

Historic Preservation Board Regular Meeting

Minutes – May 1, 2018

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

Not Present: Chris Endreson and Jody Motz

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

The meeting was called to order by Member Troy Reynolds for Chairman Chris Endreson at 4:05 pm at City Hall.

Minutes of April 3, 2018 Meeting. David Bailey made a motion to approve the minutes of the April 3, 2018 meeting as written. The motion passed unanimously (5-0) on a second by Greg Gnesios.

Hearing – Certificate of Appropriateness Application – 640 North 7th Street. Kristen presented the application by Chris and Heather Dennis to replace the roof materials on the house and replace rear yard fencing on their property within the North Seventh Street Historic Residential District. It was noted that the applicants were unable to attend the hearing. 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.

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. Kristen outlined the sections that apply to this proposal:

Per section 26.20.090, the fencing guidelines state that materials and styles should complement the character of the District. Modern or artificial materials such as plastic and vinyl are not appropriate fencing materials. Side and rear yard fences should be a maximum of six feet high. 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

Per section 26.24.090 (b)(1) guidelines regarding roofing state that the material on a new roof or replacement roof should be similar to materials found on roofs in the District. In this case, 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.

Kristen stated that after reviewing the 640 North 7th Street 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 made the following findings of fact and conclusions and recommended approval of the proposal.

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.

The Board discussed the merits of the application. Ron Parron expressed concerns that the fence proposal did not fit with the character of the historic district as there are few, if any, vinyl fences in the district. Dave Bailey and Brandon Stam stated that the material was not as much as concern to them as the color proposed being white, which appears to modern for the period of significance of the District. A more neutral color such as tan would be a more appropriate color and Brandon was able to find an example of a different color on line that would seem more appropriate. The Board would like to provide the example to the applicants and postpone a decision so that the applicants can reconsider their proposal for the fencing.

The Board made a motion that was passed unanimously (5-0) to postpone the hearing to the next available special meeting when the applicant has had a chance to reconsider the fencing proposal and is able to attend the hearing.

Colorado Most Endangered Places List Nominations. The Board discussed two potential nominations for the Tunnel site and the Indian Cemetery on the grounds of the Regional Center. Greg Gnesios stated that there was a little history on the Tunnel Site on page 97 of Kathy Jordan's book. Kristen stated that someone reviewing a nomination would definitely have to visit the site and Troy confirmed that no easy way to access it had been found yet.

John Seebach with CMU will be doing exploratory work at the Regional Center this summer to locate the cemetery. Troy asked Kristen to forward the State Inventory form that has been completed for the Regional Center to Mr. Seebach. David stated that the Museum has used ground-penetrating radar in similar situations and had been in contact with Mr. Seebach. The impetus is that the State may sell the property and the Ute Tribe has concerns with potential redevelopment of the site.

Historic Preservation Month. Kristen stated that the designation of the expanded Lincoln Park Historic District will be heard by City Council on May 2, 2018 which coincides with Historic Preservation Month. David summarized the events to be held by the Museum during May as well.

Creative District Update. Brandon Stam stated that the application for the Creative District is due in June and is a partnership with the symphony, museum and art center.

The meeting was adjourned at 5:15 pm.