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HISTORIC PRESERVATION BOARD AGENDA

250 NORTH 5TH STREET

TUESDAY, APRIL 2, 2019 @ 4:30 PM

Meeting Location

LINCOLN PARK GOLF CLUBHOUSE - 800 MANTLO CIRCLE

Call to Order/Announcements

Approval of Minutes

Minutes of March 5, 2019 Meeting

Discussion Items

Tour of Lincoln Park Golf Clubhouse

Lincoln Park Historic District Guidelines and Standards

Updates

Other Business/Public Comment

Adjournment

Historic Preservation Board Special Meeting

Minutes – March 5, 2019

Present: Ron Parron, Mikhail Blosser, Troy Reynolds, Greg Gnesios and Priscilla Mangnall

Not Present: Jody Motz and Brandon Stam

1. Call to Order/Announcements

The meeting was called to order by Chair Ron Parron at 4:35 pm at City Hall.

New member Mikhail Blosser was introduced.

2. Approval of Minutes

Chair Parron asked for a motion to approve the minutes of the February 5, 2019 meeting. Troy Reynolds moved to approve the minutes with the additional information regarding a future meeting at the Lincoln Park Golf Clubhouse. Greg Gnesios seconded the motion. The motion passed unanimously by a vote of 5-0.

3. Discussion Items

Kristen reported that the City was willing to include historic information and photos in a side bar each month in the City calendar. The Board discussed which buildings or sites could be included and decided that it should be 6 buildings that are on the National Register and 6 historic homes. For the former, the DOE log cabin and the Handy Chapel were suggested. For homes, Troy's house and the Trumbo house were initial suggestions. The Board will continue to discuss at future meetings. Kristen will see what the deadline will be for submitting the information.

The Board discussed the creation of a Story Map for portraying Grand Junction history. Kristen reported that the GIS division is working on the initial information from the existing walking tour. The Board would like to discuss further once that is completed.

4. Updates

- Troy, Priscilla and Kristen had attended the Cultural Plan meeting on February 7th. There had been some progress on history-related projects such as completion of the historic building signs downtown. There were many suggestions and ideas for cultural collaborations on events, school coursework and the newly-formed downtown Creative District.
- Troy gave an update on Tunnel. He had spoken with someone at the BLM regarding a recent State Historical Fund grant that had been awarded. Once the study is finalized, they will share some of the information. created. The Board will continue to discuss as GIS puts together initial information. Ron volunteered to assist with photographs if needed.

5. Other Business/Public Comment

Kristen reminded Board members about the upcoming Boards and Commission Appreciation Event on March 25th. RSVP by March 11th. Several members stated that they would be in attendance.

6. Adjournment

The meeting was adjourned at 5:30 pm.

LINCOLN PARK HISTORIC DISTRICT GUIDELINES AND STANDARDS

These guidelines and standards are meant to promote compatibility with other structures in the Lincoln Park Historic District and to preserve the historic character of the District. A Committee of dedicated residents from the Lincoln Park Historic District met for several months during early 2019 to draft these Guidelines and Standards. Committee members were: Greg Reed, Kirsten Armbruster, Aki and Sheree Fukai, Rand Porter, Bill Scheskie, Stephanie Matlock, Barb Sullivan, Elizabeth Rowan, and Bennett Boeschstein.

The Lincoln Park Historic District (**LPHD**) Guidelines and Standards shall be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. The **LPHD** Guidelines and Standards include specific materials, styles, orientation, and other design criteria, which, when in conflict with another adopted standard, the more restrictive standard shall apply. Interpretation of the application of guidelines and standards for the **LPHD** shall be the responsibility of the City of Grand Junction Historic Preservation Board.

All structures existing within the **LPHD** at the time of the adoption of these guidelines and standards which do not meet the requirements of these guidelines and standards are considered acceptable and may continue indefinitely as long as they maintain their current size and scope. These structures may not be expanded, altered, or enlarged without meeting the newly adopted guidelines and standards.

GUIDELINES

FENCES:

Fencing materials and styles in the front yard are encouraged to complement the character of the **LPHD**. Fence styles, especially in the front yard, are encouraged to be compatible with the characteristics of the house. Materials such as solid wood, solid vinyl, galvanized steel, and chain link with slats are discouraged. All fencing must be in compliance with City Code.

DETACHED STRUCTURES:

Detached accessory dwelling units, accessory buildings, and garages are encouraged to be set back 1/3 from the front facade of the house and 0 lot line setback from the alley. Detached structures are encouraged to be architecturally compatible with the house. Chicken coops are allowed in the rear part of the lot, subject to regulations of City Code.

WINDOWS:

In new construction, additions and remodels, street facing windows are encouraged to be of similar proportion, size, and character with neighboring homes and other homes in the **LPHD**.

FRONT PORCHES:

Front porches are encouraged to be maintained as an integral part of the overall house and style.

STREET SCAPE:

The **LPHD**'s unique streetscape has historical significance in its own right. Residents are encouraged to maintain, and restore where missing, the historic spacing of street trees along the streets within the **LPHD**. Street trees in the **LPHD** provide full canopy coverage shade for residents and pedestrians. Street trees should remain intact, with new trees planted to fill in where they may be missing or as aging trees are replaced. Residents are encouraged to call the City of Grand Junction Forestry Division at 254-3849, which offers free removal, replacement, and pruning of trees in the City-owned right of way. Russian olive trees should not be considered as a replacement.

Residents are encouraged to maintain landscaping between the curb and sidewalk in the park strip. Materials should be primarily non-invasive plants and/or inorganic mulch such as rocks and gravel, which will control weeds and maintain soil moisture. Organic mulch is strongly discouraged.

Planting park strips with dense, tall materials is discouraged, as this impedes visibility and safety for pedestrians and vehicles.

Residents are encouraged to maintain park strip trees and landscaping with regular watering and are encouraged to assist their neighbors with watering, when possible.

STANDARDS

MANUFACTURED AND MODULAR HOMES:

Any new manufactured and modular homes proposed for construction in the **LPHD** shall be double-wide and look-alike to the existing homes in the District. Look-alike standards include pitched roofs and front doors facing the street. New manufactured and modular homes must be HUD approved and constructed on a permanent foundation (wheels must be removed). If an existing manufactured home is proposed to be moved from its foundation, the District's demolition standards shall be followed.

No used manufactured homes may be built in the **LPHD**.

DEMOLITION:

A) Review criteria

Any applicant/owner requesting demolition of part or all of a primary structure within the **LPHD** shall demonstrate that the demolition is warranted. Approval of a Certificate of Appropriateness for the demolition may only be issued upon consideration of the following by the Grand Junction Historic Preservation Board (**GJHPB**):

- (1) Whether the applicant has made a good-faith effort to pursue reasonable, cost effective alternatives to demolition.
- (2) Whether the loss of part or all of the subject property would be detrimental to the quality and continuity of the **LPHD** or surrounding neighborhood.
- (3) Whether denial of the application would result in an undue economic hardship for the owner/applicant. Based on a thorough analysis of the financial, economic, and engineering information described below, the **GJHPB** may determine that there is an undue economic hardship if all the

following criteria are met:

- (a) No economically viable use consistent with zoning of the property will exist unless the demolition is approved. (Note: inability to put the property to its most profitable use does not constitute an undue economic hardship.)
- (b) The hardship is peculiar to the building or property in question and must not be in common with other properties.
- (c) The hardship is not self-imposed, caused by action or inaction of the owner, applicant or some other agent.
- (d) The applicant/owner has attempted and exhausted all reasonable alternatives which would eliminate the hardship, such as offering the property for sale.

B) Submittal requirements

The applicant/owner for demolition of part or all of a primary structure shall provide information including but not limited to the following items in order for the **GJHPB** to evaluate the application:

- (1) An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the **GJHPB**.
- (2) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for economic rehabilitation.
- (3) Estimated current market value of the property by a licensed real estate appraiser of the property both in its current condition and after completion of the proposed demolition or removal and all appraisals obtained within the previous two years by the applicant or owner in connection with the purchase, financing or ownership of the property.
- (4) An estimate of the cost of restoration prepared by an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation or reuse of like structures in the District.
- (5) Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased and any terms of financing between the seller and buyer.
- (6) If the property is income-producing, the annual gross income from the property for the previous two years; and the depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- (7) Remaining balance on the mortgage or other financing secured by the property owner and annual debt service, if any, for the previous two years.
- (8) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- (9) Any listing of the property for sale or rent and price asked and offers received, if any, within the previous two years.
- (10) Assessed value of the property according to the two most recent Mesa County assessments.
- (11) Real estate taxes for the previous two years.
- (12) Form of ownership or operation of the property, whether sole proprietorship, for-profit or

nonprofit corporation, limited partnership, joint venture, etc.

(13) Current photographs of the building and land from the front street showing as much of the land and building as possible.

(14) Current photographs of all exterior elevations from rooftop to ground.

(15) A narrative summary of all special architectural features and details and materials used throughout the exterior of the structure.

C) Procedure

(1) Upon submittal of the application for a certificate of appropriateness for demolition to the City, the Community Development Department shall review all the documentation submitted for completeness. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a recommendation to City Council.

(2) The application, with the findings and recommendations of the Department and the Historic Preservation Board, shall be presented to the City Council in accordance with the administrative procedures and notice requirements. The City Council will have 90 calendar days to consider and render its decision. If approved, the Community Development Department shall issue a certificate of appropriateness in order for the applicant/owner to obtain a building permit for the demolition.

(3) In the event of a natural disaster, or when the health, safety, and welfare of the occupants of the primary structure is in imminent danger, applicant may request an expedited hearing process.

(4) If the City Council finds that all reasonable possibilities for saving a part or all of the structure have been exhausted and approves the demolition, all salvageable building materials shall be collected and then the waste should be removed as provided by the permit and asbestos or other hazardous material disposal procedures. The site shall then be planted and maintained until a new use goes into effect.

D) Penalty

If the applicant/owner of a structure within the **LPHD** abates or demolishes part or all of a building without first obtaining the certificate of appropriateness by following the procedures detailed herein, the applicant/owner shall pay a fine of \$250.00 per square foot of the affected area.

NEW CONSTRUCTION, ADDITIONS, AND REMODELS

A) Setbacks

Setbacks and placement of buildings within the **LPHD** will maintain the cohesive character within each block and within the **LPHD**.

Larger setbacks are recommended for Gunnison and Grand Avenues to preserve their historic value as major arterials and transportation routes for street cars and other public transit. Setbacks for primary structures within the **LPHD** shall be as follows:

Minimum Front Setback on Gunnison Ave (including porch) = 62 feet

Minimum Front Setback on Grand Ave (including porch) = 36 feet
Minimum Front Setback on remaining streets (including porch) = 31 feet
Minimum Front Setback Side Street = 10 feet
Minimum Side Setback = 10 feet on driveway side; 5 feet other
Minimum Rear Setback = 25 feet
Maximum Height = 40 feet, including a maximum of 2 stories (excluding attic and basement)

In the event of a natural disaster, such as a fire, replacement construction will be allowed using the original setbacks.

For setbacks on detached structures see Guideline regarding Detached Structures.

B) Compatibility

New construction in the **LPHD** is allowed, as long as the design, siting, and construction are compatible with the character of the **LPHD**. Siting is critical due to various lot configurations and in considering the overall appearance within the context of neighboring buildings set within the immediate block.

Important design considerations for new buildings include height, massing, scale, form, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Compatibility of proposed foundations, porches, landscaping, utility systems, and other site features is also important.

The historic **Lincoln Park School** was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains and should be preserved and adaptive reuse encouraged.

C) Lot size, Building Proportions, Mass, and Form

- (1) Maximum lot size in the 1200 block of Gunnison Ave. shall be 20,000 feet and maximum lot size everywhere else within the **LPHD** shall be 10,000 feet.
- (2) Buildings shall be similar in height and width to buildings on adjacent sites and block. Two alternatives to this standard are:
- (3) New buildings that are wider than the buildings on adjacent sites may be constructed by breaking the building mass or dividing the mass of the building width in appearance to conform to building widths on neighboring properties.
- (4) A new building which is wider and higher than buildings on adjacent sites may be constructed if the new building is broken up into smaller segments that are more similar to adjacent buildings and if the height of the building at the street facade and at the sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings to either side.
- (5) Foundation height shall be similar in proportion and appearance to neighboring buildings.
- (6) Buildings shall not be constructed which do not maintain or blend with the heights of buildings on adjacent sites.
- (7) Buildings shall not be constructed which do not maintain or suggest the widths of buildings on adjacent sites.

- (8) New buildings shall reinforce a pedestrian-friendly character from the front elevation by maintaining the similarity of building, roof form, and front porches traditionally found on the block.
- (9) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the **LPHD**.
- (10) New construction may have a building form which is unique in the **LPHD** but relates to the neighboring buildings and to the neighborhood through its overall massing.
- (11) New construction shall not use massing and building forms which are foreign to the **LPHD** as determined by the Historic Preservation Board.

D) Orientation and Lot Coverage

- (1) New buildings shall be oriented parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. This is a consistent pattern throughout the **LPHD** which should be preserved to maintain the prevailing visual continuity.
- (2) General proportions of buildings-to-lot areas shall remain consistent with their historic appearance. Lot coverage shall be similar in proportion to the lot coverage of neighboring lots. Overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.
- (3) Accessory dwelling units, accessory buildings, and garages shall be subordinate to the primary residential building on the site by placing the structure to the rear of the lot. See also Guideline regarding Detached Structures.
- (4) Primary facades of a new building shall be oriented parallel to the street.
- (5) Primary entrances shall be provided on the street facade or off an entry patio or porch.
- (6) The primary entrance shall be enhanced through the use of steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building. See also Guideline regarding Front Porches.

E) Alignment and Spacing

- (1) Proportions of facades and spacing of buildings shall be consistent along the street within the **LPHD**. Along a block, the uniformity of the facades and the spacing of the buildings shall be consistent along the streets of the **LPHD**. Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape.
- (2) Porches, projecting bays, balconies, and other facade elements shall be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.
- (3) Front widths of new buildings shall correspond with existing building widths; however, a wider facade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions shall visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building shall be clearly of similar proportion to other buildings on the same block.
- (4) New building facades shall align with the facades of existing buildings on adjacent sites.

- (5) New buildings shall be constructed with similar spacing relative to other buildings along that street.
- (6) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to inside.
- (7) Primary entrances shall not be at-grade, as virtually all existing homes with historic significance provide a “stepping up” to the front entrance.

F) Exterior Materials

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

(G) Windows

- (1) See Guideline regarding windows.

H) Trim and Details

- (1) Exterior trim details on new construction shall provide a visual link with adjacent homes and other homes in the block.
- (2) Whenever possible, windowsills, moldings, and eave lines shall be aligned with similar elements on adjacent homes and other homes in the block.

I) Additions

- (1) Additions shall not exceed 40 percent (40%) of the gross square footage (including basement) of the principal structure.
- (2) Additions shall not alter the historical alignment of structures in relation to the streets within the **LPHD**.
- (3) The setback of the addition shall preserve the historic eave or roof line of the original structure.
- (4) The materials used for additions should be similar to materials used in the original construction.



Discouraged Fencing



Okay on Side, Discouraged on Front



Encouraged Acceptable
Fencing





New Windows on Right
are Acceptable

Acceptable Streetscape





Acceptable Modular



Unacceptable Modular

Setback and Yard Requirements

