

Historic Preservation Board Regular Meeting
Minutes – May 30, 2012

Present: Jon Schler, David Bailey, Chris Endreson, Michael Menard and Jody Motz
Not Present: PJ McGovern and Kevin Reimer

Also Present: Kathy Portner and Kristen Ashbeck, City Neighborhood Services

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

Minutes of May 1, 2012 Meeting. Michael Menard made a motion to approve the minutes of the May 1, 2012 meeting as presented. The motion passed unanimously (5-0) on a second by Jody Motz.

Hearing – Certificate of Appropriateness Application. The Board asked if the applicants, Dale and Kimberly Cole were present at the hearing. They were not in attendance. The Board stated that at future hearings of this type, the applicant should be required to attend.

Kristen Ashbeck reviewed the proposal by Dale and Kimberly Cole for new fencing in the front yard of their home at 536 North 7th Street. The current owner of the property at 536 North 7th 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.

Kristen reviewed Section 21.04.040(i) of the Zoning and Development Code that outlines the fencing standards for residential properties. Most pertinent to this proposal are the following sections: 1) fences in the required front yard setback shall not exceed 30 inches in height; and 2) 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.” It was noted that the proposed metal mesh panels meet this requirement.

In addition, the Code requires: 1) fences erected on retaining walls, the height of the retaining wall shall be included in the height of the fence; 2) pillars shall be allowed to exceed the maximum fence height by up to one foot at intervals no closer than eight (8) feet; and 3) the height and location requirements of this subsection may be modified as part of subdivision, planned development or conditional use approval. It was noted that 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 3) above to mean that the Board may allow the variation in pillar spacing as part of the review of the Certificate of Appropriateness.

Kristen then discussed the pertinent sections of the North Seventh Street Historic Residential District Guidelines and Standards: 1) Section III. A., the property at 536 North 7th Street is a Contributing Structure; and 2) 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 4 to 8 inches above 48 inches as allowed in the Zoning and Development Code.
- b) Maximum opacity for front yard fences should be 60 percent. The 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. The proposal meets this guideline.

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

The Board discussed the proposal and opened the public hearing. There was no public in attendance. The Board concurred with staff's findings but added the suggestion that the textured concrete pillars be colored similar to the tan color of the brick in the residence. Kristen will pass the suggestion on to the applicant.

Jody Motz made a motion to approve item COA-2012-282, an application for a Certificate of Appropriateness for proposed front yard fencing at 536 North 7th Street, as presented. The motion was passed unanimously (5-0) on a second by Chris Endreson.

Due to this special meeting and the July 4th holiday, the Board decided not to hold regular June and July meetings.

The meeting was adjourned at 5:00 pm.