



A G E N D A
Historic Preservation Board

Tuesday, May 2, 2017 5:30 pm

City Hall Hearing Room

250 North 5th Street, 1st Floor, Near Elevator

- 1 Minutes of April 4, 2017 Meeting (attached)**
- 2 Introduction New Member**
- 3 Hearing – Certificate of Appropriateness Application (staff report attached, additional information separate cover)**

LOCATION: 621 North 7th Street

APPLICANT: Ron Parron and Mindy Baumgardner

PROPOSAL: Front Yard Improvements – Landscaping and Fencing

- 3 June and July Meetings - Cancelled**

Historic Preservation Board Regular Meeting

Minutes – April 4, 2017

Present: Chris Endreson, David Bailey, Jody Motz, Troy Reynolds and Ron Parron

Not Present: Shane Allerheiligen

Also Present: 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 7, 2017 Meeting. David Bailey made a motion to approve the minutes with the correction to the paragraph regarding Historic Building Month should be Historic Preservation Month. The motion passed unanimously (5-0) on a second by Ron Parron.

Board Member Update. Scott Wolford has resigned from the Board and City Council is in the process of replacing him. In addition, Shane Allerheiligen will not seek reappointment to the Downtown Development Authority Board in May so Kristen will follow up with Brandon Stam of the DDA to appoint a new representative.

Summary of First Historic Building Marker Installation. Chris Endreson and David Bailey updated the Board about the first installation event that took place at the Schiesswohl Building on the northwest corner of 6th and Colorado on Wednesday, March 15, 2017. The great-great-granddaughter of the original owner, Stephanie Bailey spoke as did representatives from the project partners – the Museums of the West (Peter Booth), the Legends of the Grand Valley Committee (Tillie Bishop) and the City of Grand Junction Historic Preservation Board (Chris Endreson). Turn-out was good and there was good press about the event and the project. Installation of 4 more is expected yet this Spring and the marker committee will continue on the project through Summer and Fall 2017.

Historic Preservation Month. Kristen had followed up with Bob Silbernagel regarding a newspaper article but he already has articles planned for May. The Palisade Historic Society had reported that they would not be hosting an event this year since they are in the process of moving their museum space. Kristen did not hear from Fruita about any events happening in May. It was decided that there was not a preservation project to present an award to this year but will keep an eye out for progress on buildings downtown for a 2018 award such as the railroad depot and the Oddfellows Hall. David mentioned several events that will be happening at the Museum during May including the Wild West Forensic Tour.

Other Updates.

- Kristen stated that the Walter Walker home located at 8th and Patterson is slated for demolition due to a new development. She had previously forwarded a request from a citizen about at least documenting the building. Kristen did research with History Colorado to see if any documentation had been done in the past but nothing was found. Thus, if needed, the Board may be able to assist with at least completing a State Inventory form. However, Kristen also reported that there has been some interest from a private party in moving the house. The Board will monitor activities on the property.

- **Downtown Walking Tour** – Chris Endreson reported that Google Mapmaker is being closed out and the photographs are no longer hosted on the City’s new website. Chris suggested a couple of options: provide just a pdf on the City website that can be downloaded or export the walking tour and perhaps host it at the main public library. Kristen will look into the City web site end of it.
- **Certified Local Government (CLG) Workshop.** History Colorado is offering a series of CLG workshops throughout the State in 2017. Chris Endreson and Kristen may be able to attend the one in Montrose later this year. If not, Kristen will look into having the State CLG staff visit Grand Junction. Ron asked if the workshops might be available via remote/webcast – Kristen will find out.

The meeting was adjourned at 5:20 pm with a motion from Ron Parron and a second from Troy Reynolds.



Date: April 21, 2017
 Author: Kristen Ashbeck
 Title/ Phone: Senior Planner
970- 244-1491
 Proposed Schedule: Hearing May 2,
2017
 File Number: COA-2017-110

**HISTORIC PRESERVATION BOARD
 AGENDA ITEM**

Subject: Certificate of Appropriateness for Landscaping and Fencing in Front Yard Addition
Action Requested/Recommendation: Request for approval of a Certificate of Appropriateness to install new front yard landscaping and fencing.
Presenter Name and Title: Kristen Ashbeck, Community Services Coordinator

BACKGROUND INFORMATION	
Location	621 North 7 th Street
Applicants	Ron Parron and Mindy Baumgardner, Owners
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential

PROJECT DESCRIPTION

Install new landscaping and fencing in the front yard of the property.

ANALYSIS

- Background:** 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).
- Zoning and Development Code:** 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.

There are no other requirements of the Zoning and Development Code that pertain to the proposed front yard improvements.

3. **North Seventh Street Historic Residential District Guidelines and Standards:** 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.
- 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.

FINDINGS OF FACT/CONCLUSIONS

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:

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.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board approve the Certificate of Appropriateness for the proposed front yard improvements at 621 North 7th Street, file number COA-2017-110, with the findings and conclusions discussed above.

RECOMMENDED HISTORIC PRESERVATION BOARD MOTION:

Mr. Chairman, on item COA-2017-110, an application for a Certificate of Appropriateness for proposed new landscaping and fencing in the front yard at 621 North 7th Street, I move we approve the proposal as presented.

ATTACHMENTS

1. Certificate of Appropriateness Application and Additional Information Provided by Applicants