



A G E N D A
Historic Preservation Board

Tuesday, August 7, 2018 5:30 pm

Hearing Room – City Hall 250 North 5th Street

*** NOTE CHANGE OF TIME AND LOCATION ABOVE ***

1. **Minutes of May 1 and May 21, 2018 Meetings (attached)**
2. **Certificate of Appropriateness**
Location: 604 North 7th Street
Applicants: Richard and Karen Buffington
Request: Construct Fencing in the Front Yard
3. **Lowell Townhomes Development Discussion (attached separate cover)**
Location: 310 North 7th Street / R-5 High School Block
Development Team Presentation: Regeneration Development Strategies
4. **Other Business**
5. **Next Meeting**
September Meeting – Day after Labor Day?

Historic Preservation Board Regular Meeting

Minutes – May 1, 2018

Present: Brandon Stam, Greg Gnesios, Ron Parron, David Bailey and Troy Reynolds

Not Present: Chris Endreson and Jody Motz

Also Present: Kristen Ashbeck, City Community Development and Bennett Boeschstein, City Council

The meeting was called to order by Member Troy Reynolds for Chairman Chris Endreson at 4:05 pm at City Hall.

Minutes of April 3, 2018 Meeting. David Bailey made a motion to approve the minutes of the April 3, 2018 meeting as written. The motion passed unanimously (5-0) on a second by Greg Gnesios.

Hearing – Certificate of Appropriateness Application – 640 North 7th Street. Kristen presented the application by Chris and Heather Dennis to replace the roof materials on the house and replace rear yard fencing on their property within the North Seventh Street Historic Residential District. It was noted that the applicants were unable to attend the hearing. The applicants recently purchased the residence at 640 North 7th Street and are in the process of improving the property. Part of those improvements are to: 1) replace the rear yard chain link fence with a 6-foot vinyl privacy fence; and 2) replace the roof materials on the house. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address both fencing and roofing as a means of ensuring unique characteristics of the District's streetscape and architecture remain intact or are enhanced. Refer to the accompanying materials provided by the applicant for more information.

Section 21.04.040 (i) of the Zoning and Development Code outlines fencing requirements in residential zone districts, including the North Seventh Street Historic Residential District. The Code states that on that part of the lot other than the required front yard setback area, fences may be erected to six feet in height. The proposed replacement fencing in the rear yard will be 6 feet in height and meet the front setback requirement of 25 feet that is established in the Guidelines and Standards.

North Seventh Street Historic Residential District Guidelines and Standards

Section 26.08.040 of the Guidelines and Standards, the property at 640 North 7th Street is a Contributing Structure known historically as the Ferbrache House. Kristen outlined the sections that apply to this proposal:

Per section 26.20.090, the fencing guidelines state that materials and styles should complement the character of the District. Modern or artificial materials such as plastic and vinyl are not appropriate fencing materials. Side and rear yard fences should be a maximum of six feet high. Chain link, split rail and wire mesh fencing should not be used within the District.

The applicant is proposing to replace the existing 4-foot chain link fencing on the south and west sides of the rear yard with a 6-foot high vinyl privacy fence (see photo below, aerial photo location map and site plan). While the Guidelines and Standards suggest that vinyl is not an appropriate fencing material within the district, use of the material is not expressly prohibited. The Guidelines and Standards suggest that chain link fencing should not be used in the District. Thus, in this case, the owner will be improving the property by removing and replacing the chain link fence which will render the property more in compliance with the goals of the Guidelines and Standards. In addition, the fencing will be along an interior lot line rather than in the more visible yard at the southeast corner of Gunnison Avenue and North 7th Street. Thus, staff finds the fencing proposal meets these guidelines

Per section 26.24.090 (b)(1) guidelines regarding roofing state that the material on a new roof or replacement roof should be similar to materials found on roofs in the District. In this case, the applicant is proposing to replace the existing asphalt shingle roof (see photo on previous page) with the same type of material but in a gray color rather than the red color that currently exists. The standard does not address color but gray is a neutral color that will be consistent with roofing materials throughout the district. Thus, staff finds the proposal meets this standard.

Kristen stated that after reviewing the 640 North 7th Street fencing and roofing application, file number COA-2018-216 for a Certificate of Appropriateness to replace fencing in the rear yard and replace roof materials on the house, staff made the following findings of fact and conclusions and recommended approval of the proposal.

1. The proposed fencing meets Section 26.20.090 of the North Seventh Street Historic Residential District Guidelines and Standards.
2. The proposed roof replacement materials meet Section 26.24.090 of the North Seventh Street Historic Residential District Guidelines and Standards.

The Board discussed the merits of the application. Ron Parron expressed concerns that the fence proposal did not fit with the character of the historic district as there are few, if any, vinyl fences in the district. Dave Bailey and Brandon Stam stated that the material was not as much as concern to them as the color proposed being white, which appears to modern for the period of significance of the District. A more neutral color such as tan would be a more appropriate color and Brandon was able to find an example of a different color on line that would seem more appropriate. The Board would like to provide the example to the applicants and postpone a decision so that the applicants can reconsider their proposal for the fencing.

The Board made a motion that was passed unanimously (5-0) to postpone the hearing to the next available special meeting when the applicant has had a chance to reconsider the fencing proposal and is able to attend the hearing.

Colorado Most Endangered Places List Nominations. The Board discussed two potential nominations for the Tunnel site and the Indian Cemetery on the grounds of the Regional Center. Greg Gnesios stated that there was a little history on the Tunnel Site on page 97 of Kathy Jordan's book. Kristen stated that someone reviewing a nomination would definitely have to visit the site and Troy confirmed that no easy way to access it had been found yet.

John Seebach with CMU will be doing exploratory work at the Regional Center this summer to locate the cemetery. Troy asked Kristen to forward the State Inventory form that has been completed for the Regional Center to Mr. Seebach. David stated that the Museum has used ground-penetrating radar in similar situations and had been in contact with Mr. Seebach. The impetus is that the State may sell the property and the Ute Tribe has concerns with potential redevelopment of the site.

Historic Preservation Month. Kristen stated that the designation of the expanded Lincoln Park Historic District will be heard by City Council on May 2, 2018 which coincides with Historic Preservation Month. David summarized the events to be held by the Museum during May as well.

Creative District Update. Brandon Stam stated that the application for the Creative District is due in June and is a partnership with the symphony, museum and art center.

The meeting was adjourned at 5:15 pm.

Historic Preservation Board Special Meeting

Minutes – May 21, 2018

Present: Chris Endreson, Brandon Stam, Jody Motz, Ron Parron and David Bailey

Not Present: Greg Gnesios and Troy Reynolds

Also Present: Kristen Ashbeck, City Community Development; Chris Dennis, Owner 640 North 7th Street

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

Continuation of Hearing – Certificate of Appropriateness Application – 640 North 7th Street. Kristen summarized the presentation regarding the proposals for new fencing and new roofing at the property located at 640 North 7th Street as previously presented at the May 1, 2018 Board meeting. She introduced the applicant, Chris Dennis, that was present at the meeting.

Mr. Dennis stated that he has revised his fencing proposal to a tan vinyl fence and provided a picture of similar fencing that exists at a house down the street from his.

Chair Endreson opened the public hearing but there was no one present.

The Board then discussed the revised proposal. David Bailey stated that the chain link looked very bad and that a new fence would be a big improvement to the property. Ron Parron was still hesitant to approve vinyl fencing in the District. Chris Endreson stated that the action today could not change the guidelines and standards but that it might be something the neighborhood good work on in the future. Chair Endreson asked the applicant whether the portion of the fence that faces 7th Street needed to be 6 feet in height. Mr. Dennis replied that the height was needed to contain his large dogs. Chris then suggested that it would be more attractive if the top portion of the fence (top one foot) could have a different architectural treatment such as lattice work. The applicant was amenable to the suggestion.

David Bailey suggested that black hinges/strapping could be added to the fencing along the front to make the fencing look more historic in character. The applicant was amenable to the suggestion. Chris Endreson concurred that would enhance the fencing and asked that the applicant provide more detail on the trim with photos or details, at least on the front fencing. David Bailey concurred that it was unfortunate that vinyl fencing had not been better addressed in the guidelines and standards but it was not.

David Bailey made the motion: Mr. Chairman, on item COA-2018-216, an application for a Certificate of Appropriateness for the proposed replacement of rear yard fencing and roof materials on the house at 640 North 7th Street, I move we approve the proposal with the condition that the applicant submit detail information for approval for strapping and treatment of the top portion of the fence such as a modification with lattice in the top one foot of the fence for a minimum of the North 7th Street west-facing length of fence. The motion was passed unanimously (5-0) on a second by Jodi Motz.

Colorado Most Endangered Places List Nominations. The Board discussed two potential nominations for the Tunnel site and the Indian Cemetery on the grounds of the Regional Center. It was decided not to pursue either site until more is known as to how to access them (Tunnel) and whether the cemetery actually exists based on the findings this summer.

June and July Meetings. Kristen stated that there would be a regular meeting June 5th which would convene at the CMU library to visit the Las Colonias Exhibit and reminded the Board that it had decided not to hold a meeting on July 3rd.

The meeting was adjourned at 5:00 pm.



HISTORIC PRESERVATION BOARD AGENDA ITEM

Project Name: Certificate of Appropriateness (COA) – Buffington Property Fencing
Applicants: Richard and Karen Buffington
Representative: Richard and Karen Buffington
Address: 604 North 7th Street
Staff: Kristen Ashbeck, Senior Planner
File No. COA-2018-357
Date: August 7, 2018

I. SUBJECT/SUMMARY

Consider a request for a Certificate of Appropriateness (COA) to construct decorative fencing along the perimeter of the front yard at 604 North 7th Street, a Contributing Structure in the North 7th Street Historic District.

II. BACKGROUND

The property at 604 North 7th Street is a Contributing Structure to the 7th Street Historic District known historically as the Talbert House. The Applicants purchased the residence at 604 North 7th Street in 2011 and have been continuing to improve the property since then. Currently, the home has no perimeter front yard fencing and, being on a corner, the owners have experienced some trespass issues with pedestrian traffic along both streets. Thus, the owners are proposing to fence the front yard with 48-inch high decorative wrought iron fencing. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address fencing as a means of ensuring unique characteristics of the District's streetscape and architecture remain intact or are enhanced.

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 48 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.

III. ANALYSIS

A. North Seventh Street Historic Residential District Guidelines and Standards

Per Section 26.08.040 of the Guidelines and Standards, the property at 604 North 7th Street is a Contributing Structure known historically as the Talbert House. The sections that apply to this proposal are outlined below.

Section 26.20.090 Guidelines - Fencing

(a) Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site.

(1) Front yard fences should be a maximum height of 48 inches measured from the street side.

Staff Comments: The Applicant is proposing to construct a 48-inch high wrought iron spear and hoop decorative fence around the front yard.

(2) Maximum opacity for front yard fences should be 60 percent.

Staff Comments: The hoop and spear wrought iron fence design is over 60 percent open and it is proposed to fully enclose the front yards on both Chipeta Avenue and North 7th Street.

(4) The transition between front yard fences and side and rear yard fences should occur five feet behind the front building setback line or three feet behind the front facade line, whichever is greater.

Staff Comment: Due to the proposed installation of the fence (see site plan), and there is no rear yard fencing for the new fence to attach to, there is no need to transition to rear yard fencing.

(5) Chain link, split rail and wire mesh fencing should not be used within the District.

Staff Comment: The proposed fencing is not chain link, split rail or wire mesh.

In general, staff finds the proposed fencing is historic in character and similar to other wrought iron fences existing within the North Seventh Street Historic Residential District. Thus, staff finds the fencing proposal meets the pertinent guidelines listed above.



604 N. 7th Street Front Yards on Chipeta Avenue and 7th Street – Not Currently Fenced



Proposed 48-inch High Wrought Iron Spear and Hoop Fencing

IV. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 604 North 7th Street Fencing application, file number COA-2018-357 for a Certificate of Appropriateness to construct fencing in the front yard, staff makes the following findings of fact and conclusions:

1. The proposed fencing meets Section 26.20.090 of the North Seventh Street Historic Residential District Guidelines and Standards.

V. RECOMMENDED MOTION

The Historic Preservation Board can approve, approve with conditions or deny the Certificate of Appropriateness.

Staff recommends the following motion:

Mr. Chairman, on item COA-2018-357, an application for a Certificate of Appropriateness for the proposed construction of front yard fencing on the house at 604 North 7th Street, I move we approve the proposal as presented.

Attachments:

1. Aerial Photo Location Map
2. Certificate of Appropriateness Application
3. Site Plan Provided by Applicant

604 North 7th Street Aerial Photo Location Map





Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____ **Review**

Fee: \$50

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

APPLICANT INFORMATION

Applicant Name: Richard J & Karen L Buffington

Are You? Owner Buyer Lessee

Applicant's Mailing Address:
604 N 7th St, Grand Junction 81501

Applicant's Phone: 970-589-9406 **Email Address:**
karbuf@msn-com

Representative/Contact Person:
Rich Buffington

Representative/Contact Person Mailing Address:

Rep/Contact Phone: _____ **Email Address:**

Address of Subject Property: 604 N 7th St
Tax Parcel Number: _____

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes No

PROPOSAL AND PROPERTY INFORMATION

This application is a request to construct, add or change the following (check all that apply):

	Add	Change	Demolish
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls/Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia/Other Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request:

Installing fence - enclosing front yard

Number of Structures on Property: NA Residential
_____ Outbuildings _____ Non-Residential

Total Gross Square Footage of Existing Structures (all floors): _____
NA

Total Gross Square Footage of Proposed Structures or Additions (all floors): _____
NA

Total Gross Square Footage of Existing Structures to be removed (all floors): _____
NA

Existing Height to Building Eave: _____ **Existing Height to Building Peak:** _____

Proposed Height to Building Eave: NA **Proposed Height to Building Peak:** _____

The existing building is a: Single Family Dwelling
 Duplex Other Multi-Unit
_____ Other (specify): _____

Exterior Building Materials:

	Existing	Proposed
Roof	_____	_____
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: _____ *NA*

Existing Sill Depth: *NA*

Existing Window Type: Casement Slider
Double Hung Single Hung
Fixed Divided Light : How
many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: _____ *NA*

Proposed Sill Depth:

Proposed Window Type: Casement Slider
Double Hung Single Hung

Fixed Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

Will the exterior trim remain on the replacement windows?
_____ Yes _____ No

SITE AND LANDSCAPE INFORMATION

Fencing:

Existing

Proposed

Type

Size/Height

4ft wrought iron

Location

Front yard - drawing attached

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location?

Not within fence enclosure

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

No

ADDITIONAL INFORMATION:

Are there other proposed not yet covered in the application?

_____ Yes No

If yes, please explain:

Signatures:

Property Owner

7-3-18

Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Richard J. & Karen L. Buffington, am the owner of the following real property:

(b) 604 N 7th Street
Lots 1 & 2 and the South 1/2 of Lot 3 in Block 49 of City of Grand Junction

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

[Empty box for other owners]

I have reviewed the application for the (d) New Fence pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: [Signature] [Signature]

Printed name of owner: Rich Buffington Karen L Buffington

State of Colorado)

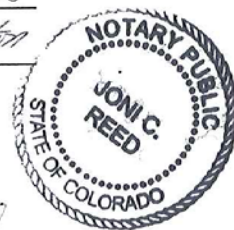
County of Mesa) ss.

Subscribed and sworn to before me on this 3rd day of July, 20 18

by [Signature] Rich Buffington & Karen Buffington

Witness my hand and seal.

My Notary Commission expires on 12/17/2019



[Signature]
Notary Public Signature

I, Sheila Reiner, County Clerk and Recorder in and for the County of Mesa, State of Colorado, do hereby certify that the foregoing is a full, true and correct copy of the document Recorded in my office.



By: Rose Tajoya
Deputy Clerk and Recorder

Date: 7/2/2018 8:04 AM

After Recording Return to:
Richard J. Buffington
Karen L. Buffington
604 N 7th Street
Grand Junction, CO 81501

WARRANTY DEED

This Deed, made June 27, 2011

Between Ronald E. DeRose and Sherri L. DeRose of the county Mesa, State of COLORADO, grantor(s) and Richard J. Buffington and Karen L. Buffington, as Joint Tenants whose legal address is 604 N 7th Street, County of Mesa, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

Lots 1 and 2 and the South 1/4 of Lot 3 in Block 49 of City of Grand Junction.

County of Mesa, State of Colorado

also known by street and number as 604 North 7th Street, Grand Junction, CO 81501, Schedule # 2945-141-26-008 R063065

TOGETHER with all and singular hereditaments and appurtenances, thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the encasing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated April 19, 2011, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

Ronald E. DeRose
Ronald E. DeRose

Sherri L. DeRose
Sherri L. DeRose

STATE OF COLORADO
COUNTY OF MESA

JSS:

The foregoing instrument was acknowledged, subscribed and sworn to before me June 27, 2011 by Ronald E. DeRose and Sherri L. DeRose.

Witness my hand and official seal.



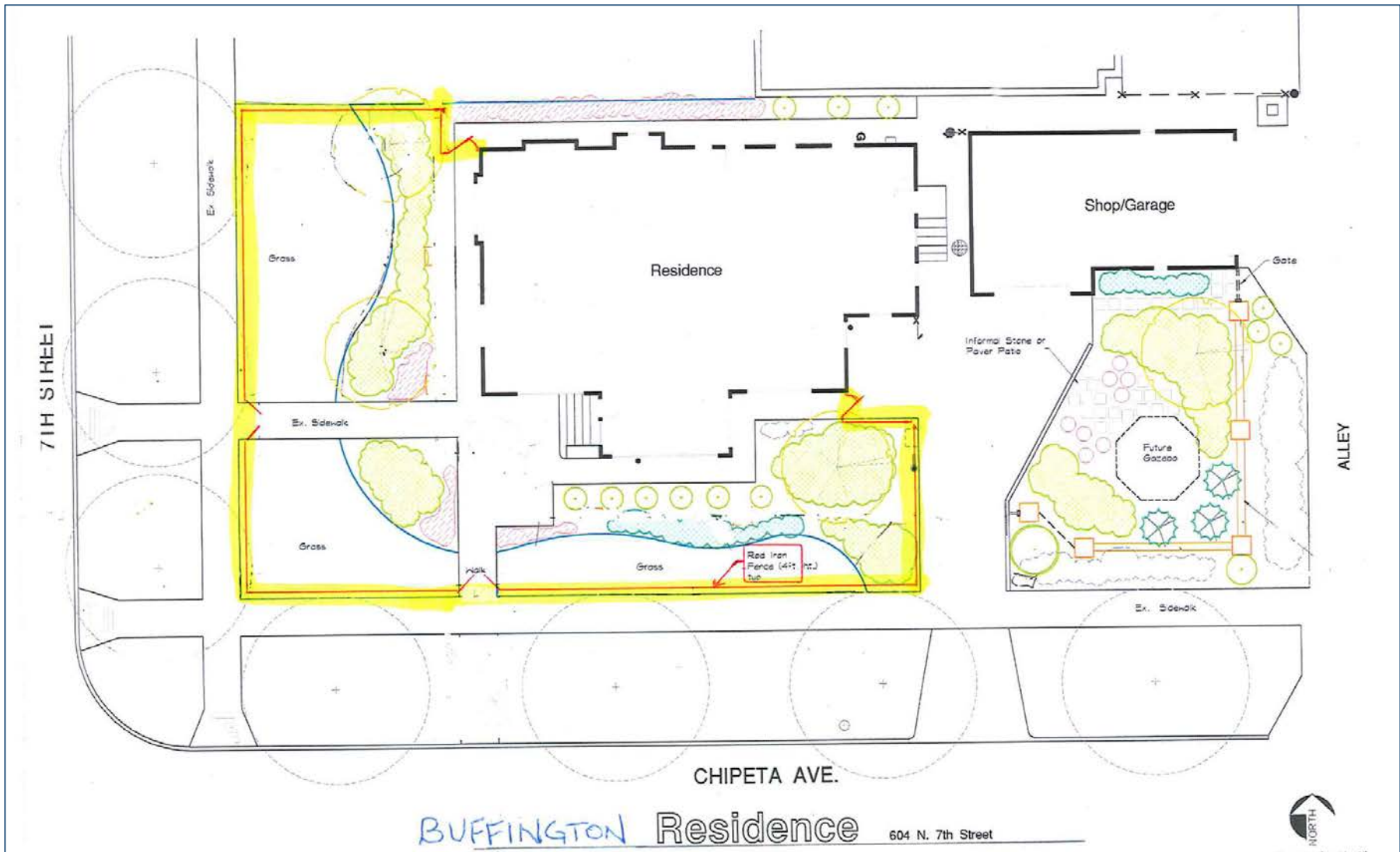
WDWTIN:

My Commission Expires 12/02/2012

Nicole McFarland
Notary Public
My Commission expires:

ESCROW NO. 460-H0306765-097-NMC

HTC



SITE PLAN – Proposed Wrought Iron Fence in Front Yard (yellow lines)

