



A G E N D A

Historic Preservation Board

Tuesday, May 1, 2018 4:00 pm
Community Development Conference Room
250 North 5th Street

- 1 Minutes of April 3, 2018 Meeting (attached)**

- 2 Hearing – Certificate of Appropriateness Application (staff report attached)**

LOCATION: 640 North 7th Street
APPLICANT: Chris and Heather Dennis
PROPOSAL: Replace Roof on House and Rear Yard Fencing

- 3 Other as Time Allows**
 - Historic Preservation Month Activities
 - Historic Building Markers Walking Tour

Historic Preservation Board Regular Meeting

Minutes – April 3, 2018

Present: Chris Endreson, Ron Parron, Greg Gnesios, David Bailey and Troy Reynolds

Not Present: Jody Motz and Brandon Stam

Also Present: Kristen Ashbeck, Community Development and Five Citizens

The meeting was called to order at 5:30 pm at City Hall.

Minutes of March 6, 2018 Meeting. Ron Parron made a motion to approve the minutes of the March 6, 2018 meeting as written. The motion passed unanimously (5-0) on a second by Greg Gnesios.

Designation in Grand Junction Register of Historic Sites, Structures and Districts – Expansion of the Lincoln Park Historic District

Kristen provided the Board with background and analysis of the proposal which is to consider a request by the Lincoln Park Neighborhood Association to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts (City Register) and make a recommendation to City Council. The amended District would include five more blocks containing 58 properties adjacent to, and south and east of the existing District.

Kristen stated that the Historic Preservation section of the Zoning and Development Code established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance and are included in staff's Analysis of the proposal.

The purpose and effect of designation is mainly to:

- Assist local interests in preservation of physical structures, sites or districts and to recognize locally significant structures, sites or districts; and
- Provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development;

In 1995 an historic survey of the homes in this neighborhood was conducted by the Museum of Western Colorado. At that time, it was recommended by the Museum, working with History Colorado that a four block area between 12th and 14th Streets and Gunnison and Ouray Avenues that encompassed the large homes bordering Lincoln Park (including a mix of Tudor, English/Norman, Colonial Revival and Spanish Revival) be placed on the National Register of Historic Places. The significance of the four block area is due to the higher style architecture, the larger size of the homes and the merchants and professional residents that lived there.

The existing Lincoln Park Historic District was designated in 1997 that Historic encompassed this four-block area. The residents in the area at the time elected to seek local designation rather than National Register due to the timing that was required to pursue national designation.

The Museum survey also recommended that a local historic district surrounding these homes be formed. The proposed expansion of the Lincoln Park Historic District includes a portion of the larger area determined to be eligible for the City Register.

The Lincoln Park neighborhood (named for the adjacent 42-acre city park) consists of the Dundee Place subdivision created in 1909 and the Lincoln Park Addition in 1925. The growth of this area, east of the original square mile, reflected the prosperous times of the Grand Junction community during that period. Many of the people who constructed and/or lived in these homes were successful merchants and professionals who played important roles in the history of Grand Junction.

The single family homes in this area display a wide variety of architectural styles, with the majority of the homes constructed in the 1920s and 1930s. Most of the homes have maintained their original architectural integrity, and are of the Bungalow, Craftsman and Vernacular styles. Specific architectural elements include: casement windows, cobblestone foundations, brick walls laid in a precise Flemish bond, porticos with large hip on gable and substantial beams, wide gables with staggered wall beams, well laid, multi-color brickwork, and sun porches. Garages are typically detached structures at the rear of the property. The Lincoln Park School located on the southeast corner of 14th Street and Gunnison Avenue was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains.

The proposed expansion area includes 58 properties. Petitions indicating approval of the District were signed and returned by owners of 37 of the properties which constitutes 64 percent of the of the properties within the proposed district boundaries. The petitions for expansion of the historic district were circulated by representatives of the Lincoln Park Neighborhood Association.

Per Section 21.07.040(f)(2) of the Zoning and Development Code, designation of a District in the City Register of Historic Sites, Structures and Districts shall conform to the following criteria.

- A. *Nominations/applications for historic district designation shall not be approved unless the application contains written approval from owners of at least 60 percent of the properties within the proposed district boundaries.*

The proposed expansion area includes 58 properties. Petitions indicating approval of the District were signed and returned by owners of 37 of the properties which constitutes 64 percent of the of the properties within the proposed district boundaries. Thus, Staff finds this criterion has been met.

- B. *Historic district boundaries shall be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey.*

The proposed historic district boundaries were established by a combination of factors exhibited in this area. Initial potential boundaries were determined by analysis of the area during the historic survey in the early 1990s. This area included blocks further east as well as south of Grand Avenue. The homes in the blocks east of 15th Street have different characteristics since most of the homes in that area are post-World War II (late 1940s and 1950s) in design and character. Additionally, Grand Avenue was determined to be a significant physical barrier in the area and coincides with the boundary between the Lincoln Park and Emerson Park Neighborhood Associations. Staff has found this criterion has been met.

C. The designated contributing sites and structures within the district must be at least 50 years old.

All structures within the proposed district are at least 50 years old, with the majority of homes being constructed in the 1920s and 1930s which makes them between 90 to nearly 100 years old. A few properties date to just after the turn of the century, including the Lincoln Park school constructed in 1910. There are also a few homes that were constructed in the 1940s. Staff finds this criterion has been met.

D. Historic districts shall meet one or more of the following:

(1) Architectural

- a. Exemplifies specific elements of an architectural period or style;*
- b. Is an example of the work of an architect or builder who is recognized for expertise nationally, Statewide, regionally or locally;*
- c. Demonstrates superior craftsmanship or high artistic value;*
- d. Represents an innovation in construction, materials, or design;*
- e. Represents a built environment of a group of people in an era of history;*
- f. Is a pattern or a group of elements representing at least one of the above criteria; or*
- g. Is a significant historic remodel.*

Staff has found the homes within the proposed historic district expansion area exhibit features that meet criterion a. While not in high style, the homes exhibit architectural design and style that exemplify the era – mostly Bungalow, Craftsman and Vernacular styles. These architectural styles and elements are documented in the Historic Building Inventory forms completed for the 1995 survey conducted by the Museum

(2) Cultural

- a. Is the site of an historic event that had an effect upon society;*
- b. Exemplifies cultural, political, economic or social heritage of the community; or*
- c. Is associated with a notable person or the work of a notable person.*

The growth of this area, east of the original square mile, reflected the prosperous times of the Grand Junction community during the 1920s and 1930s. As previously stated, many of the people who constructed and/or lived in these homes were successful merchants and professionals who played important roles in the history of Grand Junction. Thus, staff find the proposed District meets criteria a. and c. above.

(3) Geographic/Environmental.

- a. Enhances the sense of identity of the community; or*
- b. Is an established and familiar natural setting or visual feature of the community.*

The neighborhoods adjacent to Lincoln Park are familiar to the community due to the number of City residents and visitors that utilize the regional park and its facilities. The neighborhoods enhance the overall community character and the residents believe expansion of the historic district will foster community pride and encourage preservation of the historic character of the homes and streetscape in the area. Staff finds the proposed District meets these criteria.

After reviewing HIS-2018-161, a request to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts to include five more blocks adjacent to, and south and east of the existing District, the following findings of fact have been made:

- Consistent with 21.07.040(f)(2)(iii), at least 60 percent of the property owners within the District approve of the designation
- Consistent with 21.07.040(f)(2)(vii), structures within the proposed district are at least 50 years old
- Consistent with 21.07.040(f)(2)(A), structures within the proposed district exemplify specific elements of an architectural style or period
- Consistent with 21.07.040(f)(2)(B), the proposed District exemplifies cultural, political, economic or social heritage of the community
- Consistent with 21.07.040(f)(2)(C), the proposed district enhances the sense of identity of the community and is an established and familiar feature of the City

Therefore, staff recommends approval of the request to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts to include five more blocks adjacent to, and south and east of the existing District

Elizabeth Rowan, representing the applicant, the Lincoln Park Neighborhood Association presented additional information regarding the proposed expansion of the Lincoln Park Historic District. She introduced herself, her spouse, Bennett Boeschstein who disclosed he is a City Councilman, and other neighborhood residents, Mr. Black, Stephanie Matlock and Lou Hall. She stated that she had lived in the neighborhood for 27 years. The Lincoln Park Neighborhood Association was formed in November 2017 as a means of building cohesiveness and promoting a sense of community. They met in November to generally discuss concerns of the association and one that the residents were interested in looking into was historic designation. There was a follow-up meeting in January 2018 to specifically discuss designation of an expanded area.

She and several neighbors distributed the petitions for signatures of approval. They found that many of the residents still reflect the social make-up of the original owners in the area – many are lawyers, doctors, CMU professors, teachers and local business owners. Most signers were excited about the district and no one specifically said “no”, they were just unable to make contact to have the petition signed. The rationale for the boundaries of the district were as Kristen stated – consistent with the boundaries of the Dundee Place and Lincoln Park Additions to the City limits.

The Board then discussed the proposed Lincoln Park Historic District expansion proposal. David Bailey stated that he was a member of the Museum staff that had completed the 1995 historic survey that included this area. There were significant architectural examples found in the area that included many styles and even some exotics such as Spanish Revival. Historian David Sundal that also worked on the historic inventory was very intrigued with the area which embodies a lot of history and optimism in the community in the 1920s. David Bailey stated that the area was unique in character and very worthy of the designation.

Greg Gnesios agreed that the area exhibit a cohesiveness and that it was good to include properties all the way to Grand Avenue.

With no further discussion, Troy Reynolds made a motion: On the request to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts to include five more blocks adjacent to, and south and east of the existing District, HIS-2018-161, I move that the Historic Preservation Board forward a recommendation of approval with the findings of fact listed in the staff report.

The motion passed unanimously (5-0) on a second by David Bailey.

Chris Endreson stated that the public hearing was concluded and Kristen added that the item will be heard by City Council at its May 2, 2018 meeting.

The Board then discussed other upcoming activities for Historic Preservation Month (May). Kristen reminded the Board that the North Seventh Street Historic District will be having a walking tour on May 5, 2018 – all are invited and encourage to attend. David Bailey stated that the Museum will be opening a re-installation of the Placerville Post Office in the Museum which will include plaques similar to those on the downtown buildings that speak to the Post Office as well as educate the public about the other signs downtown.

The Board will continue to look at some potential sites to nominate to the Most Endangered Places List. Troy and David will research the Tunnel town site as there was likely an article in the Daily Sentinel about it. Kristen stated that there is a historic inventory form for the Indian School that could be used for much of an application for the Most Endangered Places List.

The meeting was adjourned at 6:10 pm on a motion by Ron Parron and second by David Bailey.



HISTORIC PRESERVATION BOARD AGENDA ITEM

Project Name: Certificate of Appropriateness (COA) – Dennis Property Fencing and Roof Replacement
Applicants: Chris and Heather Dennis
Representative: Chris and Heather Dennis
Address: 640 North 7th Street
Staff: Kristen Ashbeck, Senior Planner
File No. COA-2018-216
Date: May 1, 2018

I. SUBJECT/SUMMARY

The Applicants request approval of a Certificate of Appropriateness (COA) in order to replace the replace the roof materials on the house and replace fencing in the rear yard.

II. BACKGROUND

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.

III. ANALYSIS

A. 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. 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. Modern or artificial materials such as plastic and vinyl are not appropriate fencing materials.

(3) Side and rear yard fences should be a maximum of six feet high.

(5) 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.



Existing Chain Link Fencing to be Replaced – Current Photo Provided by Applicant

Section 26.24.090 Standards – Roof Forms and Materials on Contributing Structures

Section 26.24.090 (b)(1) Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.

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.

IV. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 640 North 7th Street Replacement of 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 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.
2. The proposed roof replacement materials meet Section 26.24.090 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-2018-216, 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 as presented.

Attachments:

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

640 North 7th Street Aerial Photo Location Map





Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: COA-2018-216 Review Fee: \$55 pd

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: Chris & Heather Dennis

Are You? Owner Buyer Lessee

Applicant's Mailing Address: 640 N 7th St Grand Junction
CO 81501

Applicant's Phone: 480-229-6954 Email Address: azblackstone.limousine@gmail.com

Representative/Contact Person: Chris Dennis

Representative/Contact Person Mailing Address: 1385 S HoneySuckle Ct
Gilbert AZ 85296

Rep/Contact Phone: 480-229-6954 Email Address: same

Address of Subject Property: 640 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
Roof/Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls/Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia/Other Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request:

replace chain link fence with vinyl (white) fence and replace roof (asphalt composite - gray)

Number of Structures on Property: ^{total} 3 Residential ¹ 2 Outbuildings _____ Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 2300

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

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

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

Proposed Height to Building Eave: _____ 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 (House only)	shingle asphalt	replace w/ same materials
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	c	_____

gray color

Existing Windows:

Existing Material: NA

Existing Sill Depth: _____

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	chain link	vinyl fence
Size/Height	4 feet	6 feet
Location	side of house	side of house

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? no bushes and trees will block street view of the fence. It will be on side away from the street

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

4-17-18

Date

Representative

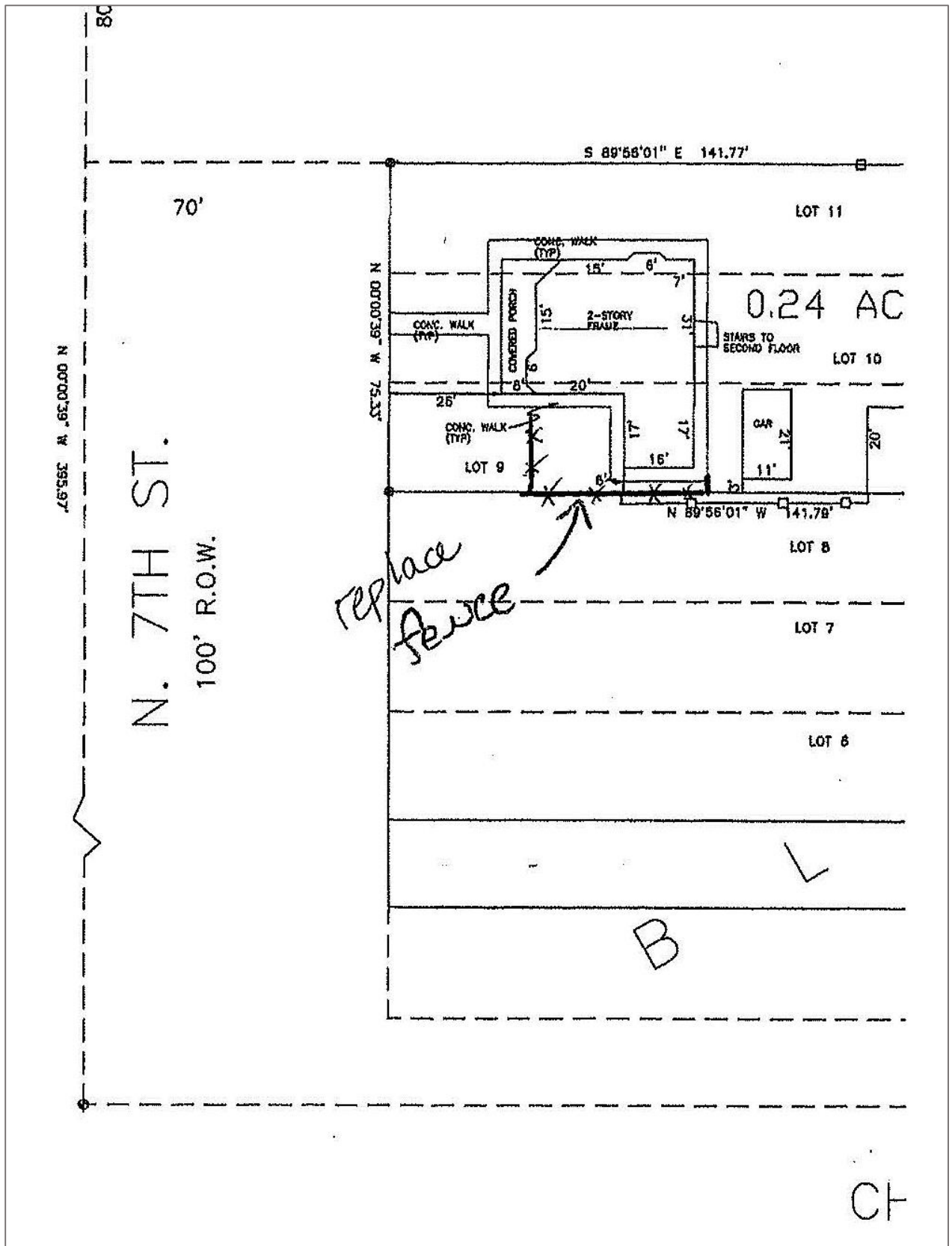
Date

City Approval:

Printed Name and Title

Signature

Date



FENCING SITE PLAN