



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

**Thursday, August 25, 2016 5:00 pm**  
**City Hall Hearing Room**  
**250 North 5<sup>th</sup> Street, 1<sup>st</sup> Floor, Near Elevator**

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

LOCATION: 706 North 7<sup>th</sup> Street

APPLICANT: Matthew Motz

PROPOSAL: Add skylight on the back side of the house on the second floor roof.

**2 Minutes of March 1, April 5, and May 3, 2016 Meetings (attached)**

**3 September Meeting**

**4 Updates on Other Projects**

- First Church of Christ, Scientist Window Grant
- 7<sup>th</sup> Street Signage Regulations
- Expiring Board Terms



Date: August 18, 2016  
 Author: Kristen Ashbeck  
 Title/ Phone: Community Services  
 Coordinator 244-1491  
 Proposed Schedule: Hearing August 25, 2016  
 File Number: COA-2016-396

**HISTORIC PRESERVATION BOARD  
 AGENDA ITEM**

<b>Subject:</b> Certificate of Appropriateness for Skylight
<b>Action Requested/Recommendation:</b> Request for approval of a Certificate of Appropriateness to add a skylight to the back side of the house on the second floor roof.
<b>Presenter Name and Title:</b> Kristen Ashbeck, Community Services Coordinator

BACKGROUND INFORMATION	
Location	706 North 7 <sup>th</sup> Street
Applicant	Matthew Motz, Owner
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential

**PROJECT DESCRIPTION**

Add a skylight to the back side of the house on the second floor roof.

**ANALYSIS**

- Background:** The applicant recently purchased and is in the process of rehabilitating the home at 706 North 7<sup>th</sup> Street. Currently, there is a single family house and two out buildings on the property. The applicant is proposing to add a skylight to the back side of the house on second floor roof to provide additional natural lighting to living space on the second floor.
- North Seventh Street Historic Residential District Guidelines and Standards:** Per Section III. A., the property at 706 North 7<sup>th</sup> Street historically known as the Pabor House/Pansy Cottage, is a Contributing Structure. The section that applies to this proposal is discussed below.

VII.9. Roof Forms and Materials - Guidelines

- The visual impact of skylights and other rooftop devices visible to the public should be minimized; these should be located toward the rear of a house.

*The applicant is proposing to locate the 2' by 4' skylight on the back side of the house on the second floor roof. It will be a flat skylight rather than a bubble style skylight which will minimize its visibility. In addition, for much of the year, this portion of the roof is not visible due to vegetation on the property. The proposal meets this guideline.*

#### **FINDINGS OF FACT/CONCLUSIONS**

After reviewing the 706 North 7<sup>th</sup> Street application, file number COA-2016-396 for a Certificate of Appropriateness for the addition of a skylight on the back side of the home on the second floor roof, staff makes the following findings of fact and conclusions:

1. The proposal meets 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 addition of a skylight, file number COA-2016-396, with the findings and conclusions discussed above.

#### **RECOMMENDED HISTORIC PRESERVATION BOARD MOTION:**

Mr. Chairman, on item COA-2016-396, an application for a Certificate of Appropriateness for a proposed skylight at 706 North 7<sup>th</sup> Street, I move we approve the proposal as presented.

#### **ATTACHMENTS – SEPARATE COVER**

1. Certificate of Appropriateness Application, Aerial Photographs and product information for the proposed skylight
2. Excerpt from the North Seventh Street Historic Residential District Guidelines and Standards

## Historic Preservation Board Regular Meeting

Minutes – March 1, 2016

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

Not Present: Jodi Coleman-Niernberg

Also Present: Peter Booth and Priscilla Magnall, Legends Committee and Kristen Ashbeck, City Community Development

The meeting was called to order by Chairman Chris Endreson at 4:00 pm at City Hall.

**Minutes of December 1, 2015 Meeting.** Troy Reynolds made a motion to approve the minutes of the December 1, 2015 meeting as written. The motion passed unanimously (6-0) on a second by Jody Motz.

**Historic Building Markers.** Peter Booth and Priscilla Magnall were present representing the Legends Committee to discuss historic markers on historic buildings. The committee has a list of potential buildings and had briefly reviewed the mock-up markers that the Board has been working with. Some of the committee was in agreement with the work that has taken place so far. The Legends committee is in the process of its final sculpture, a 3D relief panel, which will be unveiled May 19, 2016 at 5:30 pm in the breezeway across from the Avalon. The committee will have some remaining funds, some of which will be used to establish an ongoing Legends sculpture maintenance fund but the remainder could be used as seed money to establish a historic marker program.

The committee recommended that a Historic Marker Committee be formed with members from the Legends group, the Historic Preservation Board and possibly the Museum of Western Colorado. The Markers committee would be responsible for selecting sites, creating the final format for the signs, and the text and imagery to be used. Scott Wolford reiterated that it is important to decide the format up front. Chris Endreson stated that it would be good to narrow the choices down to three options for the new committee to review. Jon Schler suggested he could help pull a Markers Committee meeting together. Jon Schler made a motion to continue working on the progress of the historic building marker program in conjunction with the Legends Committee. The motion passed unanimously (6-0) on a second by Jody Motz.

### Historic Preservation Month – May 2016

- **Award.** It was suggested that the Legends Committee receive the 2016 Historic Preservation Award for its work on the Legends sculpture project to further public knowledge of the community's heritage. Scott also recommended a house on Main Street that has recently undergone some restoration work. Kristen will follow up with the Legends Committee and Jon Schler volunteered to go look at the house on Main Street for a potential award.
- **Other Board Activities.** The Board suggested the possibility of publishing the walking tour in the Daily Sentinel or possibly the Senior Beacon including a web link with the QR code that was developed by Chris Endreson. Kristen will follow up with the papers.
- **Museum Events.** David Bailey listed several events including the ongoing Heritage Rendezvous, a Western Colorado Weaponry exhibit, and some digs for children. David will send a more detailed list to Kristen to be included in a press release re: all events going on in the Valley.

- **Other Events.** Kristen will find out about possible events happening in Palisade and Fruita.

**Other.** Kristen passed around information from the Colorado Department of Transportation (CDOT) regarding a bridge project across the Lewis Wash on F-1/2 Road just east of Thunder Mountain Elementary school. CDOT is conducting an Environmental Review for the project which includes review of historic resources in the vicinity. The review identified three potentially eligible historic homes and the current bridge (concrete box culvert). CDOT's review concluded that none of these were considered eligible for designation; thus, the new bridge project will not have any negative impact on historic resources. The Board concurred and Kristen will write a letter in response.

Kristen stated that demolition of the historic jail was on hold. The Downtown Development Authority, among others, would like to look at it again for potential reuse. The Board suggested perhaps the Art Center should be contacted – the space could possibly be used as an incubator for the arts.

A couple of properties were brought up as potential nominations to the Most Endangered Places list this year: the town of Tunnel and the Regional Center. Applications are typically due in August so the Board will follow up at that time.

Jon Schler made a motion to adjourn the meeting which was seconded by Troy Reynolds and passed 4-0. The meeting was adjourned at 5:00 pm.

## Historic Preservation Board Regular Meeting

Minutes – April 5, 2016

Present: Chris Endreson, Troy Reynolds and Jon Schler

Not Present: Jody Motz, David Bailey, Jodi Coleman-Niernberg and Scott Wolford

Also Present: Peter Booth and Priscilla Magnall, Legends Committee and Kristen Ashbeck, City Community Development

The meeting was called to order by Chairman Chris Endreson at 4:00 pm at City Hall.

**Minutes of March 1, 2016 Meeting.** Since there was not a quorum at the meeting, consideration of the March minutes was postponed to the next meeting.

### Historic Preservation Month – May 2016

- **Award.** Presentation of the award to the Legends Committee is set for Thursday, May 19, 2016 at 5:30 pm at the unveiling of the final Legends sculpture in the alley across from the Avalon Theater. Chris, Troy and Jon should be able to attend. Kristen showed the Board 3 proposals for the award to be included in a panel on the final sculpture. The Board preferred the one that did not include a building since it is not an award for a building. Kristen will let the Legends Committee know the Board's preference.

A house at 1118 Main Street had also been suggested as a potential award at the last meeting. The Board reviewed before and after photographs of the building. While the overall appearance has improved due to a new roof and new paint, it did not appear that any preservation work had been done to restore original features or upgrade the site. It was suggested that it was not unlike many buildings in the downtown area that has had some deferred maintenance done and was not an exemplary preservation project. If the owner does more preservation work, perhaps it could be nominated for an award in the future.

- **Other Board Activities.** Kristen had met with Daily Sentinel staff about publishing the walking tour in the paper during May. Bob Sibernagel writes a history column twice a month and offered to do one about something on Main Street and reference the walking tour in the column. The Board said they would like to at least pursue that so Kristen will follow up with Mr. Sibernagel.
- **Museum Events.** David Bailey will provide a list of Museum events during May.
- **Other Valley Events.** The Palisade Historical Society will be hosting a Photo Restore Round Up on Saturday, May 14<sup>th</sup> and the Fruita Historic Preservation Board will hold its 4<sup>th</sup> Annual Fruita History Fair on Saturday, May 21<sup>st</sup>.
- Kristen will prepare a press release later in the month to include all events throughout the valley.

**Historic Building Markers.** Jon Schler volunteered to organize a committee to continue working on the marker program. Participants will include someone from the Museum (Peter or Dave), Priscilla Magnall from the Legends Committee, several of the Board members (Jon and Jody and maybe 1-2 others) and Kristen.

The meeting was adjourned at 5:00 pm.

## Historic Preservation Board Regular Meeting

Minutes – May 3, 2016

Present: Chris Endreson, Troy Reynolds and Jodi Coleman-Niernberg

Not Present: Jon Schler, Jody Motz, David Bailey, and Scott Wolford

Also Present: Joe Hatfield, North Seventh Street Historic Residential District; Bennett Boeschstein, City Council; and Kristen Ashbeck, City Community Development

The meeting was called to order by Chairman Chris Endreson at 4:00 pm at City Hall.

**Minutes of March 1, 2016 and April 5, 2016 Meetings.** Since there was not a quorum at the meeting, consideration of the March and April minutes was postponed to the next meeting.

**Sign Regulations for North Seventh Street Historic Residential District.** Joe Hatfield, resident in the Historic District solicited comment from the Board regarding draft regulations concerning signage on properties within the District. Joe had originally spoken to nearly all property owners in the District and feels the proposal is supported by the majority. The Board made the following comments on the draft regulations:

- 1) Sign type: should include temporary signs
- 2) Number, Location and Size: 8 feet in height seems excessive, 5-6 feet more acceptable

Joe will mark up the draft with any concerns as he speaks about the proposal in greater detail with the property owners. The Board offered to help facilitate the conversation with the neighborhood if needed.

**Historic Preservation Month – May 2016.** The Board reviewed the upcoming activities for Historic Preservation Month:

- **May 14 – Photo Restore Roundup**  
The Palisade Historical Society and the Palisade Branch Library Auxiliary are sponsoring a photo restoration service project. Encouraging participants to bring damaged or aged photos of personal or local history for professional digital restoration.
- **May 19 – Grand Junction Historic Preservation Award**  
The annual Historic Preservation Award will be presented by the Grand Junction Historic Preservation Board to the Legends Historic Sculpture Project at its unveiling of its final sculpture in the alleyway in the 600 Block of Main Street at 5:30 pm.
- **May 21 – 3<sup>rd</sup> Annual Fruita History Day**  
The Fruita Historic Preservation Board will host its annual history fair with photographs, exhibits, a slide show and local experts to answer questions and help identify anything you want to bring in including historic photographs and artifacts.

- **Museum of Western Colorado Events**

- **May 1 – 50<sup>th</sup> Anniversary Celebration**

To commemorate the 50<sup>th</sup> anniversary of its opening, the Museum will offer 1966 admission fees at each of all of the Museum sites – Cross Orchards, Dinosaur Journey and the Museum of the West

- **May 7 – Spring Day on the Farm**

Celebrate spring on the farm at the Cross Orchards Historic Site with demonstrations, animals and booths from a variety of local groups.

- **May 13 – Western Colorado Weaponry Exhibit Opens**

This exhibit explores thousands of years of changing weapons technology in western Colorado. Weapons were used for survival and in conflicts between warring factions. Featured exhibits will include recreated weapons used to hunt for Mammoths, early Fremont culture tools and projectile points and bow and arrows used by the early Ute Indians.

- **May 19 – Oral History Program**

- **May 20 – Tyrannosaurus rex and the End of the Age of Dinosaurs Exhibit Opens**

This special summer exhibit will open at Dinosaur Journey in Fruita. To include a lecture by Dr. Christopher Brochu from the University of Iowa entitled The Dead Speak: Lessons from a Tyrannosaur.

- **May 26 – Museum Gallery Tour**

David Bailey will host a tour of the Museum of the West's galleries

**Historic Building Markers.** Jon Schler will be following up soon with a subcommittee to continue work on the historic building markers. Chris Endreson and Jody Motz volunteered to participate.

The meeting was adjourned at 5:00 pm.