



A G E N D A

Historic Preservation Board

Monday, May 21, 2018 4:00 pm

Hearing Room – City Hall 250 North 5th Street

***** NOTE CHANGE OF DAY AND LOCATION ABOVE *****

- 1 Continuation of Hearing – Certificate of Appropriateness (see attached original staff report)**
Location: 640 North 7th Street
Applicants: Chris and Heather Dennis
Request: Replace Roof and Fencing
- 2 Most Endangered Places Nominations (see attached form)**
 - Town of Tunnel
 - Indian School Cemetery
- 3 June 5 Regular Meeting – Visit CMU Las Colonias Exhibit**
- 4 July Meeting**



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 gray color
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	c	_____

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:

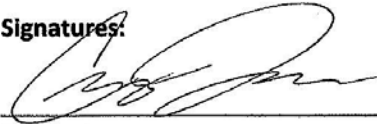
NO

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

