



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

**Tuesday, March 6, 2018 4:00 pm**  
**Community Development Conference Room – City Hall 250 North 5<sup>th</sup> Street**

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- 1 Minutes of February 6, 2018 Meeting (attached)**
- 2 Review of Proposed Lowell Village Townhomes (R-5 block – attachments under separate cover)**  
Background: While this property is within the North Seventh Street Historic Residential District, the adopted guidelines and standards are applied to the property as advisory only. A Certificate of Appropriateness review is not required but the Board may review the proposal to provide suggestions to the developer relative to the guidelines and standards. Attached under separate cover are the proposed plans for the development, a project report that summarizes the proposal and the pertinent sections of the guidelines and standards.
- 3 Letter of Support – Lowell School Historic Structure Assessment (HSA – attached)**
- 4 2018 Activities**
  - **Historic Preservation Month (May) – Museum Events, CLG Presentation, CMU Las Colonias Exhibit**
  - **Historic Preservation Pub Crawl (October 5<sup>th</sup> or 6<sup>th</sup>)**
  - **Hawthorne and/or Washington Park Walking Tours in Conjunction with Community Streets Event – October 13<sup>th</sup>**
  - **Most Endangered Places Nominations**

## Historic Preservation Board Regular Meeting

Minutes – February 6, 2018

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

Not Present: Chris Endreson

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

The meeting was called to order at 4:00 pm at City Hall.

**Minutes of November 7, 2017 Meetings.** Ron Parron made a motion to approve the minutes of the November 7, 2017 meetings as written. The motion passed unanimously (6-0) on a second by David Bailey.

### **Review of 2017 Annual Report / Discussion of Goals / Activity Ideas for 2018**

Kristen had provided the Board with the 2017 Annual Report that included accomplishments of the Board, subcommittees of the Board and staff to the Board. As a follow-up to the contents of the report, David Bailey provided the Board with an update of the historic building marker project. Markers for approximately half of the original list of buildings have been installed and there are 4-5 more that the group is working on. The Museum will be doing a press release to celebrate the accomplishment.

The following items were then discussed for 2018 Board activities:

- 1) Historic Preservation Month (May) – David Bailey reported that the Museum will be conducting several events since they have hired a new Educator. Kristen stated that the North 7<sup>th</sup> Street Historic District would likely be having a walking tour during May. There were no further ideas suggested for the month.
- 2) Certified Local Government Presentation – the Board would like to invite History Colorado staff out to provide a presentation. Kristen will look into whether it could be a possibility for May, perhaps coordinated with the Museum.
- 3) Involvement with CMU Public History Class – the class is working on an exhibit of the Las Colonias history as previously researched by the University. The exhibit will be at the campus library. Dave is working with them for interpretation ideas. The Board may be able to assist with advertising the event.
- 4) David suggested that a historic preservation pub crawl could be led by the Museum. The Board decided this was a good idea and Brandon suggested it be in conjunction with the annual downtown Art Fest October 5-6. 2018.
- 5) Kristen stated that there could be some opportunities to provide neighborhood assistance to those wanting to pursue designation of a historic district or organize a walking tour.

**Lowell School.** Brandon stated that the DDA will be seeking a grant to conduct a Historic Structure Assessment of the school (R-5) and requested that the Board provide a letter of support for the application. Kristen will draft a letter for Board review/approval.

**Colorado Most Endangered Places List.** Kristen provided the Board with copies of the Colorado Preservation Inc. brochure on the 2018 Most Endangered Places List. As always, CPI is looking for more nominations from this area so the Board should think about submitting a (some) nomination(s) in 2018. A couple of sites were suggested that can be further explored: Indian School and Graveyard or the Tunnel, Colorado town site. Applications are due August 20, 2018 for the 2019 list. Kristen stated that they are also always looking for new people to help review the sites.

The meeting was adjourned at 5:00 pm.

# D R A F T

Ms. Cynthia D. Nieb, Director  
State Historical Fund  
History Colorado  
1200 Broadway  
Denver, Colorado 80203

February 7, 2018

RE: State Historical Fund Grant Application – Lowell School

Dear Ms. Nieb and Staff,

The Grand Junction Historic Preservation Board wishes to express its support for the Grand Junction Downtown Development Authority's (DDA) request for historic preservation funding to conduct a Historic Structure Assessment of the Lowell School. The site is a contributing structure within the North Seventh Street Historic Residential District listed on the National Register of Historic Places. The School District utilized the building until plans were made to construct a new school and the DDA acquired the building in early 2016. The building is being temporarily utilized by a charter school but the DDA would like to develop/reuse the property for a more permanent use.

The building appears sound and has been admirably maintained by the School District but when it was acquired by the DDA, there was no assessment of its overall condition or its structural and mechanical systems. Nor has there been any analysis of its potential for adaptive reuse. Thus, a logical first step to look at the building and its potential reuse is to complete a Historic Structure Assessment. The study will provide some results and information that will be very valuable to the DDA and a potential buyer as well as provide a blue print for its restoration and reuse.

The Lowell School occupies a very prominent site along a main corridor into downtown Grand Junction (7th Street) and thus, it is a very familiar community landmark. There is also strengthening interest in development and redevelopment in, and improving the vitality of, our downtown. This building can play a large and visible role in that resurgence as well as provide an example of successful historic building reuse in our community. Thus, the Historic Structure Assessment is timely and important – it will take advantage of this momentum and be a critical first step for success of the Lowell School project.

We appreciate your favorable consideration of this grant and look forward to working with the Colorado Historical Society and the DDA to further historic preservation in Grand Junction.

Sincerely,

Chris Endreson, Chair  
Grand Junction Historic Preservation Board