



A G E N D A
Historic Preservation Board

Tuesday, September 1, 2015 5:00 pm
City Hall Hearing Room
250 North 5th Street, 1st Floor, Near Elevator

- 1 Minutes of June 2, 2015 Meeting (attached)**

- 2 Hearing – Certificate of Appropriateness Application (staff report attached, additional information separate cover)**

LOCATION: 710 Ouray Avenue
OWNERS: Stouffer Living Trust – Timothy L. Stouffer
PROPOSAL: Raised Deck over existing concrete patio under existing pergola and add access to the new deck by converting existing French windows to French doors.

- 3 Discussion and solicitation of comment on proposed Programmatic Agreement (draft attached)**

- 4 Letter of Support for First Church of Christ, Scientist Grant Application (draft attached)**

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 Plexiglas 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 Plexiglas, 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.



Date: August 21, 2015
 Author: Kristen Ashbeck
 Title/ Phone: Community Services
Coordinator 244-1491
 Proposed Schedule: Hearing
September 1, 2015
 File Number: COA-2015-322

**HISTORIC PRESERVATION BOARD
 AGENDA ITEM**

Subject: Certificate of Appropriateness for deck and window replacement
Action Requested/Recommendation: Request for approval of a Certificate of Appropriateness to build a new deck and replace existing windows with French doors.
Presenter Name and Title: Kristen Ashbeck, Community Services Coordinator

BACKGROUND INFORMATION	
Location	710 Ouray Avenue
Applicant	Stouffer Living Trust – Timothy L. Stouffer
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential

PROJECT DESCRIPTION

Build a raised deck over the existing concrete patio that is under the existing pergola and add access to the new deck by converting existing windows to French doors on the west side (facing 7th Street) of the existing house.

ANALYSIS

- Background:** The current owner of the home at 536 North 7th Street acquired the property within the last few years and has been continuing to restore and upgrade the property. Currently, there is a pergola attached to the west-facing façade with an at-grade concrete slab underneath it. There is a band of four, nine-over-one windows on the wall above the concrete slab. The upper sash of each window has a mullion grid that creates the 9 panes. The owner is proposing to construct a wood-composite deck over the existing concrete slab. The deck will be raised to the floor level of the interior of the home (approximately 37 inches from ground level) and have a staircase off the north side of it. The deck and stairs will have a 36-inch railing of materials that match the railing on the existing kitchen porch off the north-facing façade (wooden posts and rail with aluminum bars). Secondly, the owner is proposing to replace the two inner windows in the band with a set of French doors to access the new deck.

2. **Zoning and Development Code:** Section 21.03.040(g) of the Zoning and Development Code outlines the bulk standards in the Residential 8 zone district which underlies the North Seventh Street Historic Residential District Planned Development Zoning. For this proposal, only the required front yard setback of 20 feet applies to the new deck. There are no other Zoning and Development Code regulations that apply to the deck or the window replacement proposal.

The proposed deck design meets the above requirement. The site plan provided with the application indicates that the new deck will have a front yard setback off 22.5 feet which exceeds the required setback.

3. **North Seventh Street Historic Residential District Guidelines and Standards:** Per Section III. A., the property at 710 Ouray Avenue is a Contributing Structure. Section VI.4., Residential Landscaping; Section VII. 6., Porches, Stairs, Entries and Doors; and Section VII.8., Windows and Façade Treatment apply to this proposal.

VI.4. Pertinent Standards - Landscaping

- a) Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips.

The applicant has stated that there is an existing hedge on the west side of the proposed deck that will be retained and will screen much of the view of the deck and the proposed new door. Proposal meets this standard provided the hedge remains.

VII.6. Pertinent Standards – Deck and New Entry

- 2) The ground plane of any new entry platform or stairs shall stand no higher than one-half a story from the base of the structure.

The proposed deck height is approximately 37 inches from the ground plane which is less than on-half a story. Proposal meets this standard.

- 4) Buildings entrances shall be maintained in their historical location.

The existing historic primary entrance to the home will remain which faces Ouray Avenue. The proposed new door will be a secondary entrance. Proposal meets this standard.

- 5) Doorway materials and design shall be consistent with the architectural style of the building.

The applicant is proposing the new French doors to be wood or wood-like and glass with mullions on the upper glass to match the historic window design. If

the Board decides the window replacement is acceptable, the doorway materials and design will meet this standard if wooden doors with proposed mullions are specified.

- 6) Door cases shall be designed with depth and visual relief.

The proposed door casing will be consistent with the depth and visual relief that is present in the existing band of windows.

VII.8. Pertinent Standards - Windows

- 1) Window shape, alignment and style shall be protected to preserve the building's historic character.
- 2) Window materials shall be maintained in a historically accurate manner.
- 3) Any alteration of window shall maintain the historic pattern of their vertical and horizontal rhythms.
- 4) Openings shall not be enlarged, closed off or otherwise altered in form.

The historic band of existing windows will be interrupted by putting in a doorway where the two middle windows are. However, the applicant is proposing to retain the two end windows with the intent to maintain as much original material as possible. In addition, the applicant is proposing that the upper part of the door have mullion grids that would match the existing windows and the lower part of the door will be wooden. The existing hedge that is proposed to be retained will screen the view of the lower part of the proposed door. The existing hedge will screen the lower part of the proposed door. Thus, by appearance from the street, the overall window shape, alignment, style, materials and horizontal rhythm style will meet these standards.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the 710 Ouray Avenue Deck and Window Replacement application, file number COA-2015-322 for a Certificate of Appropriateness for 1) construction of a raised deck over the existing concrete patio that is under the existing pergola; and 2) add access to the new deck by converting existing French windows to French doors on the west side (facing 7th Street) of the existing house, staff makes the following findings of fact and conclusions:

1. The deck proposal meets the requirements of section 21.03.040(g) of the Grand Junction Zoning and Development Code.
2. The deck proposal meets the North Seventh Street Historic Residential District Guidelines and Standards.

3. The proposal meets the North Seventh Street Historic Residential District Guidelines and Standards for landscaping provided the existing hedge is retained.
4. The replacement of windows with French doors as proposed meets the applicable standards of the North Seventh Street Historic Residential District Guidelines and Standards.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board approve the Certificate of Appropriateness for the proposed new deck and replacement of windows with French doors at 710 Ouray Avenue, file number COA-2015-322, with the findings and conclusions and conditions discussed above.

RECOMMENDED HISTORIC PRESERVATION BOARD MOTION:

Mr. Chairman, on item COA-2015-322, an application for a Certificate of Appropriateness for proposed new deck and replacement of windows with French doors at 710 Ouray Avenue, I move we approve the proposal as presented but with the following conditions:

1. The existing hedge on the west side of the pergola be retained and maintained in such a way as to provide maximum screening of the view of the new deck and doorway from 7th Street and Ouray Avenue.
2. The two end windows shall be retained in place and as is in opening size, shape, style and materials.
3. The new doors shall be wooden with the glass in the upper part of the doors matching the height, width and mullion grid as that on the existing end windows to be retained. The lower part of the doors shall be wooden.

ATTACHMENTS – SEPARATE COVER

1. Aerial Photograph Site Map
2. Certificate of Appropriateness Application
3. Site Sketch and Additional Information Provided by Applicant
4. Excerpts from North Seventh Street Historic Residential District Guidelines and Standard

**CITY OF GRAND JUNCTION
INTENT TO EXECUTE PROGRAMMATIC AGREEMENT WITH
COLORADO STATE HISTORIC PRESERVATION OFFICE (SHPO)**

The City of Grand Junction receives approximately \$375,000 in Federal Community Development Block Grant (CDBG) funding each year. The funding is then granted to community non-profit agencies or the City of Grand Junction for projects and services that benefit low and moderate income persons, families and neighborhoods. Use of these funds to make improvements to buildings or sites, requires that the City comply with Section 106 of the National Historic Preservation Act of 1966. Compliance involves the review of each activity by the Colorado State Historic Preservation Officer (SHPO) in order to ensure that there is no adverse impact on properties included in or eligible for inclusion in the National Register of Historic Places (historic properties).

The City has determined that implementation of the CDBG program often includes activities such as rehabilitation, energy efficiency retrofits, weatherization, emergency home repairs, demolition and new construction. However, many of these activities have limited potential to affect historic properties. Therefore, the City is proposing to execute a Programmatic Agreement between the City and the SHPO in order to streamline the historic review of such activities. The Agreement will essentially exempt certain activities from further consultation with the SHPO, Indian Tribes and the Advisory Council on Historic Preservation. A detailed listing of the activities to be considered exempt is included in the Agreement but generally include:

- Projects on buildings less than 50 years old
- Site work to repair or replace similar materials for infrastructure such as curbs, gutters, sidewalks, retaining walls and landscaping not attached to any building
- Installation, repair or replacement of utilities and streets
- Exterior rehabilitation of buildings within certain parameters specified in the Agreement
- Interior rehabilitation of buildings within certain parameters specified in the Agreement

The public is invited to review and comment on the proposed Programmatic Agreement in either of two ways:

- Provide written comment by September 11, 2015 at 4:30 pm
- Attend a meeting of the Grand Junction Historic Preservation Board regarding the agreement on September 1, 2015 at 5:00 pm in the City of Grand Junction City Hall Hearing Room, 250 North 5th Street, Grand Junction, Colorado.

For additional information about, a copy of, or comments on the Programmatic Agreement please contact Kristen Ashbeck with the City of Grand Junction Community Development Division, 250 North 5th Street, Grand Junction, Colorado 81501 weekdays 8:00 am to 4:30 pm or by phone (970) 244-1491 or email to: kristena@gjcity.org. The document may also be obtained on the City of Grand Junction web site at gjcity.org. All comments received in writing by September 11, 2015 or those received by attending the meeting will be considered by the City of Grand Junction prior to further action being taken to execute the Agreement.

**DRAFT PROGRAMMATIC AGREEMENT
BY AND BETWEEN
THE CITY OF GRAND JUNCTION, COLORADO and
THE COLORADO STATE HISTORIC PRESERVATION OFFICER
REGARDING THE ADMINISTRATION OF
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROGRAMS**

This Programmatic Agreement (Hereinafter referred to as “Agreement”) is made this ___ day of _____, 2015, by and among the City of Grand Junction, Colorado (hereinafter referred to as “the Entitlement Community”) and the Colorado State Historic Preservation Officer (Hereinafter referred to as “SHPO”).

WHEREAS, the U.S. Department of Housing and Urban Development (hereinafter referred to as “HUD”) provides formula grant funding to cities and counties in Colorado and to the State of Colorado; and

WHEREAS, the Entitlement Community receives funding from the Department of Housing and Urban Development’s programs; and

WHEREAS, due to their acceptance of federal environmental review responsibility, in accordance with Section 104(g) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(g)], the above Entitlement Community has assumed federal agency responsibility for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended [16 U.S.C. 470 et seq.] (Section 106); and

WHEREAS, the Entitlement Community now, or in the future, administers HUD grant programs which include but are not limited to, the following programs (HUD Programs):

Community Development Block Grant (CDBG) Program

WHEREAS, the Entitlement Community has determined that implementation of the HUD Programs may include activities such as rehabilitation (multiple undertakings), energy efficiency retrofits, weatherization, emergency home repairs, demolition and new construction, which may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places (Historic Properties); and

WHEREAS, the Entitlement Community has determined that certain activities funded by the HUD Programs have limited potential to affect Historic Properties and have consulted with the Colorado State Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. 800.14 of the regulations implementing Section 106; and

WHEREAS, the Entitlement Community acknowledges the importance of compliance with 36 C.F.R. Part 800 et al. regarding mandatory consulting and has implemented policies and procedures regarding such consultation with the SHPO; and

WHEREAS, pursuant to 36 C.F.R. 800.14(b) the Entitlement Community will notify the Advisory Council on Historic Preservation (ACHP) of its intention to prepare a programmatic agreement and submit this Agreement for review and consultation; and

WHEREAS, pursuant to 36 C.F.R. 800.14(b) the Entitlement Community has consulted with the appropriate Tribal contacts regarding this Agreement. A thirty (30) day comment was given for any comments regarding the Agreement. No comments were received regarding the Agreement. The Entitlement Community shall consult with Indian Tribes that attach traditional religious and cultural significance to historic properties that may be affected by the Entitlement Community undertakings. The Entitlement Community recognizes the unique legal and political relationship the United States Government has with federally-recognized Indian Tribes, including government-to-government relationships, and consultation responsibilities as set forth in 36 C.F.R. Part 800, et al.; and

WHEREAS, the Entitlement Community will ensure that the measures contained within this Agreement will be carried out.

NOW, THEREFORE, the Entitlement Community and the SHPO agree that HUD Programs shall be administered in accordance with the following stipulations to satisfy the Section 106 responsibilities of the Entitlement Communities and HUD.

1. STIPULATIONS

A. Exempted Activities Not Requiring Review

The following proposed undertakings have limited potential to affect historic properties and may be approved by the Entitlement Community and/or HUD without further consultation with the SHPO, Indian Tribes, or Advisory Council on Historic Preservation.

For purposes of this agreement, the term “in-kind replacement” is defined as installation of a new element that duplicates the material, dimensions, configuration and detailing of the original element. The duplication may take into account technical advances in materials and design while maintaining or exceeding the durability, appearance, and function of the original elements, while also meeting required energy conservation standards and/or in accordance with mandated health and safety requirements (i.e. lead hazard mitigation or building code egress requirements).

1) General

- a. Projects on building less than fifty years old that are not listed on, or previously determined eligible for, the National Register of Historic Places;
- b. Projects on building fifty years or older but that have been determined by the SHPO within the past five years as not eligible for the National Register of Historic Places;
- c. Sites that have been extensively disturbed and have no potential to yield information important to history or prehistory;
- d. Refinancing; or
- e. Leasing without rehabilitation or construction.

2) Site Work (In the event of discovery of historic or prehistoric archaeological resources during ground disturbing activities, work should stop immediately and shall not recommence until consultation with the SHPO is completed)

- a. Installation or repair of retaining walls, driveways, curbs and gutters, and parking areas. However, repair of existing rock retaining walls is not an exempt undertaking.
- b. Installation or in-kind repair/replacement of brick or stone sidewalks and alleys.
- c. In-kind repair/replacement of site improvements, including but not limited to, fences, retaining walls, landscaping and steps not attached to any building.
- d. Installation, repair or replacement of gas, sanitary and storm sewer, water, electrical, cable or underground utilities within previously developed land and public rights of way.
- e. Installation, repair or replacement of park and playground equipment, excluding buildings.
- f. Installation of temporary construction-related structures such as scaffolding, screening, fences, protective walkways or dust hazard containment enclosures.
- g. Installation or repair of streets and sidewalks on public rights of way.
- h. Shallow ground disturbance of previously disturbed soil to a depth of twelve (12) inches or less, over one (1) acre or less (i.e. landscaping).
- i. Removal and disposal of surficial on-site abandoned debris and personal property less than fifty (50) years old.
- j. Site clean-up including trimming trees or other plantings and planting native grasses, shrubs, bushes, and trees, provided that such activity does not change the characteristic size or shape of the tree(s) or planting(s), and replacement of dead trees or other plantings with in-kind species in accordance with any approved planting plan.
- k. Projects involving underground utilities installed by plow on, or immediately parallel to, the previously disturbed existing road or highway right-of-way where the cable will:
 - Be on or within five (5) feet of the edge of the right-of-way;
 - Be in cultivated land, or in open areas where no tree clearing is needed; and
 - Not affect wetlands, rock outcroppings or human constructions such as stone walls.

- l. Placement of transformers, utility pedestals, or water meters immediately adjacent to installed utility lines.
 - m. Decommissioning, plugging and infilling abandoned wells, shafts, and basements when the backfilling does not remove or destroy supporting walls or character defining elements. The feature should be filled but not obliterated. Structural characteristics such as well houses and support walls should be preserved.
 - n. Temporary installation of water, sewer or gas lines on the surface of the ground.
 - o. Construction of new ancillary facilities adjacent or appurtenant to existing above-ground facilities constructed for replacement of water wells.
 - p. Repair or reconstruction of above-ground water storage facilities not involving modification in height or new ground disturbance for the installation of footings or foundation pads.
 - q. Test Holes and Wells – Soil borings and associated tests or drilling exploratory test wells that do not require a temporary or permanent new access road to a site and would not occur on previously undisturbed soils.
 - r. Repair or replacement of in-kind hardscaping such as paving, driveways, parking lots, walkways, planters, trellises, irrigation systems, and lighting following the existing or historic configuration and with in-kind material.
 - s. Repair or replacement of in-kind fencing and other freestanding exterior walls.
 - t. Resurfacing of recreational facilities (e.g. tennis courts, basketball courts or street hockey arenas).
 - u. Upgrading existing telecommunications towers where no height increases are proposed and where the same or substantially equivalent support structure will be utilized at the existing tower location.
 - v. Repair or replacement of existing wires, anchors, cross-arms and other miscellaneous hardware on existing overhead lines, and of existing poles when conducted at or immediately adjacent to the old pole locations.
 - w. Relocation of existing overhead lines or cables resulting from highway reconstruction or improvement adjacent to the new highway easement.
 - x. Repair or replacement of subsurface water, sewer, natural gas, electric or telecommunications lines within previously road rights-of-way or utility corridors.
 - y. Modifications to existing water, sewer, natural gas distribution, electric or telecommunication facilities where no new above-ground structures are involved and the area where such modifications will occur has been substantially disturbed. Repair of existing mechanical or electrical systems if no alterations of character defining features are required in the work plan and the work follows existing pathways. Installation of mechanical equipment which does not affect the exterior of the building or the required installation on new duct work through the interior. Plumbing work limited to upgrading or in-kind replacement. In the case of new plumbing, work shall be situated within existing stud and joist cavities.
- 3) Exterior Rehabilitation
- a. Installation of exterior storm windows and storm doors, provided they conform to the shape and size of the historic windows and doors, and that the meeting rails of storm windows coincide with that of the existing sash.
 - b. Removal of exterior paint by non-destructive means, provided that the removal method on buildings and components is consistent with the provisions of the HUD Office of Healthy Homes and Lead Hazard Control (see 24 CFR Part 35) and the Environmental Protection Agency (EPA) Lead-Based Paint Renovation, Repair and Painting Program – RRP (see 40 CFR Part 745).
 - c. Application of exterior paint and caulking other than on previously unpainted masonry.
 - d. All lead paint abatement or mitigation that does not involve removal or alteration of exterior features and/or windows.
 - e. Repair or partial in-kind replacement (or adding of matching, in-kind elements for safety/code requirements) of existing porch elements such as columns, flooring, floor joists, ceilings, railings, balusters and balustrades and lattice.
 - f. Maintenance, repair and in-kind replacement to code of roofing shingles, roof cladding and sheeting, gutters, downspouts and soffits with no change in roof pitch or configuration.
 - g. Weatherizing of historic doors and windows, including caulking, insulation and weather stripping of existing frames, and installation of clear glass in existing sashes.
 - h. Placement and installation of exterior HVAC mechanical units, vents and exterior electrical and plumbing modifications not on the front elevation of the building.
 - i. Installation, replacement or repair of basement bulkhead doors.

- j. Installation of additional decorative or security lights or other security fixtures (e.g. sensors, alarms) as long as the installation does not damage historic material.
 - k. Securing or mothballing a property by boarding over window and door openings, making temporary roof repairs and/or ventilating the building.
 - l. Testing for removal of any hazardous materials such as lead paint and asbestos provided it does not involve the removal or destruction of character-defining features.
 - m. Construction of temporary wooden ramps to one entrance of a given structure. The ramps shall not be attached to the selected building, and the ramps shall not damage the existing material.
 - n. Installation of wheelchair ramps on secondary elevations meeting code as long as ramps can be easily removed and are not permanently affixed to the building. Stairs and railings may not be removed to construct a ramp.
 - o. Strengthening of foundations and the addition of foundation bolts, provided that visible new work is in kind.
 - p. Power washing of exterior features if performed at no more than 600 psi with mild detergent. Refer to national Park Service (NPS) "Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings".
 - q. Repair, replacement or in-kind strengthening of roofing, gutters or downspouts.
 - r. Installation of ridge vents or louver type soffit vents, provided existing styles, dimensions, materials, colors and sheens are maintained.
 - s. Fascia/soffit repair or replacements when the new fascia/soffit will be of the same dimensions, configuration, design and material as the original.
 - t. Repair or reconstruction of in-kind concrete/masonry walls, parapets, fireplaces, chimneys or cornices including comparable brick and mortar that matches the color, strength, content, rake and joint width. Bracing and reinforcing of chimneys and fireplaces, provided the bracing and reinforcing are either concealed from exterior view or removable in the future.
 - u. Repair or partial replacement of porches, cornices, exterior siding, doors, balustrades, stairs, or other trim when the repair and replacement is done in-kind to closely match existing material and design.
 - v. Repair of in-kind historic door and window hardware.
 - w. Installation of wood storm windows and doors that match the dimensions and arrangement of lites of the primary sashes and/or doors.
 - x. Repair of windows including caulking and weather stripping of existing window frames and installation of new, clear glass in existing sashes.
 - y. Windows and doors will be repaired to the extent reasonably possible. Storm windows and doors will be used whenever possible to improve energy efficiency and protect historic materials. If it is determined by City Historic Preservation Staff to be beyond repair, replacement in-kind using the same materials, style, dimensions and profile. If using the same kind of material is not technically or economically feasible, then using a compatible substitute material.
 - z. Installation of security devices such as dead bolts, door locks, window latches and door peepholes.
 - aa. Repair of existing, deteriorated materials with sound material of like species, grade, dimension, composition, and finish in a manner which duplicates the existing design of the deteriorated feature.
 - bb. Repair or replacement of roofing material with like materials or substantiated historic materials.
 - cc. Repainting painted surfaces with chemically compatible paint in the historic colors.
- 4) Interior Rehabilitation
- a. Installation, replacement, upgrade or repair of plumbing (including non-historic bath and kitchen fixtures, cabinetry and appliances), HVAC systems and unites, electrical and fire protection systems, provided no structural alterations are involved.
 - b. Repair or partial in-kind replacement of historical interior surface treatment such as floors, walls, ceilings, plaster and woodwork. If covering historic features such as floors, carpet and other flooring shall be installed in a reversible manner (i.e. tacking or with an underlayment so historic floors shall not be irreversibly damaged).
 - c. Blown in installation in ceilings and attic spaces, or interior insulation of basement or crawlspace areas.
 - d. Restroom/bathroom improvements for accessibility including doorways, provided the work is contained within the existing restroom/bathroom walls.
 - e. Installation or repair of concrete basement floor in an existing basement.
 - f. Structural repairs to sustain the existing structure that does not alter the existing building configuration.

- g. Lead, asbestos or other hazardous material abatement, remediation or mitigation that does not involve removal or alteration of interior historic features.
 - h. Correcting structural deficiencies in basements, crawl spaces and beneath porches.
 - i. Interior lead paint abatement when it is limited to washing, scraping and repainting, wallpapering and chemical stripping of lead-painted surfaces. Installation of new window jambs or jamb liners, installation of metal panning in window wells and replacement of non-significant flat stock trim. Exterior lead paint abatement that includes scraping and repainting of exterior wood and masonry surfaces.
 - j. Installation of grab bars and other minor interior modifications for disabled accessibility.
 - k. Installation of temporary structures for such uses as classrooms or offices provided they are not placed adjacent to a listed or eligible property or in a historic district.
 - l. Replacement of in-kind insulation systems, provided that decorative interior plaster, woodwork, or exterior siding is not altered. Installation of insulation in the attic, basement, crawl space, under floor, and around pipes and ducts in such cases where the installation can be accomplished without permanent visual changes to character defining features of the exterior or interior. Refer to NPS "Preservation Bulletin #3: Conserving Energy in Historic Buildings".
 - m. Repairing, replacing, retaining, preserving, protecting or maintaining of in-kind materials or features of historic interior floors, walls, ceilings, stairs, plaster and wallboard; floor refinishing and the replacement of non-historic flooring materials.
 - n. Repairing and retaining non-significant interior historic trim including moldings, doors, baseboards, chair rails, wainscoting, paneling, cornice trim, fireplace mantels, stair balusters, newel posts, window and door casings and other decorative features or replacement of non-significant flat stock trim.
 - o. Repair, replacement and installation of the following systems provided that such work does not affect the exterior or require the installation of new ducts throughout the interior: Electrical work, plumbing pipes and fixtures; HVAC system improvements; installation of fire and smoke detectors; fire suppression (i.e. security alarm systems, ventilation systems, furnaces and water heaters); and bathroom improvements where work is contained within the existing building.
 - p. Installation of fire or smoke detectors.
- 5) Loan Making and Servicing Activities
- a. The legal transfer of ownership between private parties through acquisition, sale, transfer, and/or assumption of an existing property where no physical improvements or change in use is proposed or is reasonably foreseeable.
 - b. Technical assistance or predevelopment grants provided the services will not result in an adverse effect on a property listed in, or eligible for, listing to the National Register of Historic Places. These grants are typically used for planning, feasibility studies, engineering studies, environmental reviews, managing and other service types of assistance. These programs involve no construction or real property acquisition.
 - c. Intermediary relending programs to intermediary lenders.
 - d. Loans or grants not involving any construction. These types of activities include loans and grants for equipment, working capital, debt restructure, emergency vehicles, motor vehicles and/or servicing activities.
 - e. Project management activities relating to invitations for bids and contract awards.
 - f. Project management of construction activities.
 - g. Additional financial assistance that does not alter the purpose, operation, location or design of an approved project.

B. Non-Exempted Activities Requiring Review

All Activities not identified in STIPULATIONS, 1.A. of this Agreement must be reviewed in accordance with 36 CFR Part 800.

C. Staff Qualifications

Any work that may be carried out to address any potential adverse effects will be carried out by staff meeting the professional qualifications contained in the *Secretary of the Interior's Professional Qualification Standards* (see 36 C.F.R. Part 61).

D. Annual Report

By June 30 of every year under this Adgreement, the Entitlement Community will file a report on projects completed in the previous year to the SHPO which will include Project Addresses, Years Built, Nature of Work and reference the appropriate exempted activity as detailed in STIPULATIONS, I., A of this Agreement. SHPO may terminate this Agreement if an annual report is not timely filed.

2. DISCOVERIES AND UNFORESEEN EVENTS

If, during the implementation of the programs, a previously unidentified property that may be eligible for inclusion in the National Register is encountered, or a known National Register historic property may be affected in an unanticipated manner, the Entitlement Community will assume responsibilities pursuant to 36 C.F.R. Part 800.13(b).

3. EMERGENCY SITUATIONS

As defined in 36 C.F.R. Part 800.12, emergencies are separated into two categories:

- A. Disasters or emergencies declared by the President, a tribal government, or the Governor of a State or which respond to other immediate threats to life or property. These occurrences can require emergency highway system and facility repairs that are necessary to 1) protect the life, safety, or health of the public; 2) minimize the extent of damage to the highway system and facility; 3) protect remaining highway facilities; and/or 4) restore essential traffic.

In situation where this definition applies:

- 1. Repairs can occur regardless of funding category, and regardless of declarations made by federal, state, or local agencies. These emergency repairs, including temporary traffic operations, are typically undertaken during or immediately following the occurrence that necessitated the action.
 - 2. For repairs initiated within the first thirty (30) days of the declaration, the processing of environmental documentation will happen concurrently or after the fact. In these cases, the Entitlement Community shall comply to the extent possible with the stipulations of this Agreement, but reviews will likely be conducted after the emergency work is completed. For projects taking longer than thirty (30) days to initiate the repair, the Section of this Agreement will not apply.
 - 3. Notification in writing or electronic mail (when appropriate) of an emergency action shall be provided to the SHPO within forty-eight (48) hours of the initial report. The notification will be clearly identified as an emergency situation and shall include an explanation of how the action meets the requirements for emergency situation and shall include an explanation of how the action meets the requirements for emergency as defined herein. The notification shall also include a brief description of the resources(s) involved, the anticipated effect of the emergency action on the resource(s), and the anticipated time frame available for comment.
 - 4. Work required to restore a damaged resource or facility to its original condition that is beyond the scope of the emergency repair will comply with the procedures of this Agreement. In these situations, the Entitlement Community may request an expedited review by the SHPO and consulting parties.
- B. In accordance with 36 C.F.R. part 800.12(d), emergencies that are defined by immediate rescue and salvage operations conducted to preserve life or property such as necessitated by natural disaster or other catastrophic events, are exempt from the provisions of Section 106 and this Agreement.

4. DISPUTE RESOLUTION

If any interested party objects in writing to either the Entitlement Community or the SHPO regarding any action carried out or proposed with respect to the implementation of this Agreement, then the Entitlement Community shall consult with the objecting party to resolve the objection. If after such consultation, the Entitlement Community determines that the objection cannot be resolved through consultation, then the Entitlement Community shall forward all documentation of the objection to the SHPO, including the Entitlement Community's proposed response to the objection within thirty (30) days after receipt of all pertinent documentation, the SHPO shall exercise one of the following options:

- A. Advise the Entitlement Community that the SHPO concurs in the Entitlement Community's proposed response to the objection, whereupon the Entitlement Community will respond to the objection accordingly; or
- B. Provide the Entitlement Community with recommendations, which the Entitlement Community shall take into account in reaching a final decision regarding its response to the objection.

Should the SHPO not exercise one of the above options within thirty (30) days after receipt of all pertinent documentation, the Entitlement Community may assume the SHPO's concurrence with the proposed response to the objection.

If a consulting party or a member of the public objects to actions proposed by the Entitlement Community for an undertaking carried out under this Agreement, the Entitlement Community will consult with the objecting party to resolve the objection in accordance with the requirements set forth in 36 C.F.R. Parts 800.4 through 800.6.

5. AMENDMENT

Any Party may request that this Agreement be amended, whereupon the SHPO will consult with the other interested parties in accordance with 36 C.F.R. part 800.14(b) to consider an amendment. Amendments will only be considered if made in writing and must be approved in writing by all parties to this Agreement to go into effect.

6. TERMINATION

Any Party to this Agreement may terminate its participation by providing thirty (30) days written notice to all other parties. In the event of termination, the terminating party will comply with 36 C.F.R. Part 800.3 through 800.7 with respect to individual undertakings covered by this Agreement. Termination by the SHPO will nullify this Agreement, and any future obligations contained in the Agreement, upon all parties.

7. TERM OF THE AGREEMENT

Following signature by the Entitlement Community and the SHPO, this Agreement will be binding on a party upon the date of its signature and shall be in force for a term of five (5) years thereafter, unless the parties agree to extend it.

8. NOTIFICATION

Notification or other communication between parties to this Agreement should be made in care of the addresses provided in Exhibit A.

EXECUTION AND IMPLEMENTATION of this Agreement evidences that the Entitlement Community and the SHPO have satisfied their responsibilities under Section 106 for undertakings funded by the HUD programs. This Agreement may be executed in counterpart.

STATE HISTORIC PRESERVATION OFFICER

DATE

CITY OF GRAND JUNCTION, COLORADO

DATE

ATTEST:

City Clerk

Date

EXHIBIT A

EDWARD NICHOLS
STATE HISTORIC PRESERVATION OFFICER
OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
HISTORY COLORADO
1200 BROADWAY
DENVER COLORADO 80203

HONORABLE MAYOR
CITY OF GRAND JUNCTION
250 NORTH 5th STREET
GRAND JUNCTION COLORADO 81501

Mr. Steven Turner, Director
State Historical Fund
History Colorado Center
1200 Broadway
Denver Colorado 80203

September 1, 2015

RE: State Historical Fund Grant Application – First Church of Christ, Scientist

Dear Mr. Turner and Staff,

The Grand Junction Historic Preservation Board wishes to express its support for the Grand Junction First Church of Christ, Scientist request for historic preservation funding to restore the stained glass and other historic windows in its building. The site is a significant contributing structure within the National Register North Seventh Street Historic Residential District and is a familiar landmark along this primary street in downtown Grand Junction.

The Church has a very small membership but, despite this, has managed to maintain the building in excellent condition over its first 86 years. The windows are one of the only elements of the building in need of some preservation attention. Many years ago, all of the windows in the building were covered with smoke-colored Plexiglas which, at the time, was thought to be needed to protect the windows from vandalism and deterioration due to weathering. Unfortunately, the covering has actually caused damage to the windows, particularly the arched stained glass windows. With no venting and its dark color, the Plexiglas has caused collection of extreme heat and the windows are slumping out of their frames.

In addition, as repairs to the windows have been done over the years, some of the work has been unsympathetic to the historic fabric. For example, replacement materials in the windows have been found to be Plexiglas and shower door glass. Thus, the Church would like to correctly repair all of the windows and cover them with clear, vented glass so that their design can be seen again from the outside, enjoyed on the inside and they can provide natural lighting in the building. With the help of this grant, the Church will be returned to its original design and will be a very visible improvement in the City's only National Register District, thereby having a positive public benefit to showcase the means and ends of historic preservation in our community.

We appreciate your favorable consideration of this grant and look forward to working with History Colorado and the Church to further historic preservation in Grand Junction.

Sincerely,

A handwritten signature in black ink that reads "Chris Endreson". The signature is written in a cursive, slightly slanted style.

Christopher Endreson, Chair
Grand Junction Historic Preservation Board