



A G E N D A
Historic Preservation Board

Tuesday, August 1, 2017 4:00 pm
Community Development Conference Room
250 North 5th Street

- 1 Minutes of May 2, 2017 Meeting (attached)**
- 2 Introduction New Member – Brandon Stam, Executive Director Downtown Development Authority (DDA)**
- 3 Discussion with Downtown Residents – Requested September Meeting**
 - Staff presentation of Greater Downtown Plan
- 4 Updates / Discussion**
 - Downtown Historic Building Markers
 - R-5
 - North Avenue Street Name Change
 - D&RGW Railroad Depot
 - DOE / Cabin Project
 - Stranges Store
- 5 Selection of Board Chair**

Historic Preservation Board Regular Meeting

Minutes – May 2, 2017

Present: Troy Reynolds, Jody Motz, Priscilla Magnall, and David Bailey

Not Present: Shane Allerheiligen, Chris Endreson and Ron Parron

Also Present: Kristen Ashbeck, City Community Development; Bennett Boeschstein, City Council; and Joe, Ryan and Mia Hatfield; Linda Lynch and Catherine Hursh, Downtown Property Owners

The meeting was called to order by Member Troy Reynolds for Chairman Chris Endreson at 5:30 pm at City Hall.

Minutes of April 4, 2017 Meeting. Jody Motz made a motion to approve the minutes of the April 4, 2017 meeting as written. The motion passed unanimously (4-0) on a second by David Bailey.

Introductions. New member Priscilla Magnall was introduced to the Board. Priscilla has been active in many groups and endeavors in the community and is a local historian. She most recently participated in the Legends of the Grand Valley committee.

Hearing – Certificate of Appropriateness Application – 621 North 7th Street. Kristen presented the application by Ron Parron and Mindy Baumgardner to improve their property with the North Seventh Street Historic Residential District. The applicants purchased the residence at 621 North 7th Street a few years ago and have been continuing to improve the property. A Certificate of Appropriateness was approved by the Historic Preservation Board in 2015 to construct a detached garage; 2) demolish an enclosed porch and construct a new addition in its place; 3) modify existing fencing in the back yard; and 4) re-roof the existing house and historic garage. These improvements are either already completed or are underway. The current Certificate of Appropriateness application is to improve the front yard by adding landscaping and a decorative fence retained).

Section 21.04.040 (i) of the Zoning and Development Code outlines fencing requirements in the front yard in residential zone districts, including the North Seventh Street Historic Residential District. The Code states: Fences in the required front yard setback shall not exceed 30 inches in height. Such fences may be increased to 48 inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space. The proposed spear and hoop fencing in the front yard will not exceed 36 inches and thus, meets this requirement. There are no other Zoning and Development Code regulations that apply to the proposed fencing nor are there other requirements of the Code that pertain to the proposed front yard improvements.

Per Section 26.08.040 of the Guidelines and Standards, the property at 621 North 7th Street is a Contributing Structure known as the Honeymoon Cottage. The sections that apply to this proposal are outlined below.

Section 26.20.090 Pertinent Guidelines - Fencing

1) Front yard fences should be a maximum height of 48 inches measured from the street side.
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5) Chain link, split rail and wire mesh fencing should not be used within the District.

The applicant is proposing a 36-inch high spear and hoop decorative fence around the front yard. Proposal meets these guidelines.

Pertinent Guidelines and Standards – Landscaping

Section 26.20.030 (b)(1) Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North 7th Street. Materials should be primarily grass, street trees, flowers and low ornamental plant.

The applicant is not proposing and landscaping changes in the park strip which is currently grass with one street tree. Proposal meets this standard.

Section 26.20.040 includes the following guidelines for residential landscaping:

- (1) Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips.
- (2) Materials should be primarily grass, flowers, trees and low ornamental plants.
- (3) A minimum of 40 percent of front yard areas (not counting planting beds) should be maintained as grass or other low, living green ground cover.
- (4) Hedges and other landscaping materials should not impede the views of the primary buildings from North Seventh Street.

The overall proposed planting scheme is to retain existing large plants and trees and replace turf with flowers, groundcovers and other low ornamental plants as prescribed by the guidelines stated above. The design will not impede views of the house and will enhance the overall property. The proposal meets these guidelines.

Kristen stated that after reviewing the 621 North 7th Street Front Yard Improvements application, file number COA-2017-110 for a Certificate of Appropriateness for new fencing and landscaping in the front yard staff makes the following findings of fact and conclusions and recommends approval of the proposal.

1. The proposal meets the requirements of section 21.04.040(i) of the Grand Junction Zoning and Development Code and the Greater Downtown Plan.
2. The proposed fencing and landscaping improvements meet the North Seventh Street Historic Residential District Guidelines and Standards.

The Board discussed the merits of the application and had no concerns with the proposal. Priscilla Magnall made a motion to approve item COA-2017-110, a Certificate of Appropriateness application for the proposed front yard improvements at 621 North 7th Street, as presented. The motion passed unanimously (4-0) on a second by Jody Motz.

Upcoming Meetings. Kristen reminded the Board that the June and July 2017 regular meetings would be cancelled. The Board will plan to meet in August.

Downtown Residents. Downtown residents Linda Lynch and Catherine Hursh provided the Board with information regarding historic preservation activities and regulations in other Colorado Communities. They would like the opportunity to visit with the Board concerning the overall vision for the downtown area, specifically the preservation of the established, residential neighborhoods. The Board and the residents agreed that the discussion occur at the Board's regular August 2017 meeting.

The meeting was adjourned at 6:30 pm on a motion by David Bailey and second by Priscilla Magnall.