

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.