant from the State Historical Fund for this kind of work. The State has done similar grants in the past but there must be some public element of the project such as a workshop for homeowners with similarly constructed gutters to justify the grant. Mr. Cole estimates the work could cost \$20,000.

The second owner was the First Church of Christ Scientist at 535 North 7th Street. The primary concern is the leaded glass windows, especially on the south-facing façade of the building. All of the windows are covered in smoke-tinted plexiglass but the windows on the south façade are subject to extreme heat that softens the lead and is causing the windows to slump. The church would like to remove the plexiglass, repair the windows and then cover them again with a material that is clear so the design of the windows can be seen from the outside and be vented so that the heat can escape. Jon Schler thought that it would be a good candidate for a grant from the State Historical Fund that has granted funds to other churches for this purpose. Kristen has followed up with the State Historical Fund to confirm it would be an eligible project and passed along a list of potential glass experts that could assist the church with the project.

Historic Building Markers. The Board continued to discuss the markers and had several suggestions for revisions including: Label the walking tour QR code; simplify the text; the stone-look background is too busy – simplify with just a black sign and a heavier border; and try blue or black lettering. Kristen will ask David to have the sign contractor provide some additional paper mock-ups for the next meeting. Kristen stated that a first phase of placing markers on the buildings in the downtown walking tour area would include 26 properties/signs. Bennett suggested that the Board present the finalized design to the Downtown Development Authority Board as a potential funding source.

D&RGW Railroad Depot Update. Bennett reported that there have been a couple of parties interested in purchasing the Depot over the last several months. The latest was a person interested in developing a brew pub in the building. Colorado Preservation Inc. is in the process of organizing another meeting in Grand Junction with representatives from Cheyenne visiting to discuss how the Depot in their community was restored. The Board will be notified if a meeting date is set.

Historic Jail. Troy remembered that the old jail had been discussed at one of his first meetings on the Board and wondered if any more had developed on that. Kristen has been in contact with County personnel to perhaps pursue a Historic Structure Assessment through the State Historical Fund. Most recently, the County did have an analysis completed on the building for hazardous materials such as asbestos and lead based paint. Troy mentioned that the County had also recently requested estimates for demolition of the building. Kristen will touch base with County staff for any further update.

The meeting was adjourned at 5:00 pm.