



A G E N D A
Historic Preservation Board

Thursday, February 21, 2013 5:00 pm
SPECIAL MEETING - City Hall Hearing Room
250 North 5th Street, 1st Floor, Near Elevator

1 Minutes of January 8, 2013 Meeting

2 Hearing – Certificate of Appropriateness Application

LOCATION: 428 North Street

OWNERS: Stephen E. Hurd

PROPOSAL: Addition of door and window on carriage house, concrete to replace brick paving around carriage house; new concrete on north side of garage; and replace fence with gate at alley on north side of garage.

3 Other Business

- North 7th Street Historic Residential District Identification Signs
- Home Improvement and Remodeling Expo – Sunday March 3rd Booth

Historic Preservation Board Regular Meeting
Minutes – January 8, 2013

Present: Chris Endreson, Jody Motz, Jon Schler and Joe Hatfield

Not Present: David Bailey, Jodi Coleman-Niernberg, Michael Menard and Kevin Reimer

Also Present: Kristen Ashbeck, City Neighborhood Services

The Board convened at 4:00 pm at City Hall

Minutes of December 4, 2012 Meeting. Chris Endreson made a motion to approve the minutes of the December 4, 2012 meeting as written. The motion passed unanimously (4-0) on a second by Jodi Motz.

Ideas for New Identification Signs for North Seventh Street Historic Residential District. The two identification signs on either end of the North Seventh Street District are faded and lettering is peeling off. The City would like to replace them and has asked the Board to recommend a design that can be fabricated by the City's sign shop. Jon and Kristen provided some examples to review and discuss. The Board recommended a slightly larger sign, with a dark background and gold/bronze lettering with a scroll design on the edges that should read: North Seventh Street National Historic District - Est. 1984. They also recommended that a nicer pole that is more consistent with the historic light poles in the median be used. Kristen will forward the ideas on to the sign shop and bring some mock-ups to a future meeting.

Activities/Projects for 2013 Historic Preservation Month (May). The Board discussed ideas for activities and projects to sponsor for 2013 Historic Preservation Month in May:

- Historic Preservation Award – North Seventh Street Historic Residential District. Combine with construction of new identification signs.
- Walking Tour of Historic District – Joe stated that the tour was offered in 2012 at which time the homeowners felt they only wanted to do it every other year. He will double check with neighbors but didn't think the District would be offering a tour this year.
- I Spy Contest – photos of architectural details in North Seventh Street District. Kristen will find out schedule for page to appear in the Sentinel in May. Jon, Chris and Kristen will coordinate photographs and text for the accompanying article.
- Old House Forum/Workshop – Jon Schler will look into someone coming out from The Color People (historic paint).
- There will be a number of events during May sponsored by the Museum and/or the Mesa County Historical Society

Other Activities/Projects for 2013. The Board discussed ideas for other activities and projects to undertake in 2013.

- The Board will host a booth at the Home Improvement and Remodeling Expo on Sunday, March 3rd 10:00-4:00. David Bailey will coordinate Museum interns to help. Board members will attend as available.
- Chris Endreson is continuing to work on downloadable walking tours of downtown and the North Seventh Street District. He has a basic route map with information for each building for downtown and is working on attaching photographs

The meeting was adjourned at 5:00 pm.

AGENDA TOPIC: Certificate of Appropriateness for Carriage House and Site Modifications at 428 North 7th Street

ACTION REQUESTED: Request for approval of a Certificate of Appropriateness for the addition of a door and a window on a carriage house, concrete to replace brick paving around carriage house; new concrete on north side of garage; and replace fence with gate at alley on north side of garage.

| BACKGROUND INFORMATION | |
|------------------------|--|
| Location | 428 North 7 th Street |
| Applicant | Stephen E. Hurd |
| Existing Land Use | Single Family Residential with Garage and Carriage House |
| Proposed Land Use | Single Family Residential with Garage and Carriage House |

PROJECT DESCRIPTION

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as listed below. Refer to photos, site plan and building elevation attached.

- 1) Remove and replace old door and put in new door on north façade of carriage house (already completed).
- 2) Remove brick paving surfaces and pour concrete walkway, drive and area on sides of carriage house and garage (already completed except for north side of garage).
- 3) Add new window on east façade of carriage house.
- 4) Add gate in existing wooden privacy fence at alley on north side of garage.

ANALYSIS

1. **Background.** The current owner of the property at 428 North 7th Street acquired the property in 2007 and has been continuing to upgrade the property. A major renovation of the house and construction of the garage was completed by the previous owner in 2002.

The current owner has started some work on the carriage house that is in the southeast corner of the property, some of which has already been completed and other work is proposed.

- a) An old wooden, barn-style door on the north façade of the carriage house has been replaced with a narrower, modern steel door.

b) A patio area in the yard between the house and the carriage house and a driveway/walkway area between the carriage house and the garage had been paved with bricks. The bricks were removed and concrete was poured in these areas to better divert drainage from the building.

c) There is one existing window at the peak of the east façade of the carriage house. The owner is proposing to add a second vinyl window on the first floor of the east façade.

In addition to the work on the carriage house outlined above, the Certificate of Appropriateness application also includes some site work on the north side of the garage.

a) Pour a concrete walk area along the north side of the garage between the building and the north property line.

b) Replace existing 6-foot wooden privacy fence located at the alley on the north side of the garage with a 6-foot wooden gate.

2. **North Seventh Street Historic Residential District Guidelines and Standards.**

Per Section III. A. page 4, the primary structure / home on the property at 428 North 7th Street is a Contributing Structure. I say that the *primary structure* is a contributing structure because the inventory states that “contributing” applies to primary structure.¹ Also, language used throughout the Guidelines and Standards address “the view from North 7th Street” and the character inventories of the properties do not include features of out buildings. Therefore, it is my opinion that the intent was that the standards for contributing structures apply only to primary structures, and not to accessory structures, such as the garage and the carriage house that are the subject of this application.

This intent is not perfectly spelled out but inferred from the Guidelines and Standards as a whole and therefore subject to reasonable interpretation. If the Board finds that the intent was to apply the standards for contributing structures to accessory structures, the following standards would apply to the various proposals included in this Certificate of Appropriateness application. If the Board agrees that the intent was that accessory structures are not considered contributing, only the guidelines would apply to the Board’s decision on the applicant’s proposed changes to the garage and the carriage house. (Excerpts from the Guidelines and Standards are attached for ease of reference.)

The primary structure was designated as contributing on the National Register of Historic Places in 1984, and that National Register list was included in the Guidelines and Standards. In other words, the contributing nature of structures

¹ The Guidelines and Standards provides: “For inventory purposes ‘primary’ shall be used synonymously with contributing.”

was not revisited at the time of their inclusion in the Guidelines and Standards. Since then, however, the house has been significantly modified.

a. Doors

Porches, stairs, entries and doors are addressed in Section VII.6., pages 23-24. The guidelines, or suggested treatments for these elements, primarily address front porches on primary buildings and the direction that the primary building faces (towards the street). The Guidelines and Standards does not provide guidelines for accessory buildings facing alleys, such as the carriage house in this application.

If the Board finds that the carriage house is a contributing structure, the following standards addressing door treatments would apply:

- Building entrances shall be maintained in their historical location.
- Doorway materials and design shall be consistent with the architectural style of the building.
- Door cases shall be designed with depth and visual relief.
- Aluminum doors shall not be used.

The steel door and smaller door opening that replaced the larger, wooden door do not meet the standards above. However, the style and materials of the new door are consistent with the new doors that exist on the house and the carriage house that were installed during the remodel that occurred in 2002; so the doorway materials and design are consistent with the architectural style of the building.

b. Windows

Windows are addressed in Section VII.8., pages 25-26. The guidelines, or suggested treatments for windows, include the pattern of windows on a façade and the type and style of window as viewed from North 7th Street. Guideline A.9. suggests that multiple window styles should not be used throughout a building. The applicant is proposing that all windows on the carriage house be of the same style and materials by continuing to use vinyl windows as already exist on the building, so this guideline is met by the change to the window on the carriage house.

If the Board finds that the garage and carriage house are contributing structures, the following standards addressing windows would apply:

- Window materials shall be maintained in a historically accurate manner.
- Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.
- Openings shall not be enlarged, closed off, or otherwise altered in form.

The proposed vinyl window on the carriage house does not meet the standard requiring maintain historically accurate materials; however, it does match the windows that exist on the house and the carriage house, which were installed during the remodel in 2002.

c. Fencing

Fencing is addressed in Section VI.9., page 13. There are no standards that must be met so the Zoning and Development Code regulations prevail which allow 6-foot privacy fencing in the back yard. The following guidelines are pertinent to this proposal and can be referenced in the Board's decision.

i) *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.*

The proposal to change rear fencing at the alley on the north side of the garage to a 6-foot privacy gate meets this guideline.

ii) *Chain link, split rail and wire mesh fencing should not be used within the District.* The proposed 6-foot wooden privacy gate meets this guideline.

d. Landscaping and Parking

There are no guidelines or standards that address the replacement of brick paving with concrete on the site (patio, walkway and parking areas) and the proposed new concrete along the north side of the garage. The guidelines and standards only address parking for multifamily structures or for non-residential uses. Thus, this kind of property improvement is only subject to the Zoning and Development Code which allows 70 percent of a parcel to be covered with impervious surfaces (buildings plus paved areas). The lot has a landscaped front yard and a grass yard in the middle portion of the lot that will remain. Thus, the proposed site plan that includes the recently-paved areas around the carriage house and the proposed new concrete along the north side of the garage meets this requirement.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the 428 North 7th Street application, file number COA-2013-44 for a Certificate of Appropriateness, staff finds that the proposals for items 1-4 listed below and shown in the attached site plan exhibit(s) meet the applicable North Seventh Street Historic Residential District Guidelines and that the standards for contributing structures do not apply to the carriage house and the garage which are not part of the primary, or contributing, structure.

- 1) Remove and replace old door and put in new door on north façade of carriage house (already completed).
- 2) Remove brick paving surfaces and pour concrete on walk, drive and on sides of carriage house and garage (already completed except for north side of garage).

- 3) Add new window on east façade of carriage house.
- 4) Add gate in existing wooden privacy fence at alley on north side of garage.

If the Board finds that the standards for contributing structures apply to the garage and carriage house, it will need to state that finding on the record and make its own findings and conclusions on the record relating to each applicable standard.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board approve the Certificate of Appropriateness for the proposed modifications to the site and carriage house at 428 North 7th Street, file number COA-2013-44, as proposed with the finding listed above.

RECOMMENDED HISTORIC PRESERVATION BOARD MOTIONS:

Mr. Chairman, on item COA-2013-442, an application for a Certificate of Appropriateness for the removal and replacement of a wooden door with a steel door on the north façade of the carriage house at 428 North 7th Street, I move we approve the proposal as presented.

Mr. Chairman, on item COA-2013-442, an application for a Certificate of Appropriateness for the replacement of brick cobble with concrete in driveway, patio and walk areas around the carriage house and a new concrete walk area along the north side of the garage at 428 North 7th Street, I move we approve the proposal as presented.

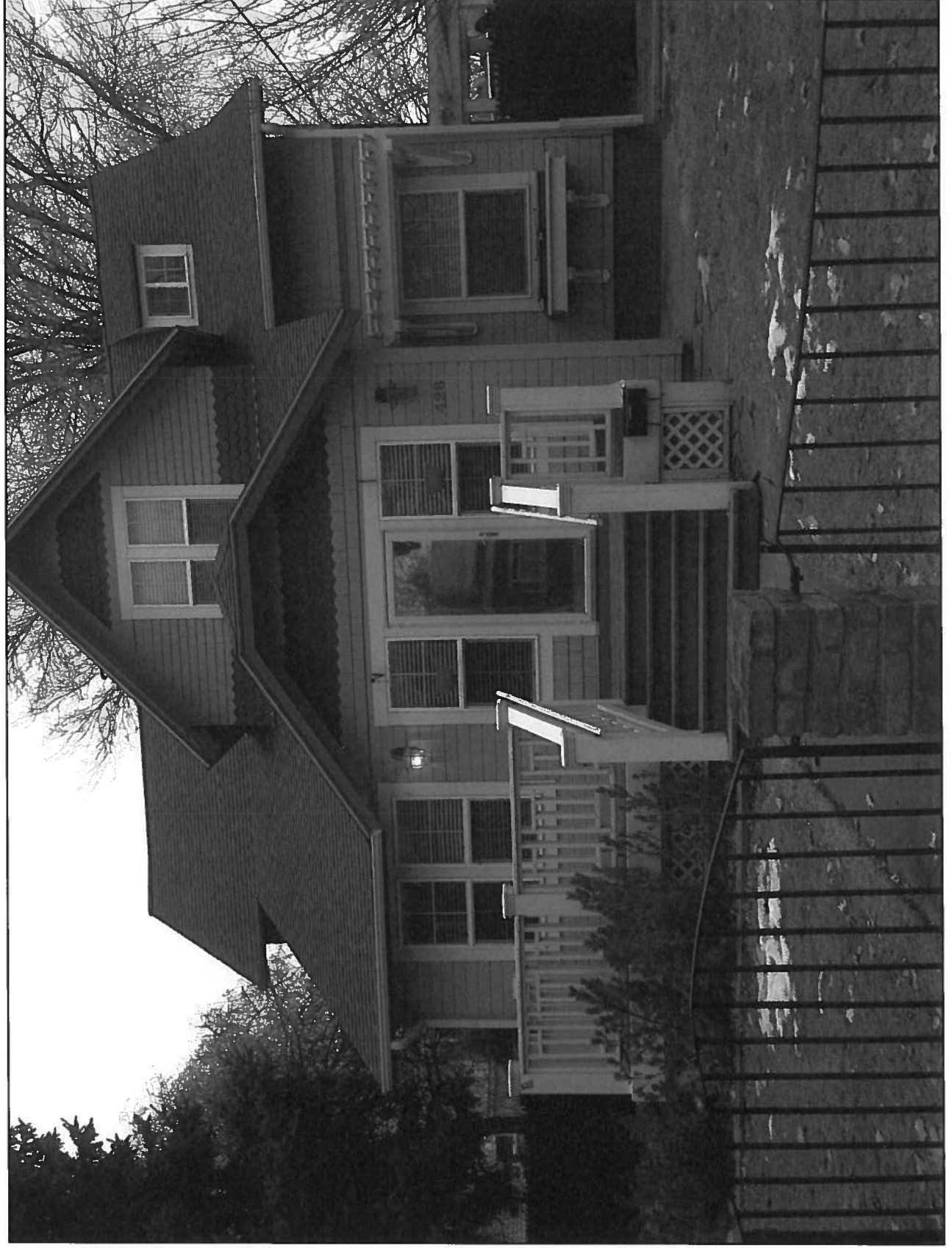
Mr. Chairman, on item COA-2013-442, an application for a Certificate of Appropriateness for the addition of a vinyl window on the first floor of the east façade of the carriage house at 428 North 7th Street, I move we approve the proposal as presented.

Mr. Chairman, on item COA-2013-442, an application for a Certificate of Appropriateness for the addition of a wooden 6-foot privacy gate in an existing 6-foot wooden privacy fence at the alley on the north side of the garage at 428 North 7th Street, I move we approve the proposal as presented.

ATTACHMENTS

1. Certificate of Appropriateness Application including Site Plan and Building Elevation
2. Photographs and Aerial Photograph Site Map
3. Excerpts of applicable sections of the North Seventh Street Historic Residential District Guidelines and Standards

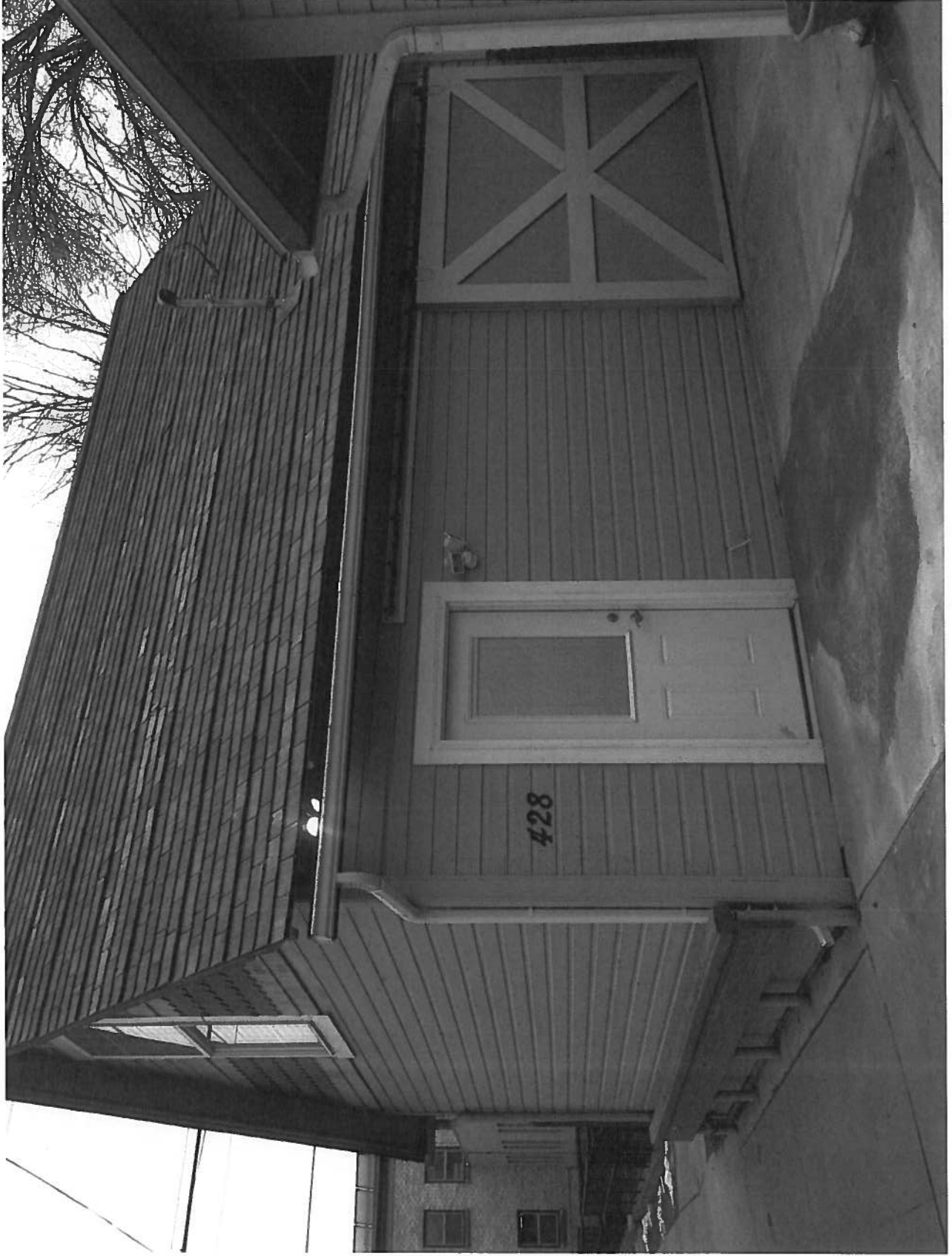
Front of House – 428 North 7th Street



Aerial Photo - 428 North 7th Street



North and East Facades of Carriage House - Existing

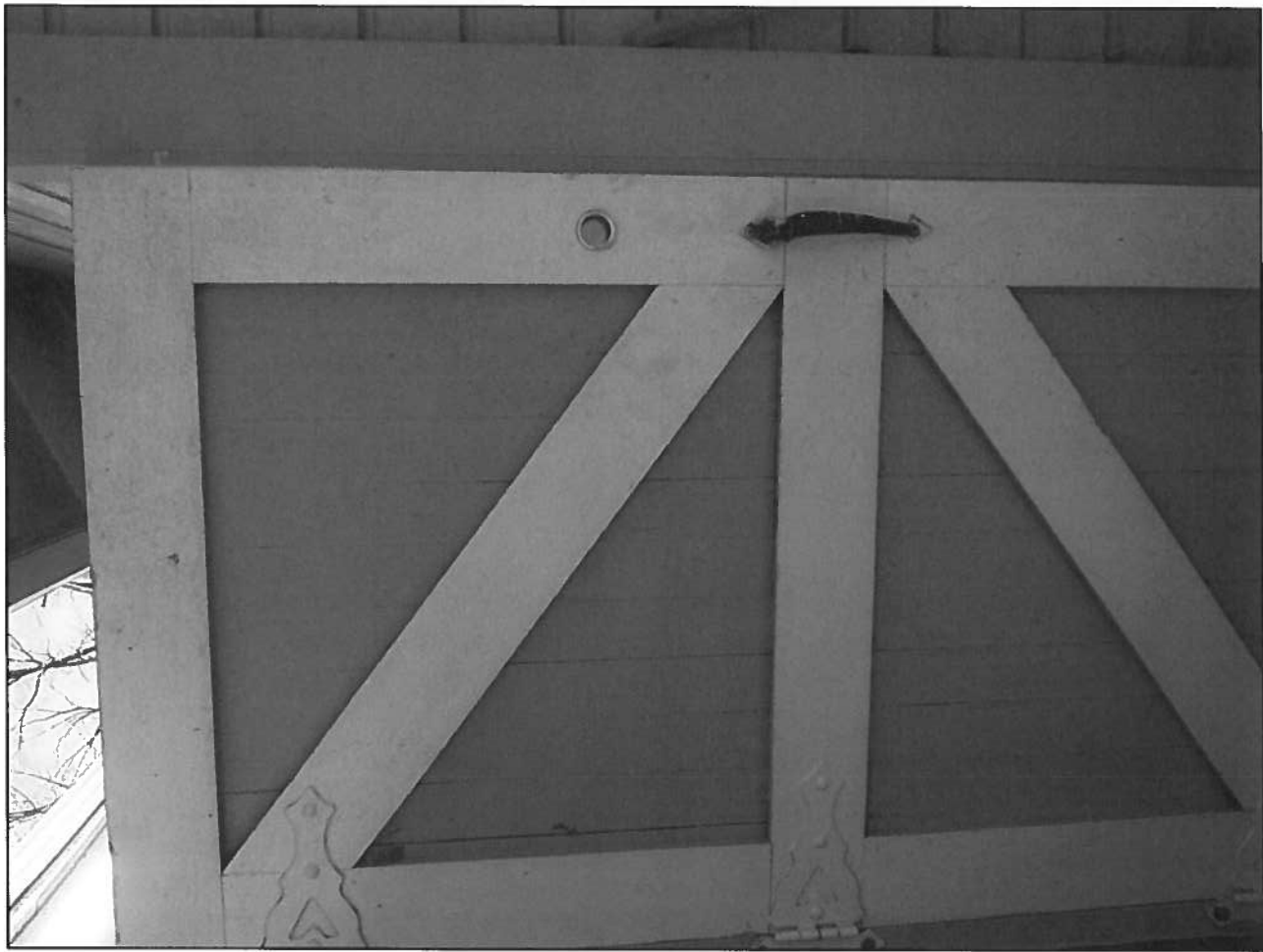


North Facade Carriage House – Location of

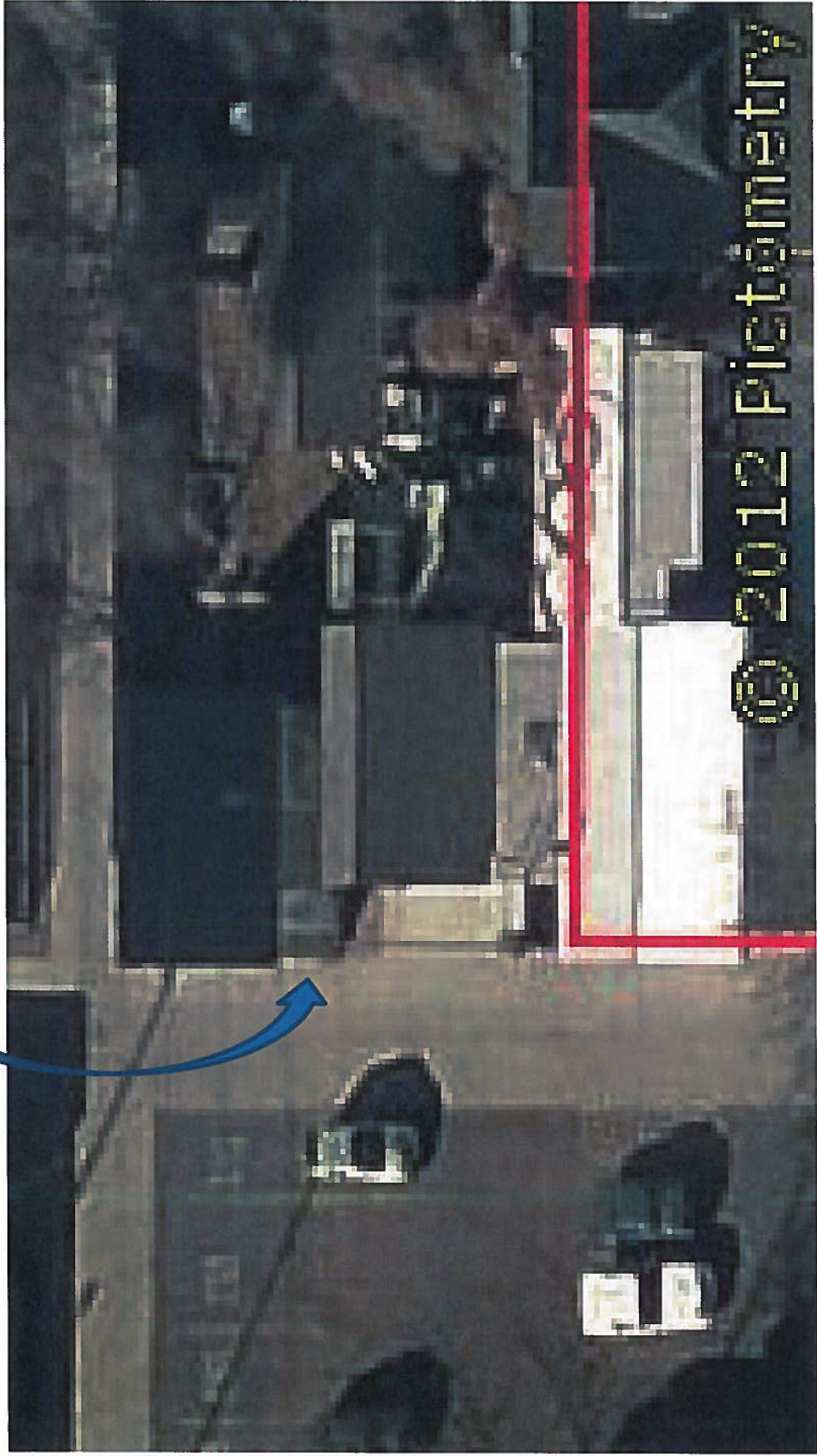
Old Wooden Door



Old Wooden Door



North Facade Carriage House - Location of New Steel Door



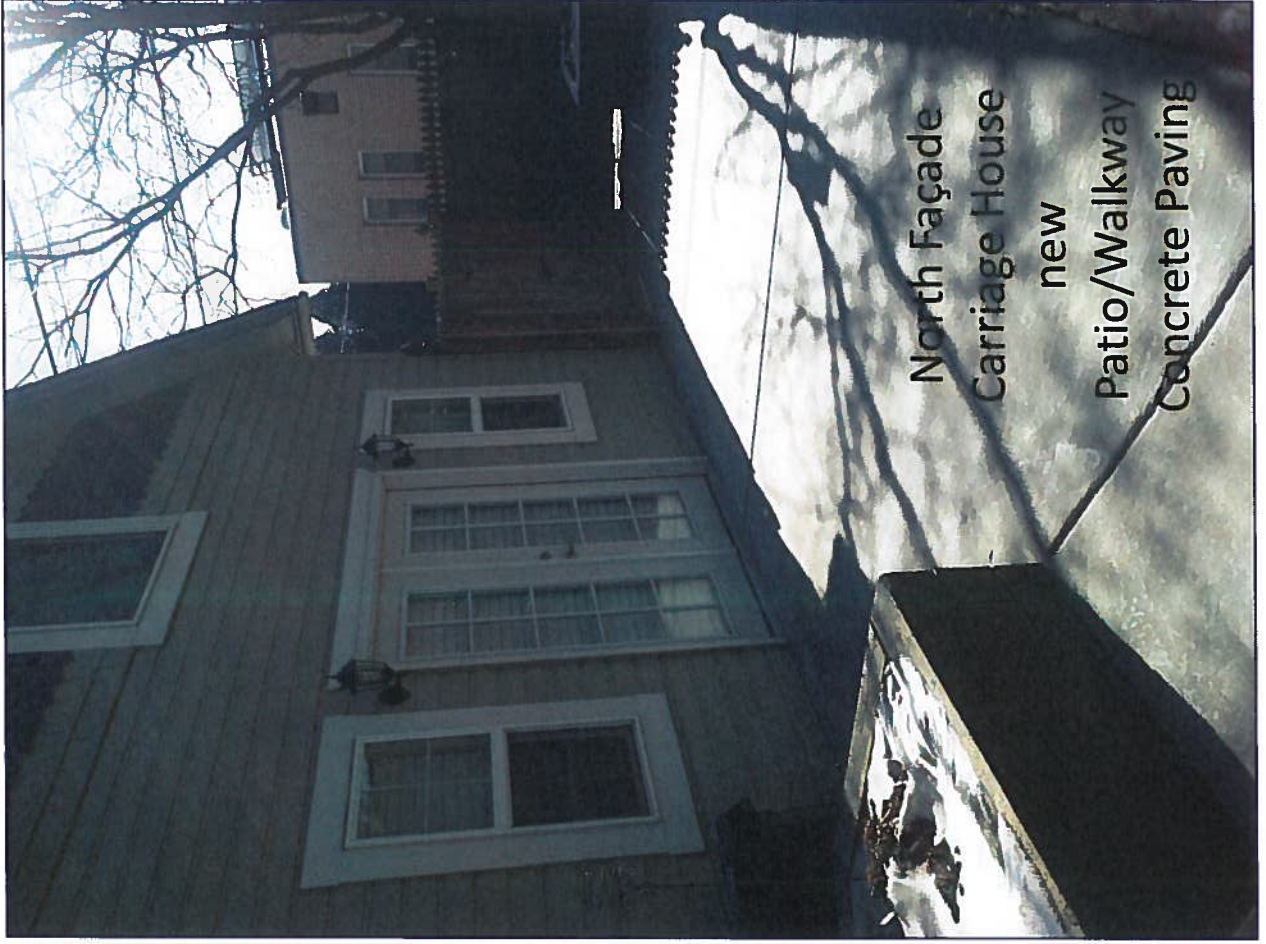
New Steel Door



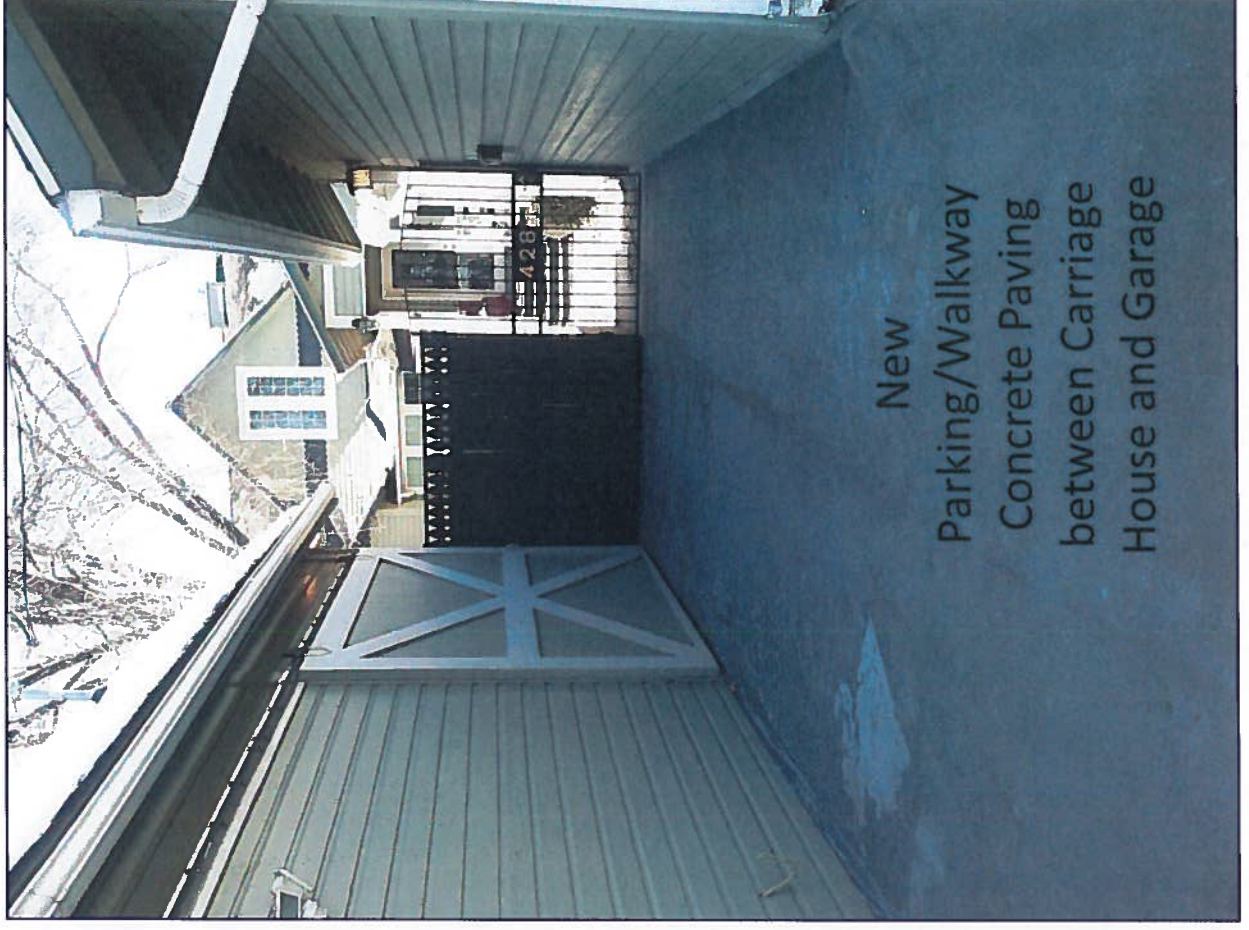
East Façade Carriage House – Location of Proposed Vinyl Window



New Concrete Paving around Carriage House to Replace Brick Cobble



North Façade
Carriage House
new
Patio/Walkway
Concrete Paving



New
Parking/Walkway
Concrete Paving
between Carriage
House and Garage

Area of Proposed New Concrete Paving and Gate North Side of Garage



East façade of garage – proposed gate to right

Certificate of Appropriateness
North Seventh Street Historic Residential District

This box for office use only

File Number: _____ **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:

- 1) Remove and replace old door and put in new door on Carriage House (already completed)
- 2) Remove brick surfaces and pour concrete on walk, drive and on sides of Carriage House and Garage (already completed except for north side of garage).
- 3) Add new window on east façade of Carriage House
- 4) Add gate in existing wooden privacy fence at alley on north side of garage.

APPLICANT INFORMATION

Applicant Name: Stephen E. Hurd

Are You? Owner Buyer Lessee

Applicant's Mailing Address: 2778 Northbrook Drive Atlanta, GA 30340

Applicant's Phone: 970-260-3303 **Email Address:** hurd.electric@gmail.com

Representative/Contact Person: Tony Simpson

Representative/Contact Person Mailing Address: 428 North 7th Street Grand Junction CO 81501

Rep/Contact Phone: 303-519-8996 **Email Address:** tsimpson@northernelec.com

Address of Subject Property: 428 North 7th Street Grand Junction CO 81501

Tax Parcel Number: 2945-141-38-002

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 checked="" type="checkbox"/> |
| Walls/Siding | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fascia/Other Trim | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Windows/Doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Porch | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other (describe below) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Fully explain the nature of your request:

- 1) Replace old door on north façade of Carriage House that is leaking with new steel door.
- 2) Add new vinyl window on east façade for additional light on interior of Carriage House. 24" x 30" window below upstairs window.
- 3) Remove brick cobble and pour new concrete between the garage and Carriage House, north side of the Carriage House and on north side of garage. New concrete will allow flow of water away from structures.
- 4) Add gate to wooden privacy fence on north side of the garage at the alley.

Number of Structures on Property: 1 Residential 2 Outbuildings Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 3,200

Total Gross Square Footage of Proposed Structures or Additions (all floors): NA

Total Gross Square Footage of Existing Structures to be removed (all floors): NA

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: X Single Family Dwelling Duplex Other Multi-Unit

 X Other (specify): Garage and Carriage House

Exterior Building Materials:

| | Existing | Proposed |
|--------------------|----------|----------|
| Roof | Asphalt | NA |
| Walls/Siding | Wood | NA |
| Doors | Wood | Steel |
| Fascia, Trim, Etc. | Wood | Wood |
| Other | | |

Existing Windows:

Existing Material: All vinyl windows on house, garage and Carriage House

Existing Sill Depth: NA

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: Vinyl

Proposed Sill Depth: NA

Proposed Window Type: Casement Slider Double Hung Single Hung
 Fixed Divided Light : How many? 1 over 1 (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

Will the exterior trim remain on the replacement windows? X Yes No

New trim will match trim on existing windows.

SITE AND LANDSCAPE INFORMATION

Fencing:

| | Existing | Proposed |
|-------------|-----------------------|-----------------|
| Type | Wood Privacy | Same – Add gate |
| Size/Height | 6 feet | Same |
| Location | Alley north of garage | |

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

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 change proposed to vegetation

ADDITIONAL INFORMATION:

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

Signatures:

Property Owner

Date

Representative

Date

City Approval:

Printed Name and Title

Signature


Date

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

ADDITIONAL INFORMATION:

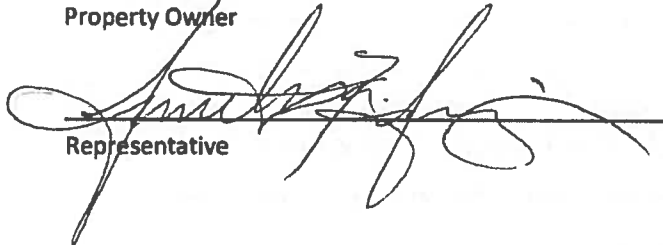
Are there other proposed not yet covered in the application? Yes No
If yes, please explain:

Signatures:



Property Owner

12/28/2012
Date



Representative

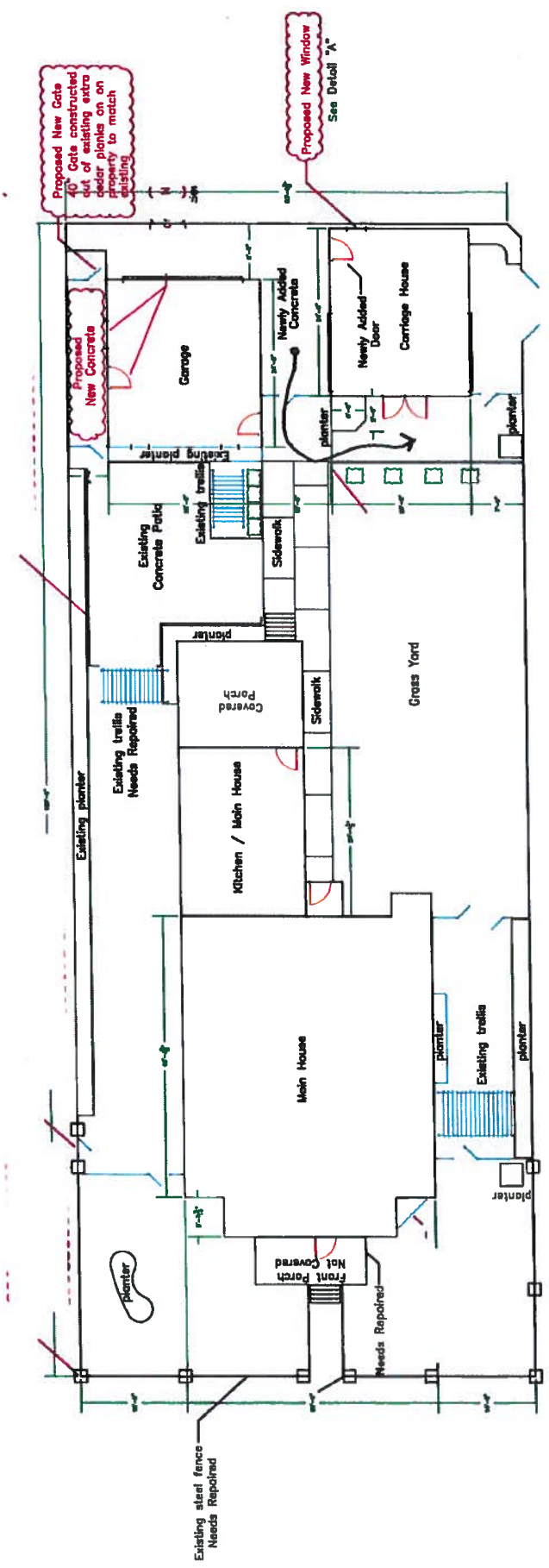
1-18-13
Date

City Approval:

Printed Name and Title

Signature

Date



Notes:

1. All window trim needs repaired
2. Need all brick columns repaired
3. All Purposed Brickwork noted will be done with bricks from drive.

REVISIONS

| Rev | Description | By | Date | DESIGNER | INITIAL |
|-----|------------------|-----|----------|----------|---------|
| | Residence Layout | JPF | 01/23/13 | ENGINEER | ARS |
| | | | | APPROVAL | ARS |
| | | | | | |

Hurd / Simpson
428 N 7th St.
Grand Junction, CO.

FNL Services inc.

DATE DRAWN
01/23/13

DRAWN BY
JPF

DRAWING NUMBER
001