

## Historic Preservation Board Regular Meeting

Minutes – December 6, 2016

Present: Chris Endreson, Troy Reynolds, David Bailey, Jon Schler and Jody Motz

Not Present: Shane Allerheiligen and Scott Wolford

Also Present: Kristen Ashbeck, City Community Development; Shelly Dackonish, Office of the City Attorney

Public Present: Timothy Stouffer, 710 Ouray Avenue; Street; and Joe Hatfield, 407 North 7<sup>th</sup> Street

The meeting was called to order at 4:06 pm at City Hall by Chair Endreson.

**Public Hearing – Certificate of Appropriateness Application.** Kristen presented the application by owners Timothy and Jackie Stouffer to obtain a Certificate of Appropriateness. The request is to add access to new deck by converting existing windows to French doors on the west side (facing 7<sup>th</sup> Street) of the existing house and replacing most windows on remainder of home upper and lower floors.

The current owner of the home at 536 North 7<sup>th</sup> Street acquired the property within the last few years and has been continuing to restore and upgrade the property. In September 2015, the Board approved construction of a deck under the existing pergola and replacing the inner two windows of the band of four, nine-over-one windows on the wall above the deck with a set of French doors to access the new deck. The approved Certificate of Appropriateness was issued based upon and in consideration of materials, drawings, examples and plans submitted by the applicant, and included the following conditions:

- a. Property owner shall retain and maintain the existing hedge on the west side of the pergola in such a way as to provide maximum screening of the view of the new deck and doorway from 7<sup>th</sup> Street and Ouray Avenue.
- b. Property owner shall retain the two end windows on the west façade in place and with the same opening size, shape, style and materials.
- c. The new doors shall be wooden with the glass in the upper part of the doors matching the height, width and mullion grid as that on the existing end windows to be retained (so as to maintain the appearance of a continuous band of windows as originally constructed). The lower part of the doors shall also be wooden.

The construction has been completed without meeting the conditions of the Certificate of Appropriateness. More specifically, conditions b. and c. above were not met. The two end windows were replaced rather than retained in place as required. The new door does not have a mullion grid, nor is the lower part of the door wooden so as to maintain the appearance of the continuous band of windows as originally constructed. As completed, this intent has not been met.

In addition, other modifications to the structure have been made that were not submitted to the Board for review, including replacement of other windows on both the lower and upper floors of the house. These modifications were completed without a Certificate of Appropriateness as required by the North Seventh Street Historic Residential District Guidelines and Standards.

The applicant was issued a Notice of Violation pursuant to the Zoning and Development Code and the North Seventh Street Historic Residential District Guidelines and Standards. Two options were given to remedy the violations: 1) remove the offending modifications and reconstruct in accordance with the conditions of the Certificate of Approval; or 2) re-apply for a Certificate of Appropriateness for the modifications as they are.

The applicant has elected the latter and is re-applying for a new Certificate of Appropriateness based on the modifications as they have been completed:

- Replace inner two windows on band of four windows with wooden French doors.
- Replace outer two windows to meet Building Code with tempered glass; retain sill.
- Replace 1 window on the lower floor in the kitchen (faces 7<sup>th</sup> Street); and 5 windows on the upper floor (2 face Ouray Avenue; 2 face 7<sup>th</sup> Street and 1 faces the back yard and garage) – vinyl, double glazed.

Kristen stated that there are no Zoning and Development Code regulations that apply to the window replacement proposal. Ms. Ashbeck then discussed the sections of the North Seventh Street Historic Residential Guidelines and Standards that apply to the proposal. The residence at 710 Ouray Avenue is considered a contributing structure in the District.

#### **Section 26.24.060 (b) Standards – Entries and Doors**

(4) Buildings' entrances shall be maintained in their historical location - the existing historic primary entrance to the home will remain which faces Ouray Avenue. The proposed new door will be a secondary entrance so the proposal meets this standard.

(5) Doorway materials and design shall be consistent with the architectural style of the building. Originally, the applicant proposed and was required to install doors with the upper part of the door having mullion grids that would match the existing windows and the lower part of the door would be wooden. However, the applicant attempted to locate a manufacturer to construct the door as prescribed by the original conditions of approval but was unsuccessful.

Thus, rather than French doors that met the original conditions of approval, the applicant installed a wooden door with top-to-bottom glass with no mullions and is not of a color to suggest the intent of the original band of four windows. The door installed is consistent in design and coloring (with the exception of the glass design) to the existing front door facing Ouray Avenue and the lower half which was to be wood is not prominently visible from the

adjacent public rights-of-way. The hedge that was required to be retained and has been effectively screens the view of the lower part of the proposed door. By appearance from the street, the overall window shape, alignment, style, materials and horizontal rhythm style will meet these standards.

(6) Door cases shall be designed with depth and visual relief – the proposed door casing is consistent with the depth and visual relief that is present in the band of windows. Proposal meets this standard.

(7) Doors shall be of overall proportions similar to those used on buildings on adjacent sites - the proportions of the proposed door are in character with those on other homes within the District. Proposal meets this standard.

**Section 26.24.080 (a) Guidelines / (b) Standards – Windows**

(a)(7) It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary facade. Other window materials may be considered on the secondary elevations of the new building.

(b)(1) Window shape, alignment and style shall be protected to preserve the building's historic character.

(b)(2) Window materials shall be maintained in a historically accurate manner.

(b)(3) Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.

(b)(4) Openings shall not be enlarged, closed off, or otherwise altered in form.

The historic band of existing windows was interrupted by putting in a doorway where the two middle windows were. Originally, the applicant proposed and was required to retain the two end windows with the intent to maintain as much original material as possible. In addition, the applicant replaced windows throughout the house on both the lower and upper floors. All of the windows that were replaced are vinyl double-hung windows with a mullion pattern on the upper portion of the window. Per Guideline (a)(7) above, the use of vinyl windows is not precluded.

The windows on either side of the French doors were not retained in place due to a Building Department requirement that the glass next to an entry/exit be tempered glass (see information from applicant). While the windows were replaced, the openings were not enlarged and the original sills were retained.

Similarly, the other windows replaced on both the lower and upper floors did not enlarge openings and the sills were retained. Thus, by appearance from the street, the overall window shape, alignment, style, materials and horizontal rhythm style will meet these standards.

After reviewing the 710 Ouray Avenue Window Replacement application, file number COA-2016-396 for a Certificate of Appropriateness for 1) add access to the new deck by converting existing windows to French doors on the west side (facing 7<sup>th</sup> Street) of the existing house; and

2) replacing other windows throughout the house on both upper and lower floors, staff makes the following findings of fact and conclusions and recommends approval of the proposal: The replacement of windows with French doors as proposed and replacement of other windows on the lower and upper floors meet the applicable standards of the North Seventh Street Historic Residential District Guidelines and Standards.

**Applicant Presentation:** Timothy Stouffer stated that he was well aware of the guidelines and standards of the District and conditions of approval of the previous Certificate of Appropriateness (COA). However, when he first purchased the home and began renovation efforts, there were no windows on the second floor that were open so his reaction was to replace them but without thought for approval. New, vinyl windows were installed except for one that he was able to make operable. Openings were not enlarged and original sills were retained in place.

On the work that had been approved through the previous COA, the Building Department had approved plans except for the windows on either side of the new French doors. Building Code required that the glass be tempered but since many panes on the side windows were broken, the decision was made to replace the windows rather than retain in place. The openings were not enlarged and the original sills were retained in place.

Mr. Stouffer went on to discuss the French doors. He and his contractor did extensive research to find a door that would meet the COA conditions. The only option was to have a door custom made which would cost \$18,500. Thus, the decision to put in the door with open glass which best matched the intent of the French doors and was similar to the main door on the house.

**Public Input:** Joe Hatfield, owner of the home at 407 North 7<sup>th</sup> Street has seen the work Mr. Stouffer has done both inside and outside of his home and believed that he was not attempting to do anything out of character or in opposition to the Guidelines and Standards. He is a good neighbor and has participated in the District's Walking Tour.

**Board Discussion:** Chair Endreson commented the applicant was aware of and understood the importance and intent of the Guidelines and Standards. Troy Reynolds asked the applicant whether the windows that were replace were set into the existing window frames. The applicant replied that they were. The sills are concrete and difficult to modify as was the pebble dash exterior finish on the façade so the window openings were disturbed as little as possible. Troy stated it was a similar situation with his historic home and understood the issues.

David Bailey agreed that windows are difficult and this home had components that were unusual for the Craftsman style. Jon Schler stated that preservation entities go around and around regarding windows. The first choice is to restore the existing windows with the intent to maintain as much original material as possible. The second choice is try to fit the window character of the building and don't change the scale/style/shape of the windows. David felt the applicant had done due diligence in trying to stay within the historic character of the home and the District.

Mr. Stouffer stated that his failure to comply with regulations did not excuse his actions on the windows but his immediate thought was that they needed egress from the windows. He purchased the home to preserve it, not to modernize it and to utilize the character to enhance the home – such as creating the deck under the existing pergola.

**Troy Reynolds made a motion to accept the motion as written in the staff report as follows:**

Mr. Chairman, on item COA-2016-396, an application for a Certificate of Appropriateness for proposed replacement of windows with French doors and other window replacements on the upper and lower floors at 710 Ouray Avenue, I move we approve the proposal as presented.

The motion passed unanimously (5-0) on a second by Jon Schler.

**Public Hearing – Certificate of Appropriateness Application.** Kristen presented the application by owners Dale and Kimberly Cole to obtain a Certificate of Appropriateness. The request is to add a new detached garage and fencing in the rear yard of the property. Kristen noted that the applicants were not present at the hearing.

The current owner of the home at 536 North 7<sup>th</sup> Street acquired the property in 2009 and has been continuing to restore and upgrade the property. The property currently has a house and a garage/shed, the rear yard is fenced with a 6-foot wooden privacy fence and the front yard with a 4-foot fence of brushed concrete stem walls (gray) and columns with black wrought iron mesh panels in between the columns. The owners are proposing to construct a new, detached garage in the rear yard and place new fencing between the house and south property line (4-foot wooden privacy), a 6-foot privacy fence around the southeast corner of the property and 6-foot concrete and wrought iron lattice on the northeast corner of the property.

Kristen reviewed the requirements of the Zoning and Development Code that pertain to this application. First, section 21.03.040(g) states that the square footage of building footprints shall not exceed 70% of the lot. The lot at 536 N. 7<sup>th</sup> Street is 10,500 and 75% is 7,875 square feet. Coverage of the lot by structures is: existing house footprint – 2,339 square feet; garage/shed footprint – 420 square feet; proposed garage footprint – 1,026 square feet = 3,785 square feet (62% lot coverage). Thus, the proposal meets this requirement.

Section 21.04.040(b) outlines regulations for accessory uses and structures. Most pertinent to this proposal are the following sections.

(2) Accessory structures shall have an appearance consistent with that of the neighborhood and shall have an appearance consistent with the character of the principal structure on the property.

(3) Accessory structures shall not be located in the front yard.

(4) Accessory structures will be limited to a maximum of 75% of the square footage of the principal structure.

The proposed detached garage meets the above three requirements in its application of exterior materials, location in the rear yard of the property and the size does not exceed the allowed square footage. The existing house square footage is 3,862. The total square footage of the garage is 2,052 or 53% of the square footage of the house.

Section 21.04.040(i) outlines the fencing standards for residential properties. Most pertinent to this proposal are the following sections.

(iii) On that part of the lot other than the required front yard setback area, fences may be erected to six feet in height.

(iv) On corner lots, that part of a backyard fence that extends to and along the side property line on the street side may be six feet high,

The proposed fencing both between the house and the south property line and the southeast and northeast corners of the property meet these requirements.

Kristen then outlined the North Seventh Street Historic Residential Guidelines and Standards that pertain to the proposal. First, per Section 26.08.040, the property at 536 North 7<sup>th</sup> Street is a Contributing Structure. Fencing is addressed in Section 26.20.090. There are no standards that must be met so the Zoning and Development Code regulations mentioned above prevail.

The Guidelines and standards do include many sections that apply to new construction such as that of the proposed detached garage. These are summarized below with the most pertinent standards listed for each topic.

Section 26.20.010 (b)(2) Accessory Structure Setbacks/Bulk Standards

Front setback, Seventh Street: 30 feet

Front setback, side street: 10 feet

Side setback: 3 feet

Rear setback: 5 feet.

Maximum building height: 35 feet

The proposed garage meets these requirements.

Section 26.24.020 (b) Standards - Building Proportions, Mass and Form

(6) New buildings shall use massing and form similar to neighboring buildings. Design shall convey a human scale through the use of traditional mass, sizes, materials, and window openings.

(7) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the District.

The building proportions, mass and form of the proposed garage are similar to neighboring buildings. Most structures, including some accessory structures are 1-1/2 to 2-stories or

greater. The proposed garage has a pitched roof comparable to with existing house and other structures in the district and includes new windows with patterns similar to the existing house.

Section 26.24.030 (b) Standards - Orientation and Lot Coverage

- (5) New construction shall maintain proportional lot coverage as found on the neighboring properties of the same block.
- (6) Garages shall not be constructed as part of the primary building. Garages shall be accessed from the alley.

As previously stated, lot coverage of structures including the new garage meets requirements of the Zoning and Development Code. In addition, the lot coverage will be similar to other properties in the District.

The proposed garage will not be constructed as an addition to the primary building and vehicular access will be from the alley. Proposal meets these standards.

Section 26.24.050 (b) Standards - Exterior Materials

- (1) Exterior wall materials shall be those that are commonly present in the District.
- (2) The predominant texture of the new building shall be consistent with the texture of historic materials in the District.
- (3) Allowable siding materials for new construction include, but are not limited to, wood, painted composite wood-resin or fiber cement siding.

The proposed exterior materials of brick, wood shingles and wood siding are consistent with the materials on the existing home and other exterior materials within the District. Proposal meets these standards.

Section 26.24.080 (a) Guidelines - Windows and Façade Treatments

- (4) New buildings should have double- or single-hung sash windows and provide windows of overall proportions similar to those used on buildings on surrounding sites within the block.
- (5) New buildings should have a ratio of wall-to-window or solid-to-void that is similar to that found on other historic buildings within the block and found throughout the District. They should provide a pattern of windows and doors on the facade which recalls similar patterns on facades of other buildings in the District.
- (7) It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary facade. Other window materials may be considered on the secondary elevations of the new building.

The design of the proposed garage generally meets these guidelines. The windows are vinyl and primarily sliders rather than double-hung. However, they will be framed with wood and have a

design that is similar to some of the windows on the house. In addition, the most publicly visible facades on the east and south exhibit a window pattern that is similar to those on the house.

Section 26.24.090 (a) Guidelines / (b) Standards – Roof Forms and Materials

(a)(1) The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District. Special consideration shall be given to front-facing facades.

(a)(2) Gable and hipped roofs should be used as primary roof forms that may protrude beyond the plane of the building walls.

(a)(3) The majority of the roof should be of a pitch of 6:12 or greater. Shed roofs may be appropriate for some porch additions.

(a)(4) Roofs should include eaves and decorative elements such as corner boards and brackets shall be used under the eaves to provide depth and relief.

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

The design of the proposed garage generally meets these guidelines and standards. The proposed hip roof with gables will have a 6:12 pitch with bracketed eaves and asphalt shingles that is consistent with the roof of the house as well as with other structures in the District.

Section 26.24.100 (a) Guidelines – Trim and Details

(1) Exterior trim details on new construction should provide a visual link between the old and new buildings. New construction should not necessarily copy every detail of a style or period of architecture found in the District; rather, new construction should be congruous. Using similar forms such as those found in windows, doors, parapets, rooflines, and other facade elements without replicating them can help establish continuity and compatibility within the block and the District. The trim and details of new buildings offer a way to link to the past while still acknowledging a clear differentiation in the present. New details and trim should be well integrated into the design and used to accomplish functional as well as decorative purposes, such as: to express a change of plane; to finish what would otherwise be a ragged edge; to act as a transition between different materials; or even the simple function of shedding water. Detail should be functional with a high level of craftsmanship, rather than simply applied decoration.

The trim and details as previously mentioned, meet these guidelines in design intent.

**FINDINGS OF FACT/CONCLUSIONS**

After reviewing the Cole Garage and Fence application, file number COA-2016-522 for a Certificate of Appropriateness for a fence in the North Seventh Street Historic Residential District, Kristen stated that staff makes the following findings of fact and conclusions and recommends approval of the proposed garage and fencing.



1. The fence proposal meets the requirements of section 21.04.040(i) of the Grand Junction Zoning and Development Code.
2. The new garage proposal meets the requirements of sections 21.03.040 (g) and 21.04.040(b) of the Grand Junction Zoning and Development Code.
3. The new garage proposal meets the requirements of the North Seventh Street Historic Residential District Guidelines and Standards.

**Public Comment and Board Discussion:** Joe Hatfield stated that it was a large building and wondered what the possible use was of the second floor of the proposed garage. He also wondered if the new fencing along Chipeta Avenue would interfere with visibility of drivers being able to see pedestrians. Kristen responded that the second floor was too large to meet the maximum square footage allowed for an accessory dwelling unit so that type of use will not be allowed with this proposal. The fence is set back enough from the sidewalk that it should not interfere with visibility. Tim Stouffer asked how much landscaping will be lost in the back yard. Kristen responded that the applicant wanted the garage as close to the alley as possible (5 feet) in order to retain as much existing landscaping in the back yard as possible.

The Board expressed concerns about the applicant not being present. Shelly Dackonish responded that the Board could still consider the request or it could continue the hearing and request the developer attend another hearing. The Board decided to proceed with a decision rather than postponing the hearing.

The Board discussed concerns with the roofing material and color, the color of the brick on the proposed garage, the design of the windows and the garage doors. The Board would prefer to see a garage door be used that is more consistent with the style of the house.

Jody Motz made a motion to approve the Certificate of Appropriateness, application COA-2016-522, a proposed garage and fencing with the following conditions. The conditions may be met by providing specific information in writing, with graphics, cut-sheets of products and other details to show that the plans comply with the conditions. The conditions shall be met prior to issuance of a Planning Clearance for the new construction.

1. The roof color of the new garage shall match the color of the roofing on the existing house.
2. The brick color of the proposed garage shall match the brick color of the existing house.
3. The garage doors shall be of a design and color that is consistent with the historic style and color of the existing house.

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

**Minutes of November 1, 2016 Meeting.** Jody Motz made a motion to approve the minutes of the November 1, 2016 meeting as written. The motion passed unanimously (5-0) on a second by Jon Schler.

**Other Business.** The Board was invited to attend a follow-up presentation regarding the DOE compound and progress on the log cabin preservation project. The DOE had suggested a special meeting in December which the Board felt was difficult due to the holidays. Their preference is to do the visit for its regular January 3, 2017 meeting. Kristen will pass that along and let the Board know if that date is confirmed.

David Bailey gave a brief update of the downtown historic building markers. The committee is close to having at least one finalized sign and research and writing has been completed for most of the buildings in the first phase. There is still some work to be done to locate historic photographs for each building.

Jon Schler made a motion to adjourn the meeting which was seconded by Jody Motz. The meeting was adjourned at 5:25 pm.