



**A G E N D A**  
**Historic Preservation Board**

**Wednesday, May 30, 2012 4:00 pm**  
**SPECIAL MEETING - City Hall Hearing Room**  
**250 North 5<sup>th</sup> Street, 1<sup>st</sup> Floor, Near Elevator**

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**1 Minutes of May 1, 2012 Meeting**

**2 Hearing – Certificate of Appropriateness Application**

LOCATION: 536 North 7<sup>th</sup> Street

OWNERS: Dale G. and Kimberly J. Cole

PROPOSAL: Fencing around front yard along North 7<sup>th</sup> Street and Chipeta Avenue

## Historic Preservation Board Regular Meeting

Minutes – May 1, 2012

Present: David Bailey, Michael Menard, Jody Motz and Chris Endreson

Not Present: Jon Schler, PJ McGovern and Kevin Reimer

Also Present: Kristen Ashbeck, City Neighborhood Services

The Board convened at 4:00 pm at City Hall.

**Minutes of April 3, 2012 Meeting.** Michael Menard made a correction to the adjournment motion to replace his name with Chris Endreson. Chris Endreson made a motion to approve the minutes of the April 3, 2012 meeting with the correction noted. The motion passed unanimously (4-0) on a second by Michael Menard.

**Election of Board Chair.** A motion was made by David Bailey to elect Jon Schler as the new Board chair. The motion passed unanimously (4-0) on a second by Jody Motz.

### Activities for 2012 Historic Preservation Month (May)

- Historic Preservation Award – it was decided to postpone the award to the 7<sup>th</sup> Street neighborhood and also do a special posthumous award to Kathy Jordan at some time.
- I Spy Contest – Kristen and Jon Schler had taken photos, the contest will appear in the May 6, 2012 Daily Sentinel, with entries due back by May 25th
- Michael and David reported that Museum events will occur as previously discussed. There may be a dedication of a Crawford painting but the date has not been set
- Kristen will be participating with the Friends of the Depot group in National Train Day at the Depot to meet the morning and afternoon trains on May 12th

**50 Years of Operation Foresight Celebration.** The Board discussed its involvement in the Operation Foresight celebration scheduled for September 8, 2012 from 10:00 am to 3:00 pm. Kristen has been attending the planning committee meetings over the last few months. The Board will have a large tent in the 600 block of Main Street to display photographs, maps, plans, etc. of both the original project and the recent Uplift project. Jon Schler had said the Byway Committee had just given the Museum some display boards that might be available to display some photos. The Board had the following other ideas to possibly include in the display:

- Notebooks of additional photographs
- Large prints of a couple of key photos
- Large prints of the old plan and the uplift plan
- Artifacts such as an All American City or Operation Foresight sign (or reproductions); a mushroom shade structure (think there is one on Little Park Road); something with the atomic symbol logo on it (trash can?). David will look into what the Museum might have and Kristen will do the same at the City.

The meeting was adjourned at 5:00 pm.

AGENDA TOPIC: Certificate of Appropriateness for Fence

ACTION REQUESTED: Request for approval of a Certificate of Appropriateness to build a front yard fence.

BACKGROUND INFORMATION	
Location	536 North 7 <sup>th</sup> Street
Applicants	Kimberly and Dale Cole
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential

### PROJECT DESCRIPTION

Construct a four-foot high concrete and wrought iron fence around the front yard of the property on both the Chipeta Avenue and North 7<sup>th</sup> Street sides.

### ANALYSIS

1. Background: The current owner of the property 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. Currently, the rear yard of the property is fenced with a 6-foot wooden privacy fence. The owner is proposing to construct fencing around the front yard. The fence would consist of brushed concrete stem walls (gray) and columns with black wrought iron mesh panels in between the columns. The pattern of the mesh will be similar to the pattern of the diamond pattern in the windows of the home.
2. Zoning and Development Code: Section 21.04.040(i) of the Zoning and Development Code outlines the fencing standards for residential properties. Most pertinent to this proposal are the following sections.
  - (4)(i) Fences in the required front yard setback shall not exceed 30 inches in height. Such fences may be increased to 48 inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space per square foot for that part of the fence extending above the 30-inch height." *The proposed metal mesh panels meet this requirement.*
  - (2)(ii) For fences erected on retaining walls, the height of the retaining wall shall be included in the height of the fence.
  - (2)(iii) Pillars shall be allowed to exceed the maximum fence height by up to one foot at intervals no closer than eight (8) feet.

(2)(iv) The height and location requirements of this subsection may be modified as part of subdivision, planned development or conditional use approval.

*The proposed fence design meets the above three requirements with the exception of the spacing of the pillars. The pillars will be spaced approximately 8 feet but some may be closer together to accommodate gates and the width of the property. Staff has interpreted Section (2)(iv) above to mean that the Board may allow the variation in pillar spacing as part of the review of the Certificate of Appropriateness.*

3. North Seventh Street Historic Residential District Guidelines and Standards: Per Section III. A., the property at 536 North 7<sup>th</sup> Street is a Contributing Structure. Fencing is addressed in Section VI.9., page 13. There are no standards that must be met so the Zoning and Development Code regulations mentioned above prevail. The following guidelines are pertinent to this proposal and can be referenced in the Board's decision.
- a) Front yard fences should be a maximum height of 48 inches measured from the street side. *The proposal meets this except for pillars which will extend slightly 4 to 8 inches above 48 inches as allowed in (2)(iii) above.*
  - b) Maximum opacity for front yard fences should be 60 percent. *Proposal meets this guideline.*
  - c) NA
  - d) The transition between front yard fences and side and rear yard fence should occur five feet behind the front building setback line or three feet behind the front façade line, whichever is greater. *Along Chipeta Avenue on the north side, the new fence will include a gate that ties into the corner of the building. On the southwest corner of the property, the new fence will tie into an existing fence that has been constructed by the neighboring property to the south. Since the side fence exists, a transition to it behind the building is not possible.*
  - e. Chain link, split rail and wire mesh fencing should not be used within the District. *Proposal meets this guideline.*

### **FINDINGS OF FACT/CONCLUSIONS**

After reviewing the Cole Fence application, file number COA-2012-282 for a Certificate of Appropriateness for a fence in the North Seventh Street Historic Residential District, staff makes the following findings of fact and conclusions:

- 1. The fence proposal meets the requirements of section 21.04.040(i) the Grand Junction Zoning and Development Code.
- 2. The fence proposal meets the North Seventh Street Historic Residential District Guidelines and Standards.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Board of Appeals approve the Certificate of Appropriateness for proposed front yard fencing at 536 North 7<sup>th</sup> Street, file number COA-2012-282, as proposed with the findings and conclusions listed above.

**RECOMMENDED HISTORIC PRESERVATION BOARD MOTION:**

Mr. Chairman, on item COA-2012-282, an application for a Certificate of Appropriateness for proposed front yard fencing at 536 North 7<sup>th</sup> Street, I move we approve the proposal as presented.

**ATTACHMENTS**

1. Aerial Photograph Site Map
2. Certificate of Appropriateness Application
3. Fencing Guidelines and Property Inventory excerpts from North Seventh Street Historic Residential District Guidelines and Standards



Proposed front yard fencing at 536 North 7<sup>th</sup> Street  
(to be constructed on green line)

**Certificate of Appropriateness**  
North Seventh Street Historic Residential District

This box for office use only

File Number: COA-2012-282 Review Fee: \$50

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

Construct front yard perimeter fencing

**APPLICANT INFORMATION**

Applicant Name: Dale Cole

Are You?  Owner  Buyer  Lessee

Applicant's Mailing Address: 536 N. 7th Street  
Grand Junction, Co 81501

Applicant's Phone: 623-4288 Email Address: djcole02@aol.com

Representative/Contact Person: owner

Representative/Contact Person Mailing Address: \_\_\_\_\_

Rep/Contact Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of Subject Property: 536 N. 7th St. Tax Parcel Number: 2945-141-35-001

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request:

Add a fence in the front yard

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Number of Structures on Property: \_\_\_\_\_ Residential \_\_\_\_\_ Outbuildings

Total Gross Square Footage of Existing Structures (all floors): \_\_\_\_\_

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	_____	_____
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

**Existing Windows:**

Existing Material: \_\_\_\_\_

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: \_\_\_\_\_

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 light, 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	Wood Privacy	Concrete / Red Iron
Size/Height	6'	48"
Location	Backyard	Front Yard

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? \_\_\_\_\_

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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

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**ADDITIONAL INFORMATION:**

Are there other proposed not yet covered in the application?  Yes  No  
If yes, please explain: \_\_\_\_\_

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**Signatures:**

  
Property Owner

5-15-12  
Date

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Date

**City Approval:**

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

6" curb w/ Fiber Mesh



PLAN

Max above outside grade 48"  
2 #4 Bars Per Column

18"

Curb Elevation  
Approx. 4" Above lawn

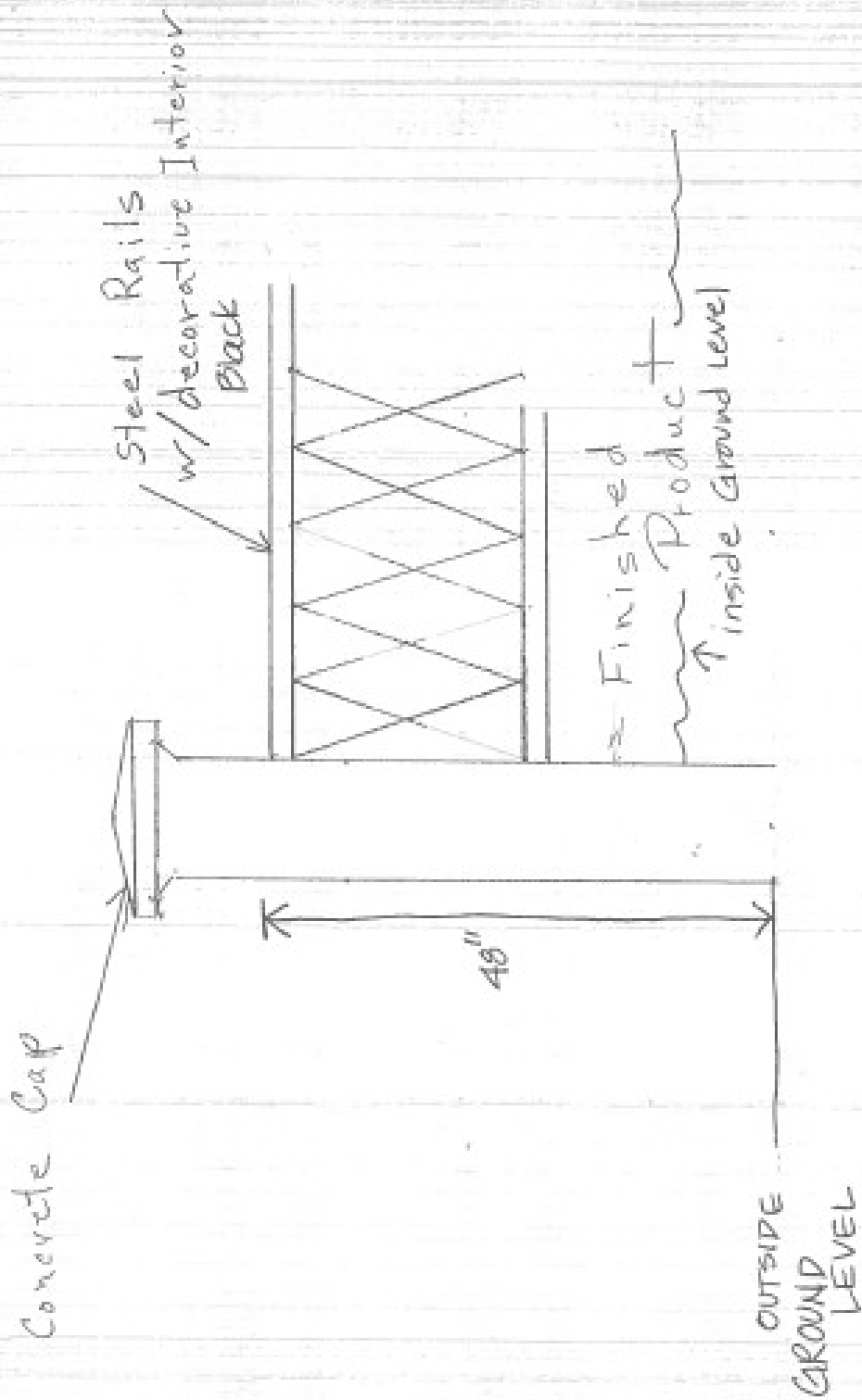
Existing Walk

4"

2 #4 Bars  
Cont. in Footer

16"

SECTION



Kim and Dale Cole



*North Seventh Street Historic Residential District  
Guidelines and Standards*

**9. Fencing**

**Guideline**

Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site. Modern or artificial materials, such as plastic and vinyl, are not appropriate fencing materials. In addition to the regulations for fences applicable to the R-8 zone, fences in the District shall adhere to the requirements of this section.

- a) Front yard fences should be a maximum height of 48 inches measured from the street side.
- b) Maximum opacity for front yard fences should be 60 percent.
- c) Side and rear yard fences should be a maximum of 6 feet high measured from the street side of the fence. They should be between 60 percent and 100 percent opaque. They may extend to and be placed on property lines.
- d) The transition between front yard fences and side and rear yard fence should occur five feet behind the front building setback line or three feet behind the front facade line, whichever is greater.
- e) Chain link, split rail and wire mesh fencing should not be used within the District.



**Adopted March 21, 2012**

**Section VI  
DESIGN GUIDELINES AND STANDARDS**

**Page Number  
13**

# 27. Smith-Schmidt House



**Address:** 536 North Seventh Street  
**Zone District:** Planned Residential Development  
**Principal Use:** residential  
**Original Owner:** Henry Barkuloo  
**Date of Construction:** 1912

**Form/Shape**



**Bulk**



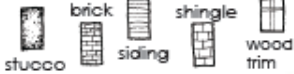
**Height**



**Roof Shape/ Materials**



**Wall**



**Foundation**



**Entryway**



**Style:** Tudor Revival, Craftsman

**Platforms:** glassed front porch

**Additions/Alterations:** no

**Accessory Structures:** none

**Fencing/Walls:** wood

**Landscaping:** Colorado

**Signage:** no

**Unique/Distinguishing Elements:** unique fenestration and bracketed gutters

**Is Property a Focal Point or Orientation**

**Landmark?** yes



North Seventh Street Historic Residential District

