



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

**Tuesday, May 3, 2016 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**

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- 1 Minutes of March 1 and April 5, 2016 Meetings (attached)
- 2 Sign Regulations for North Seventh Street Historic District (Draft attached)  
Guest: Joe Hatfield
- 3 Historic Preservation Month
  - Award – May 19, 2016 5:30 pm
  - Newspaper Walking Tour
  - Museum Events
  - Other Events/Activities
- 4 Historic Building Markers – Formation of Committee
- 5 Other

**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.

## GREATER DOWNTOWN OVERLAY DISTRICT – Proposed New Section

### 6. North Seventh Street Residential Historic District Standards

The following standards apply to the area of downtown shown as the North 7<sup>th</sup> Street Historic Residential District in the map below (dark green-brown area).



### SIGN STANDARDS

#### Sign Type

- Flush wall signs and monument signs shall be the only sign type allowed. One real estate sign advertising the property for sale or lease shall not exceed 8 square feet.



Monument Sign



Flush Wall Sign

*Need to discuss: are there any other kinds of signs to be included/allowed: projecting? Rooftop? Awning? Window such as Open below are exempt.*



Projecting Sign



Awning Sign and Exempt Open Sign

### Number, Location and Size

- Each property shall have only one sign on either the building or on the site.
- Signs shall be placed on structures in a way that does not unreasonably obscure any significant architectural features, including the windows, of the building.
- Monument signs shall be located at least 10 feet behind the front property line and not exceed 25 square feet in size per side (if double-sided) and shall not exceed 8 feet in height.
- Flush wall signs shall be located on the primary façade of the building, preferably near the main entrance with one sign face showing. The flush wall sign shall not exceed 1 square foot in area for each linear foot of building frontage nor two feet in height. Flush wall signs shall be located on the most appropriate location on one side of the building. There is frequently a horizontal band or panel or an open section on the wall which is a logical location for a sign. A flush wall sign shall not extend above any roof plane.

### Color

Signs shall be of the following colors:

- Earth tone colors
- Neutral colors
- Pastel colors

The following colors shall be limited to accent areas only:

- Bright colors
- Primary colors
- Metallic colors

Signs shall not include the following colors:

- High intensity colors
- Fluorescent or day glow colors

### Illumination

- Signs may be externally illuminated – lit by one or more shielded, stationery bulbs projecting onto the sign; or internally illuminated – where a translucent plastic sign is lit from the inside.
- If internally illuminated, signs shall be of a dark background color with cut out letters with only the letter face illuminated.



illuminated Sign

*Need to discuss – do you want to allow internally illuminated signs? There are several that already exist at the properties on the southwest corner of Grand and 7<sup>th</sup> Street.*

- The following signs are not allowed:
  - Neon signs - *Need to discuss – would you want to allow at least exempt open/closed signs - there is one in the window at the corner of 7<sup>th</sup> and Grand – is it okay?*
  - Electronic signs whether or not they have changeable copy, move, flash or blink.
  - Moving/rotating signs
  - Inflated signs
  - Luminous or reflective materials (unless placed for public safety)
- Signs shall only be illuminated during business hours.

#### **Materials**

- Select traditional materials for signs - acceptable materials include the following:
  - Wood
  - Metal
  - Synthetic products achieve the desired look of hand-crafted traditional signage
- Materials shall have a matte finish and not be reflective nor translucent.

#### ***PROPOSED PROCESS FOR SIGN PERMITS:***

*It is intended that signs within the Planned Development zoning district portion of the North Seventh Street Historic Residential District (north of Grand Avenue) would be reviewed through the Certificate of Appropriateness process to be considered by the Historic Preservation Board.*

*Signs for properties south of Grand Avenue would be reviewed and approved by the Community Development Division subject to these standards.*