

Historic Preservation Board Regular Meeting
Minutes – November 7, 2017

Present: Chris Endreson, Jody Motz, Ron Parron, Priscilla Mangnall, Troy Reynolds and Brandon Stam

Not Present: David Bailey

Also Present: Richard and Tami Garmany, Applicants; Shelly Dackonish, City Attorney; and Kristen Ashbeck, Community Development

The meeting was called to order by Chairman Chris Endreson at 5:30 pm at City Hall.

Minutes of September 5 and October 3, 2017 Meetings. Ron Parron made a motion to approve the minutes of the September 5 and October 3, 2017 meetings as written. The motion passed unanimously (6-0) on a second by Brandon Stam.

Hearing – Certificate of Appropriateness Application – 621 North 7th Street. Kristen presented the application by Richard and Tami Garmany to improve their property within the North Seventh Street Historic Residential District. The applicants recently purchased the residence at 639 North 7th Street and are in the process of improving the property. Part of those improvements are to upgrade the landscaping on the lot and add dog fencing in the rear yard. The North Seventh Street Historic Residential District's unique streetscape has historical significance in its own right. The intent of the guidelines and standards concerning landscaping is to maintain and enhance the character of the District. The applicant provided plans of the proposed improvements (L1, Existing Site; L2, Proposed Plan).

Pertaining to the Zoning and Development Code, Section 21.06.040 (i) states that there are no landscaping requirements pertinent to a single family residential lot. In addition, Section 21.04.040 (i) outlines fencing requirements in residential zone districts, including the North Seventh Street Historic Residential District, that state fences in areas other than the front yard setback may be up to 6 feet in height. The proposed new dog fence in the rear yard will be 4 feet in height and meets this requirement. There are no other requirements of the Zoning and Development Code that pertain to the proposed improvements.

Kristen stated that the property at 639 North 7th Street is a Contributing Structure known as the Murr House and there are several sections of the North Seventh Street Historic Residential District Guidelines and Standards that apply to this proposal.

Section 26.20.090 Pertinent 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 a 4-foot high dog fence in the rear yard (detail shown on the proposed landscape plan). While it is a wire mesh fence with a wooden frame, it will be

constructed inside the existing 6-foot privacy fence around the perimeter of the rear yard so will not be visible from the adjacent streets or alley. Staff finds the 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. Staff finds the 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 above guidelines address landscaping in the front yard. Thus, the proposed landscape/patio improvements in the rear yard are not impacted by the guidelines and standards. The overall proposed planting scheme in the front yards (both along Gunnison Avenue and North 7th Street) is to remove overgrown large shrubs around the home (see photo of existing home on following page), replace this landscaping with increased foundation plantings in more defined planting areas, and retain much of the lawn area along North 7th Street and Gunnison Avenue. Staff believes the proposed design will actually improve the view of the home and its unique architectural elements and enhance the overall property. Therefore, staff finds the proposal meets these guidelines.

In summary, after reviewing the 639 North 7th Street Landscaping and Fencing Improvements application, file number COA-2017-494 for a Certificate of Appropriateness for new fencing in the rear yard and landscaping improvements on the entire site, staff makes the following findings of fact and conclusions:

1. The proposed fencing meets the requirements of Section 21.04.040 (i) of the Zoning and Development Code.
2. The proposed fencing and landscaping improvements meet the North Seventh Street Historic Residential District Guidelines and Standards.

The applicants had no additional comments regarding the proposed improvements to their property. There was no one from the general public in attendance.

Board Discussion: Priscilla Mangnall asked about the architectural style of the home. Richard Garmany responded that it has some characteristics of the Craftsman Style but that the large foyer and the year constructed did not correspond to that style. Troy suggested that it has characteristics of a stick-built Victorian style although it was constructed later than that period.

The landscape plan was discussed and the Board concluded that it would be an improvement to the property as the home would be more visible from the street once the old shrubs are removed. The applicant stated that some of the existing landscaping would be retained and Kristen added that several plants that are more historic in character (e.g. Hydrangea) are being retained or added.

Priscilla Mangnall stated that the application was very well done and made a motion: Mr. Chairman, on item COA-2017-494, an application for a Certificate of Appropriateness for proposed new landscaping and fencing improvements at 639 North 7th Street, I move we approve the proposal as presented. The motion was passed unanimously (6-0) on a second by Jody Motz.

Expiring Terms. Terms for members Jody Motz and Priscilla Mangnall will expire in December 2017 and both are seeking re-appointment. Kristen drafted a letter to City Council regarding the Board's recommendation to reappointment the two existing members. The Board reviewed the letter and approved its submittal to City Council.

Appointment of Chair. Upon discussion, the Board approved re-appointing Chris Endreson as Chair for 2018.

CMU Public History Course Spring 2018. Dr. Steven Schulte had approached Kristen about some topics which his class could address. The Board had the following ideas that Kristen will pass on to Dr. Schulte:

- Walking Tours of Downtown Neighborhoods
- History of the Original Square Mile
- Eras of North Avenue Development

The Board would like to work with the class and suggest finishing the project in time for it to be promoted during 2018 Historic Preservation Month (May).

Other. Brandon Stam updated the Board on Colorado Creative Industries (CCI) activities. The State visited and gave a presentation on how this was applied on Colfax Avenue in Denver an extended an invitation to Grand Junction to apply for further action on the potential for downtown.

He also stated that the Downtown Development Authority Board had approved concepts that were developed for the Jarvis property in a design charrette and they continue to work on ideas for Whitman Park that would include an art campus.

Several pieces of art work on Main Street have been refurbished – the apple, frog and ostrich.

The Board inquired about how the Las Colonias Amphitheater had addressed the 1% for the arts requirement. Kristen will inquire with the Parks Department and report back to the Board.

The meeting was adjourned at 6:25 pm on a motion by Troy Reynolds and a second by Ron Parron.