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HISTORIC PRESERVATION BOARD AGENDA

CITY HALL AUDITORIUM

250 NORTH 5TH STREET

TUESDAY, JULY 7, 2020 @ 4:00 PM

Call to Order/Announcements

Approval of Minutes

Approval of the minutes from the April 28, 2020 Historic Preservation Board meeting

Discussion Items

Consider a request by Bill Plock to include the Mesa Supply building at 601 Pitkin Avenue on the City Register of Historic Sites, Structures, and Districts.

Discussion of efforts to preserve historic shade umbrellas

Updates

Other Business/Public Comment

Adjournment

Historic Preservation Board Meeting

Minutes – April 28, 2020

Board Members Present: Priscilla Mangnall, Ron Parron, Jody Motz, Mikhail Blosser, and Troy Reynolds

Board Members Not Present: Mikhail Blosser

Others in Attendance: Landon Hawes, Senior Planner; Kristen Ashbeck, Principal Planner; John Shaver, City Attorney; 2 members of the public

1. Call to Order/Announcements

The meeting was virtually called to order at 4:00 pm by Chairman Ron Parron.

2. Approval of Minutes

Priscilla Mangnall moved to approve the minutes of the March 3, 2020 meeting. Jody Motz seconded and the motion passed 4-0.

3. Discussion Items

Consider a request by Chris and Heather Dennis for a Certificate of Appropriateness (COA) to: 1) demolish a 600-square foot garage; 2) construct a 2,160-square foot garage; and 3) erect a 6-foot fence on 0.24 acres located at 640 North 7th Street within the North Seventh Street Historic Residential District.

Troy Reynolds made a motion to approve the item. Priscilla Mangnall seconded and the item was approved 5-0 with the condition that an updated plan and development application be submitted showing that fiber cement siding will be used on the new accessory structure instead of wood siding.

4. Updates

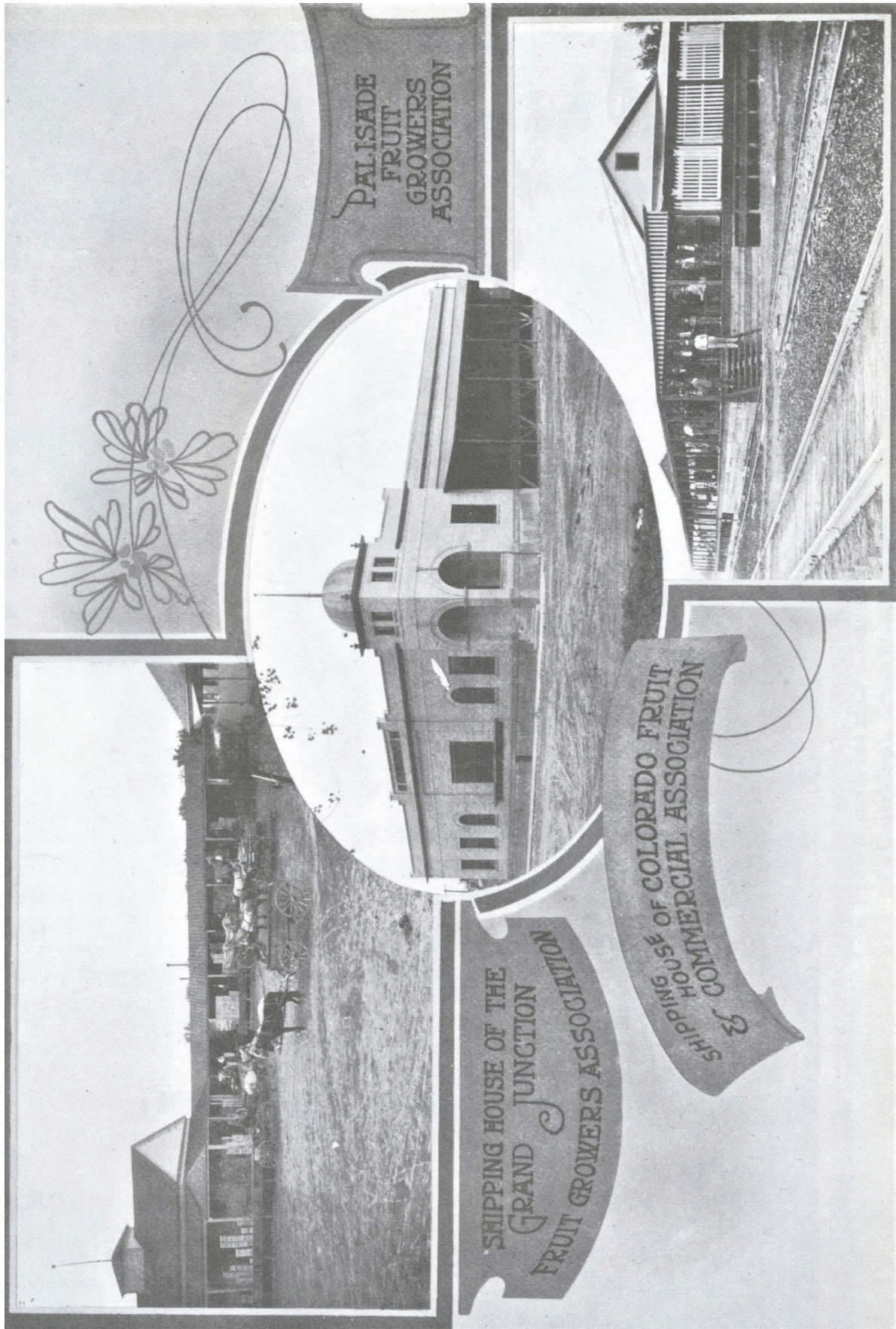
5. Other Business/Public Comment

6. Adjournment

The meeting was adjourned at 4:47 PM.

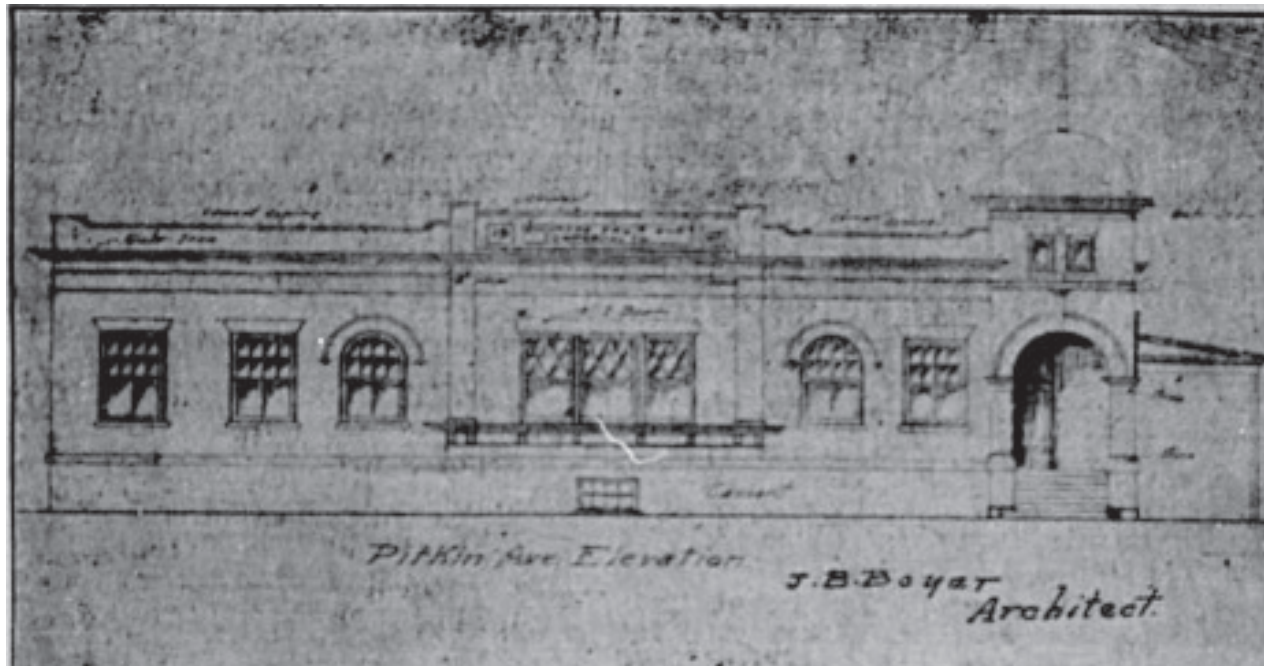
601 PITKIN - COLORADO FRUIT & COMMERCIAL CO

HISTORIC PHOTOS



601 PITKIN - COLORADO FRUIT & COMMERCIAL CO

HISTORIC PHOTOS

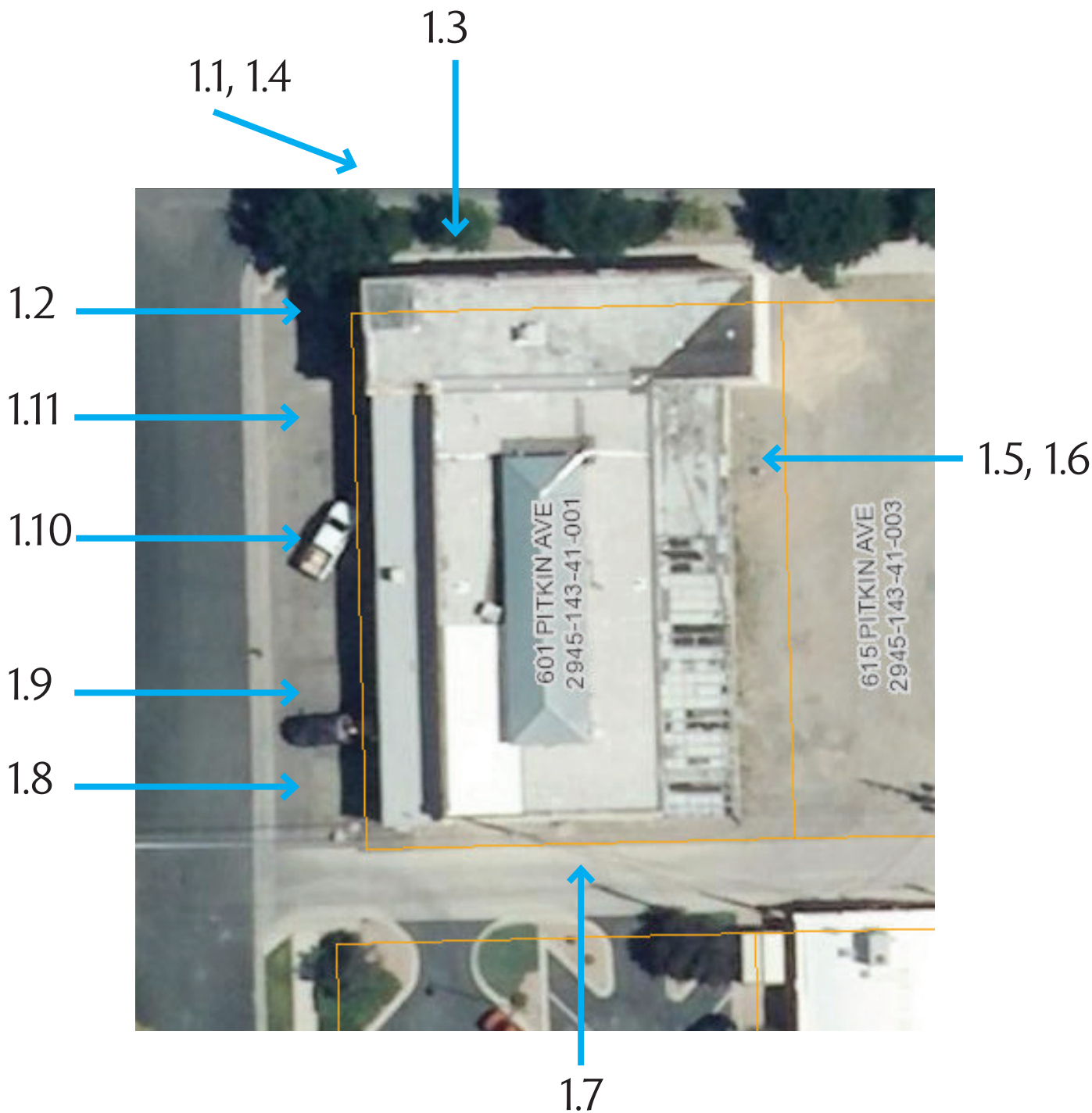


RENDERING FROM 1907 BY J.B. BOYER



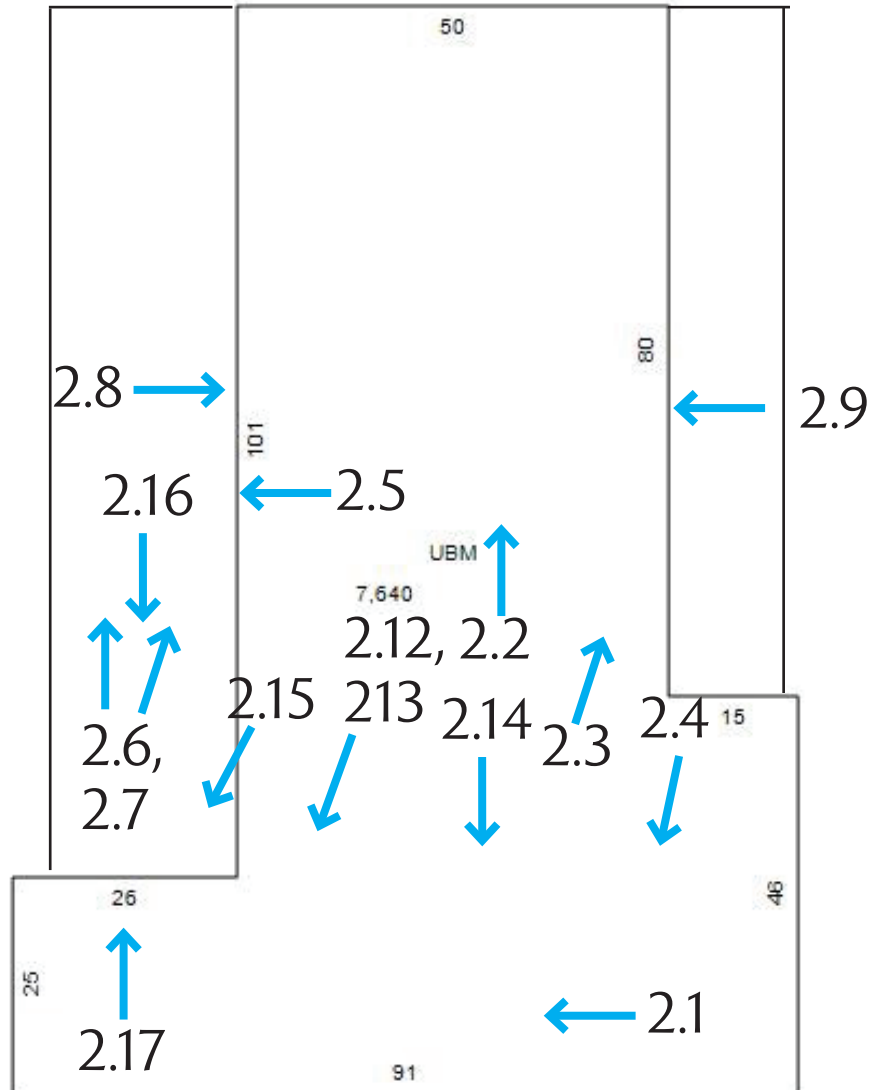
1996

601 PITKIN - COLORADO FRUIT & COMMERCIAL CO
EXTERIOR PHOTO LOG

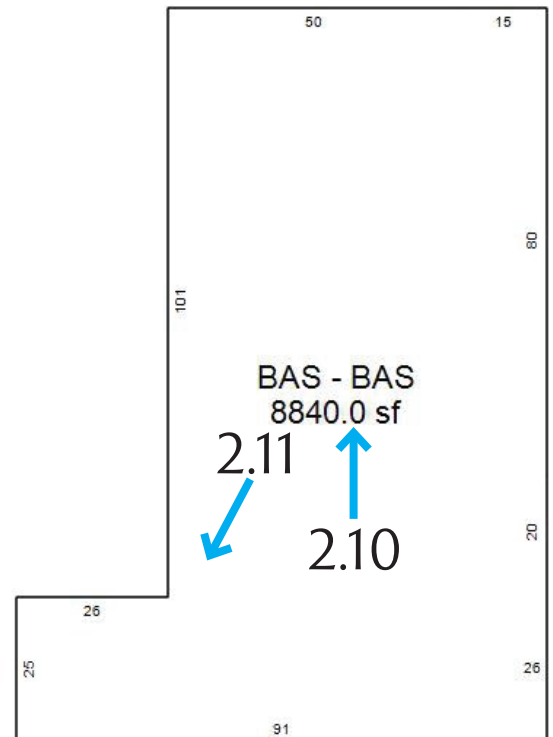


601 PITKIN - COLORADO FRUIT & COMMERCIAL CO

EXTERIOR PHOTO LOG



MAIN LEVEL PLAN



BASEMENT PLAN



1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.8



1.9



1.10



1.11



2.1



2.2



2.3



2.4



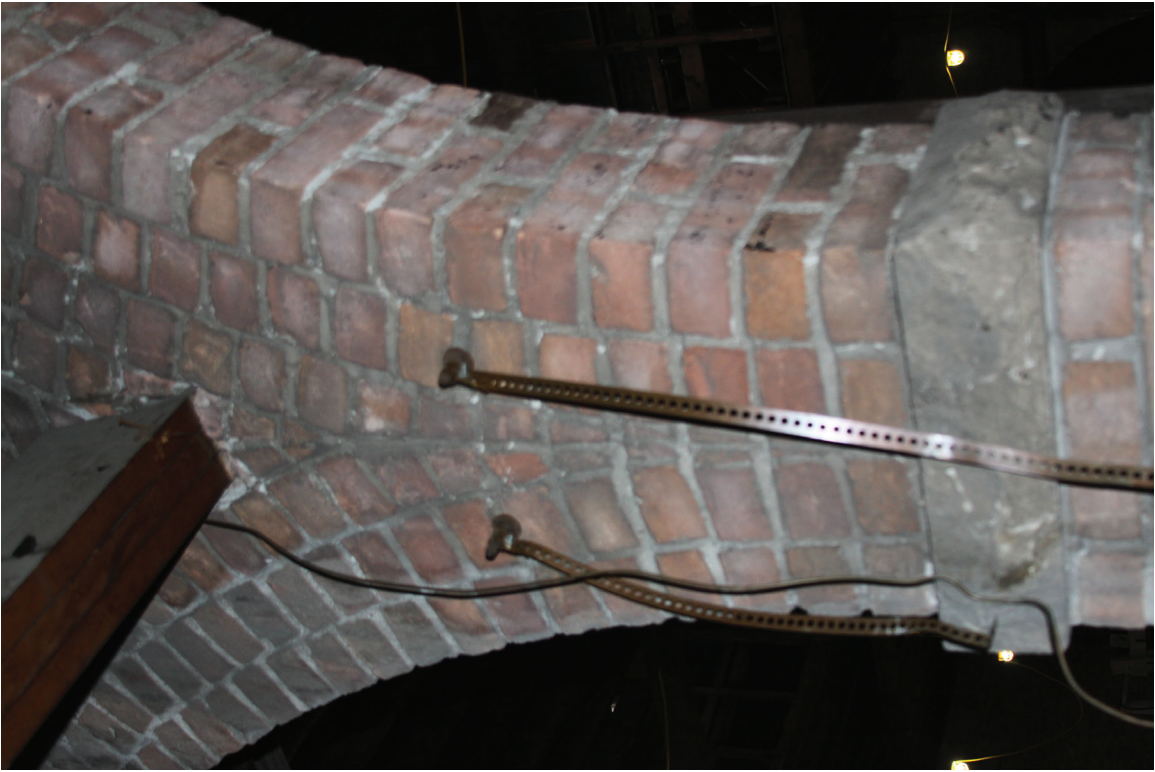
2.5



2.6



2.7



2.8



2.9



2.10



2.11



2.12



2.13



2.14



2.15



2.16



2.17

WARRANTY DEED

THIS DEED, Made this 10th day of September, 2018 between

RNY LLC a Missouri limited liability company

of the County of Mesa, State of Colorado, grantor and

Gemini Capital of Grand Junction, LLC, a Colorado limited liability company

whose legal address is: 2020 Baseline Drive, Grand Junction, CO 81507
of the County of Mesa, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Three Hundred Seventy Thousand Dollars and No/100's (\$370,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows:

Lots 1, 2, 3 and 4 in Block 149,
The City of Grand Junction,
County of Mesa, State of Colorado.

Doc Fee
\$ 37.00

also known by street and number as 601 Pitkin Avenue, Grand Junction. CO 81501-7713

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated May 16, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

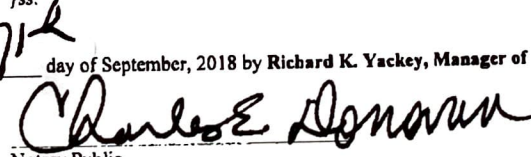
SELLER:


Richard K. Yackey, Manager

STATE OF *Missouri*
COUNTY OF *St. Louis*

The foregoing instrument was acknowledged before me this *11* day of September, 2018 by Richard K. Yackey, Manager of RNY LLC a Missouri limited liability company

ss:


Notary Public

Witness my hand and official seal.
My Commission expires: *04/24/19*

CHARLES E. DONOVAN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15176977
My Commission Expires Apr 24, 2019

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) HEATHER POOVEY, am the owner of the following real property:

(b) 601 Pitkin
Grand Junction, Co 81501

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Historical Designation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

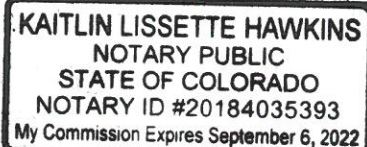
I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: Heather Poovey

Printed name of owner: HEATHER POOVEY

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 16 day of June, 20 20

by Heather Poovey

Witness my hand and seal.

My Notary Commission expires on September 6, 2022

Kaitlin Lissette Hawkins
Notary Public Signature

Please wait...

If this message is not eventually replaced by the proper contents of the document, your PDF viewer may not be able to display this type of document.

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For more assistance with Adobe Reader visit <http://www.adobe.com/go/acrreader>.

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Preliminary Property Evaluation Form

NATIONAL REGISTER OF HISTORIC PLACES
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Historic building name: Colorado Fruit & Commercial Assoc Ship
 Current building name: Mesa Supply
 Current owner name and address: Gemini Capital of Grand Junc
2020 Baseline Drive
Grand Junction, CO 81507
 Original owner: Colorado Fruit & Commercial Company
 Source of information: Mesa County Assessor
Colorado Historic Newspapers Collection
 Historic Use(s): Shipping and Storage warehouse and offices
 Present Use(s): commercial/industrial
 Local Landmark Designation:
☐ yes ☒ no Date of designation: _____
 Designating authority: _____

LOCATION INFORMATION

County: Mesa County City: Grand Junction ☐ Vicinity
 Building Address: 601 Pitkin Avenue
 Lot(s): 1-4 Block(s): 149 Addition name: City Year of addition: 1909
 USGS quadrangle topographic map: Grand Junction, CO 7.5 Minute - 2016

You must provide at least one of the following:

P.M. UTE Township 1S Range 1W Section 14 Quarter Section(s) _____
 UTM reference: Zone _____ mE _____ mN _____
 Latitude 39.06410 Longitude -108.562430

ARCHITECTURAL INFORMATION

Construction date: 1907 ☐ estimate ☒ actual
 Source of information: Mesa County Assessor, Colorado Historic Newspapers
 Architect: Jesse B Boyer
 Builder/Contractor: Unknown - possibly William C Boyer
 Source of information: Colorado Historic Newspapers
☒ Original location ☐ Moved Date of move(s): _____
 Number of stories: 1 Building dimensions: Irregular 91'x126'x75'x125'
 Exterior materials: Painted concrete; stone sills, headers and caps; painted brick; painted wood; and wood windows.

 Associated buildings: ☐ yes ☒ no Number of associated buildings: 0
 Associated building type(s) eg. garage, barn: N/A

OFFICE USE ONLY

STATE SITE NUMBER: _____

Eligible for National Register ☐ yes ☐ no

Criteria ☐ A ☐ B ☐ C ☐ D

Contributes to a potential National Register district

☐ yes ☐ no District name: _____

Eligible for State Register ☐ yes ☐ no

Criteria ☐ A ☐ B ☐ C ☐ D ☐ E

Contributes to a potential State Register district

☐ yes ☐ no District name: _____

Areas of significance: _____

Period of significance: _____

Needs data ☐

Date: _____ Initials: _____

Style: _____

Building type: _____

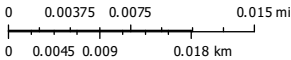
Notes: _____

Insert aerial map of site (see instructions for information on how to generate the necessary map from your County Assessor's data):



Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in the GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damage, which may flow from the user's use of this information.



Print Date: February 20, 2020

 **Mesa County, Colorado**
GIS/IT Department
gis.mesacounty.us

Select the correct North Arrow: ☒  ☐  ☐  ☐ 

Map Source: <https://emap.mesacounty.us/viewer/>

Architectural description (remember to provide photographs of the building with this form):

The Colorado Fruit & Commercial shipping warehouse displays a simplistic Victorian vernacular similar to other downtown buildings. Constructed in 1907, the masonry building occupies 91 feet of frontage on the south side of the Pitkin Avenue, Highway 50 in Grand Junction. The primary building material is red brick that has been painted, there are stone accents such as sills, lintels, parapet and ledges. Brick archways accent the entry, some windows and the loading docks. The brick coursing is a simple common bond with a running bond at columns. More detailed contemporary patterning such as corbelled brickwork can be found as decorative elements on frontage side of the building. The roof is a conventional wood framed roof.

The building is irregular shaped with a main level and basement below. Overall the original basic L-shape has been infilled to a current day rectangle. There is a clerestory section in the loading area with clerestory windows that bring natural light into the loading area. Large metal columns support the clerestory. Wooden trusses and beams support the structure as well. The loading dock area runs perpendicular to the frontage part of the building. On either side of the clerestory are 6 brick archways with original steel rolling doors that run parallel with the length of the loading dock. These walls used to be the exterior of the building. The wood floor was extended and space was enclosed to create a larger loading area. These "wing" enclosures were attached to the existing structure and aside from water damage at the roof connection have protected the archways. The main level is raised up from the ground to accommodate the loading docks.

The frontage road or south elevation is more detailed than the rest, showcasing an arched entry corner, arched headers over windows, decorative brick work, and stone detailing. Eight concrete stairs lead up to a 45 degree corner wood door into the building. The entry corner tower has 2 arched openings and is where the cupola was originally located. Up at the parapet is a cornerstone with 1907 and carved in stone signage that says "Mesa Supply Since 1957." The wood windows appear original as double hung with divided lights that vary per window section similar to the original sketch from the architect J.B. Boyer. Most windows have a upper sash with 8-lights and a 2-light lower sash. There is a center window section on the facade that is more celebrated than the rest with additional brick detailing, including a diamond patten light pattern at the center upper window sash.

On the east and west exteriors, the enclosed loading dock area exterior walls are horizontal painted wood with modern wood windows. On the east elevation closer to the frontage, before the wood wall begins, there is a double hung window detailed similarly as the south elevation windows. More contemporary slider windows punch the horizontal enclosure wall. Two more contemporary loading docks are on the east elevation with exterior wood stairs accessing the landing and doorway. The west elevation is much simpler with a large blank painted brick wall. The horizontal wood enclosure wall has a few high clerestory picture windows. There are 2 smaller wood loading docks. The wood enclosures on both sides are covered with a metal roof. The roofs and wood are peeling, deteriorating and detaching from main structure.

The north elevation showcases the wood enclosure additions well with horizontal wood butting up against the original painted red brick. The roof of the original is flat with parapet.

Ice chutes can be seen from all sides except the north elevation to the basement. The frontage facade ice chute has a door covering the opening. These chutes have remained untouched and lead to the basement. The basement also remains relatively untouched. At one point the building was not monitored, local youth were known to throw raves in the basement. Some of the local rave art work can be seen in photos painted on the structure. The foundation is visible in the basement and shows signs of failure. The foundation has several cracks visible, severe spalling and delamination.

Construction history (include description and dates of major additions, alterations, or demolitions):

The building was constructed in 1907 for the Colorado Fruit and Commercial Company as a shipping warehouse and office. It was designed by J.B. Boyer a western slope Architect, known for designing homes, businesses and other public buildings, including the high school, public library, the Currie block (Raso Building), the Christian and Methodist churches, the courthouse and jail in Moab, as well as other building in Fruita, Palisades, De Beque, Parachute, and Rifle. At the time the building was built, J.B. Boyer's brother, a well known general contractor moved to town. More research is needed but it is believed W.C. Boyer built the warehouse.

A few major changes to the building can be seen in old photographs and include:

1. Enclosing the arched brick loading docks with a wooden structure to extend the loading areas. It appears in early photos the east side had a roof covering the arched brick docks. Some investigation is needed to determine if both sides had the shade covering. Little of the exterior brick, archways or steel rolling doors were disturbed with these additions and if removed would expose the original brick loading dock and features with mostly water damage to repair.
2. The cupola seen in earlier photo was removed at the front corner entrance.
3. Over the years the brick has been painted, however, from the earlier photographs, it appears the brick was painted a light color, possibly white. The brick is in decent condition and from the original bid request in 1907 is either Colorado Springs No. 2 red pressed brick or Delta pressed brick. Inspections by masons have found the brick to be in acceptable condition.
4. Signage on the building has 1907 carved in stone. On either side of the stone markers another sign was added later that says "Mesa Supply, Since 1957". The only building permit on file is for 1999 for metal awning at the entry corner arch ways on the front corner entrance. Those metal awnings have since been removed.

The current day plan is remove the wood enclosure loading docks exposing the original brick archways, as well as rebuilding the missing cupola.

HISTORICAL BACKGROUND

Discuss important events, organizations, businesses, individuals, and groups associated with this building:

The building was designed and built for the Colorado Fruit and Commercial Company/Association (CFCC) in 1907 as a warehouse, shipping building and offices. The Colorado Fruit and Commercial Company was one of the largest associations to sell and distribute fruit in Mesa County in the early 1900s and represented fruit growers of not only Grand Junction but of the western slope of Colorado and portions of Utah.

By the late 1880's, Mesa County was gaining recognition as a prime fruit producer especially of apples, peaches and pears. In 1889 a horticultural society was established to support the quickly growing fruit industry. Fruit festivals were popular at the time and in 1909 Peach Days was held as part of the Mesa County Fair in Grand Junction where President Taft attended and spoke of the wonderful fruit grown in the area.

Fruit growers from all over the western slope came to the warehouse, as can be seen from stamps on the brick walls and interior pallet wood walls. Growers came from as far as Fort Duchesne, Monticello, Blanding, Mack, and more locally Fruita, Montrose, Glenwood, and Rifle.

By 1922, the Fruit company had moved on from the shipping warehouse, but the manager of the CFCC, Alexander Campbell, set up a feed store in the back of the building and stayed there until 1936. The front portion of the building became a plumbing supply wholesale warehouse occupied by O'Fallon Plumbing Supply until 1927, when Crane-O' Fallon Co. a division of Crane Co., another plumbing supply company, occupied the building until 1957. Mesa Sanitary Supply Company moved into the building in 1957, carved their name in the building and remained there until 1984. Jacobson Ventures purchased the building then and Jackey Jacobson used part of the building as office space and leased the rest out to an electrical supply company. Prior to Jacobson Ventures purchasing the building it was used as a restaurant supply company. In 2005, the building was sold to Rick Yackey of RNY-LLC. Since Yackey purchased the building, it has sat empty.

When the current property owners purchased the building in summer of 2018, they removed all the 1970s-80's office remodel added over the years, as well as any asbestos found in drywall, paint and flooring; leaving what was original to the when the Fruit and Commercial Company owned the building.

Not only was the building important to the fruit growers in the region, the building was designed by a well-know local architect J.B. Boyer. Boyer had been designing buildings in Colorado since 1884, moving to Grand Junction in 1889. He had designed many of the local residences along with several commercial and government projects that included: the local high school, public library, the historic Currie Building (Raso Building) listed on the local Grand Junction Register of Historic Sites, Structures and Districts, a few local churches and regionally the Moab courthouse and jail, along with buildings in Palisade, De Beque, Fruita, Parachute and Rifle. J. B. Boyer's brother was W.C. Boyer, a well-known builder. They have both been associated with designing and building projects around the area as a team. More information and research is needed but it's possible J. B. Boyer was the architect on the the historic Margery Building listed on the National Register of Historic Places. W.C. is currently listed as both architect and builder. It's also possible that W. C. Boyer was the builder on the Colorado Fruit and Commercial Company shipping house.

Information sources (be specific):

Colorado Cultural Resource Survey, July 23, 1982, Historic Structures in Grand Junction for Resource Number: 5ME.4131
Mesa County Assessor

Colorado Historic Newspapers - Daily Sentinel (Grand Junction), Volume 10, May 1, 1903, "J.B. Boyer"; Palisade Tribune, Volume 5, Number 27, December 1, 1906, "Hotel Contract Let"; Daily Sentinel (Grand Junction), Volume 13, March 15, 1907 "Will Make Ideal Alderman"; Daily Sentinel (Grand Junction), Volume 13, August 20, 1907 "Bids Wanted"; Daily Sentinel (Grand Junction), Volume 15, Number 42, January 9, 1908 "Strongmen Behind This Splendid Concern"; Eagle Valley Enterprise; Volume 55, Number 16, February 17, 1955, "Crane-O'Fallon Co. advertisement.

Museums of Western Colorado

National Register of Historic Places: 5ME4130

SIGNIFICANCE (check appropriate categories)

- | | |
|---|---|
| ☐ represents the work of a master | ☒ associated with significant person(s) |
| ☐ possess high artistic value | ☐ associated with significant event |
| ☒ represents a type, period,
or method of construction | ☒ associated with a pattern of events |
| | ☐ contributes to a historic district |

Statement of significance (briefly justify the significance checked above):

The vernacular utilitarian structure was built in 1907 according to the Mesa County Assessor. Articles from the Daily Sentinel (Grand Junction newspaper) from 1907 ask for sealed proposals for construction of the Colorado Fruit & Commercial company by architect J. B. Boyer, a well known local regional architect. Another article in 1908 has a rendering of the finished building that was being used as office and warehouse space for the company.

The Colorado Fruit and Commercial Company shipping house is historically significant under the criteria that it represents a type or period and method of construction. The brick arched entry, brick arched loading docks, entry cupola, corbeled banding and stone parapet elements represent the Victorian vernacular commercial style prevalent in the area during the early 1900s. Other elements such as the flat geometric brickwork and window treatments look ahead to the styles of the teens in Grand Junction. On the interior, the simple brick detailing and archways are visible in the loading area with a vast 2-story clerestory space bringing light into the space.

The building is also significant for its relation to economic growth and development in Mesa County with the fruit growers association, as a prominent successful warehouse that stored, sold and distributed fruit from 1908-1922. The development of the fruit growing community helped to transform a small frontier community into a nationally known stable western slope hub.

And finally the building is significant for its association with significant persons as it was designed and possibly built by a well known regional architect J.B. Boyer and his contractor brother W.C. Boyer. While more research is needed, articles from the local Daily Sentinel archives present two regionally successful brothers designing a few of the regions historic buildings including the shipping warehouse as well as the Currie (Raso) Building and the Margery Building with J.B Boyer the architect and W.C. Boyer the builder.

Form completed by: Erica Swissler Hewitt

Address: PO Box 772910, Steamboat Springs, CO 80477

Email: erica@steamboatarchitectural.com

Phone: 970.879.0819

Date: 2/26/2020

HOW TO COMPLETE THE PRELIMINARY PROPERTY EVALUATION FORM

Email the completed form and photographs to the appropriate National and State Register Historian in History Colorado's Office of Archaeology and Historic Preservation. Visit <https://www.historycolorado.org/contact-national-state-register-staff> for contact information.

Current Photographs and **Historic Photographs:** Provide current photographs showing each side of the building, and any associated buildings, with the completed Preliminary Property Evaluation Form. Provide any available historic photographs of the property along with the current photos. Historic photos help staff evaluate any changes to the property made over time. Provide photographs as individual digital image files or as a separate pdf file.

Please complete the following form fields to the best of your ability.

Historic name(s): Original and subsequent names of the building, if known.

Current building name: Current name of the building.

Owner name and address: Provide the name and address of the current owner.

Original owner: Name of property owner when building was constructed; provide source of information in field below.

Use: Briefly note the building's historic use(s) and present use.

Local landmark designation: Indicate whether the building is an official locally designated landmark. State the designating organization and the date the designation took place.

County and City: Provide county and municipality in which the building is located. For rural properties, provide nearest municipality and check the "vicinity" box.

Current building address: Provide current address and zip code.

Lot, block, addition and year of addition: This information can be obtained from the local tax assessors or planning office. Rural addresses rarely have such information. If there are no block or lot numbers, provide township, range, and section.

USGS topographic quad map name: Identify the United States Geographical Survey topographical quad map that depicts the property location. USGS topo maps can be viewed and downloaded at <https://ngmdb.usgs.gov/topoview/>.

Township, range, section: Forms that lack accurate locational data will be returned for revision. This information should be available online from the county tax assessor or local planning office as part of the property record files. You can also search for this information by entering the property's Latitude/Longitude coordinates at <http://www.earthpoint.us/TownshipsSearchByLatLon.aspx>.

UTM reference and/or Latitude/Longitude: Forms that lack accurate locational data will be returned for revision. Latitude/Longitude coordinates can be obtained online via Google Maps. Search for the property and select Satellite imagery. Position the cursor on the center of the primary building and right click. Choose "What's Here" from the menu and a pop up box will appear with the Latitude/Longitude coordinates in decimal degrees format. UTM's can be generated via GIS programs or by converting Latitude/Longitude coordinates. Online GIS portals hosted by several Colorado counties (see attached list of links) can provide UTM's and/or Latitude/Longitude coordinates (see Aerial Map information below). Look for this feature in menus labeled "Coordinate Conversion," "Line Measure" (Coordinates), or "Measurement" (Point).

Construction date: Determine the construction date with care. Inclusive dates can be given for buildings built over a period of years (e.g. 1899-1902). If an exact date is unknown, after and before dates can be used (e.g. after 1887 and before 1893). Provide the name of the source for the construction date (e.g. tax assessor office or building permit).

Architect and builder/contractor: List the names of the architect and the builder or contractor of the building, if known. Give the information source. Indicate if information is unknown.

Original site or moved: Indicate whether the building is on its original site or has been moved. Note the date of the move(s).

Number of stories and building dimensions: Indicate the number of stories and the dimensions of the building.

Exterior materials: List the exterior building materials.

Associated buildings: Indicate the number of buildings other than the primary building located within the property parcel (e.g. privy, separate garage, or shed)

Aerial map of site: You must provide an aerial map of the property parcel or the form will be returned for revision. Insert a digital aerial map showing the resource and the boundary of the property parcel. This can be generated from County online GIS maps (see attached list of links).

Navigate to the County's online GIS portal. Colorado's counties use a variety of online GIS software. The instructions that follow apply to many, but not all, of those systems. If you have questions, contact the appropriate National and State Register staff person.

Search for the property parcel. Click on the parcel if necessary to show the parcel boundary and zoom in or out to ensure the entire parcel is visible. If the system does not automatically display aerial imagery, change the basemap to "Imagery" or "Satellite" (basemap menu is indicated by a group of four squares in many systems). Use the "Export" or "Print" function to save a JPEG or PDF image of the map to your computer ("Export" is found under the "Advanced" menu on some systems). If using the "Print" option, right click on the image that appears in your browser and choose "Save image as..." to save to your computer or choose the "Save as PDF" option in the print dialog box.

Click the box on the Preliminary Property Evaluation form to open the "Select Image" dialog box. Select "Browse" and select the exported JPEG image or PDF of the map. Click "OK" to insert the JPEG file. For counties that do not yet provide this service (Baca, Bent, Crowley, Custer, Elbert, Hinsdale, Jackson, Kiowa, Lincoln, Otero, Ouray, Park, Phillips, Prowers, Washington), provide a USGS topographic map with the location of the property clearly marked. Topo maps can be generated at <https://caltopo.com> by clicking the "Add New Object" option and selecting "Marker". In the dialog box, enter the Latitude/Longitude coordinates of the resource and click "OK". Verify that the marker is in the correct location. Select "Print" and choose "Print to PDF or JPG". In the dialog box, verify that the selected scale is 1:24,000. The area that will be printed will be indicated by a red rectangle with a red dot in the center. Click the red dot and hold to center the map box on the property if needed. Click "Generate PDF". Right click on the map that appears in your browser and choose "Save image as..." to save to your computer.

Select the appropriate North Arrow from the options below the map and indicate the website used to generate the map.

Architectural description: Briefly describe the physical characteristics of the building. Be sure to mention such features as porches, window and door types, ornamentation, chimneys, roof types and any other distinguishing features. Indicate the material and type whenever possible (eg. wood clapboard siding, metal casement windows).

Construction history: Briefly describe any changes to the building and property over time, including major alterations, additions, demolitions, and the construction or demolition of any associated buildings. List the date of each alteration to the property (or indicate date of change as unknown).

Historical background: Briefly discuss the history of the building as it relates to important events and persons.

Information sources: List the information sources and references used in the preparation of this form. List individuals interviewed, newspapers (with dates), and books consulted or the source of historic photographs and other materials used. This is especially important for the information contained in the construction history and historical background sections.

Significance: Indicate the appropriate area(s) of significance for the building.

Statement of significance: Provide a statement supporting the selections made above. For example, what type, period, or method of construction does the property represent and why is it considered a good example of that type, period or method? What historical activities/trends/events/cultural practices does the property represent and why are those activities/trends/events/cultural practices important within the local or regional community? For instance, how does a department store building represent the history of a town's commercial development over time?

Form preparer: Please provide the name, address, email address, and day-time phone number of the person who completed the evaluation form.

County Online GIS Links

[Adams County Basic Web Map](#)

[Alamosa County Parcel Viewer](#)

[Arapahoe County ArapaMap](#)

[Archuleta County](#)

Baca County: online GIS and online property information unavailable at this time.

Bent County: online GIS and online property information unavailable at this time.

[Boulder County](#)

[Broomfield County Parcel Search](#)

[Chaffee County](#)

[Cheyenne County Online Map Viewer](#)

[Clear Creek County](#)

[Conejos County Parcel Viewer](#)

[Costilla County GIS Property Search](#)

Crowley County: online GIS unavailable at this time; online property information available [here](#).

Custer County: online GIS unavailable at this time; online property information available [here](#).

[Delta County](#)

Denver County: Contact OAHP staff for mapping assistance; online property information available [here](#).

[Dolores County Online Map Viewer](#)

[Douglas County](#)

[Eagle County GIS Viewer](#)

[El Paso County GIS Data](#)

Elbert County: online GIS unavailable at this time; online property information available [here](#).

[Fremont County Maps](#)

[Garfield County Colorado Land Explorer](#)

[Gilpin County GIS Map Viewer](#)

[Grand County Parcel Viewer](#)

[Gunnison County Map Viewer](#)

Hinsdale County: online GIS and online property information unavailable at this time.

[Huefano County Public Map Viewer](#)

Jackson County: online GIS and online property information unavailable at this time.

[Jefferson County jMap:](#)

Kiowa County: online GIS and online property information unavailable at this time.

[Kit Carson County Map Viewer](#)

[La Plata County](#)

[Lake County Tax Parcel Viewer](#)

[Larimer County Land Information Locator](#)

[Las Animas County GIS](#)

Lincoln County: online GIS unavailable at this time; online property information available [here](#).

[Logan County GIS Mapping](#)

[Mesa County](#)

[Mineral County](#)

[Moffat County](#)

[Montezuma County](#)

[Montrose County](#)

[Morgan County Parcel Viewer](#)

Otero County: online GIS unavailable at this time; online property information available [here](#).

Ouray County: online GIS unavailable at this time; online property information available [here](#).

Park County: online GIS unavailable at this time; online property information available [here](#).

Phillips County: online GIS unavailable at this time; online property information available [here](#).

[Pitkin County Maps & More](#)

Prowers County: online GIS and online property search unavailable at this time.

[Pueblo County GIS](#)

[Rio Blanco County Interactive Map](#)

[Rio Grande County GIS Parcel Viewer](#)

[Routt County GIS](#)

[Saguache County Parcel Viewer](#)

[San Juan County Public GIS Portal](#)

[San Miguel County Advanced Map Viewer](#)

[Sedgwick County Assessor Map](#)

[Summit County GIS Parcel Query Tool](#)

[Teller County Parcel Map](#)

Washington County: online GIS not available; online property information available [here](#).

[Weld County Property Portal](#)

[Yuma County GIS Interactive Map](#)

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date



Grand Junction Historic Preservation Board Regular Session

Meeting Date: July 7, 2020

Presented By: Landon Hawes

Department: Community Development

Submitted By: Landon Hawes

SUBJECT

Consider a request by Bill Plock to include the Mesa Supply building at 601 Pitkin Avenue on the City Register of Historic Sites, Structures and Districts.

RECOMMENDATION

Staff recommends approval of the request.

EXECUTIVE SUMMARY

The owner of the Mesa Supply building at 601 Pitkin Avenue requests its inclusion on the City Register of Historic Sites, Structures and Districts. This building was originally a warehouse for the Colorado Fruit and Commercial Company. It is eligible for inclusion on the city's local register of historic places because of its age being more than 50 years old and its architectural, cultural, and historic integrity.

BACKGROUND OR DETAILED INFORMATION

BACKGROUND

The Mesa Supply building at 601 Pitkin Avenue was originally constructed in 1907 for the Colorado Fruit and Commercial Company as a shipping warehouse and office. It was designed by J.B. Boyer, a Western Slope architect known for designing homes, businesses and public buildings. The Colorado Fruit and Commercial Company was one of the largest associations to sell and distribute fruit in Mesa County in the early 1900s and represented fruit growers of not only Grand Junction but of the western slope of Colorado and portions of Utah.

By the late 1880s, Mesa County was gaining recognition as a prime fruit producer especially of apples, peaches and pears. In 1889 a horticultural society was established to support the quickly growing fruit industry. Fruit festivals were popular at the time and in 1909 Peach Days was held as part of the Mesa County Fair in Grand Junction where President Taft attended and spoke of the wonderful fruit grown in the area.

Fruit growers from all over the western slope came to the warehouse, as can be seen from stamps on the brick walls and interior pallet wood walls. Growers came from as far as Fort Duchesne, Monticello, Blanding, and more locally Fruita, Montrose, Glenwood, and Rifle.

By 1922, the Fruit company had moved on from the shipping warehouse, but the manager of the CFCC, Alexander Campbell, set up a feed store in the back of the building and stayed there until 1936. The front portion of the building became a plumbing supply wholesale warehouse occupied by O'Fallon Plumbing Supply until 1927, when Crane-O' Fallon Co. a division of Crane Co., another plumbing supply company, occupied the building until 1957. Mesa Sanitary Supply Company moved into the building in 1957, carved their name in the building and remained there until 1984. Jacobson Ventures (Jay Kee Jacobson) purchased the building then and used part of the building as office space and leased the rest out to an electrical supply company. Prior to Jacobson Ventures purchasing the building it was used as a restaurant supply company. In 2005, the building was sold to Rick Yackey of RNY-LLC. Since Yackey purchased the building, it has been vacant.

When the current property owners, Gemini Capital of Grand Junction LLC, purchased the building in summer of 2018, they removed all the 1970s-1980s remodeling work that had been done over the years, as well as any asbestos found in drywall, paint and flooring, but left what was original to the time when the Fruit and Commercial Company owned the building.

A few major changes to the building can be seen in old photographs and include:

1. Enclosing the arched brick loading docks with a wooden structure to extend the loading areas. It appears in early photos the east side had a roof covering the arched brick docks. Some investigation is needed to determine if both sides had the shade covering. Little of the exterior brick, archways or steel rolling doors were disturbed with these additions and if removed would expose the original brick loading dock and features with mostly water damage to repair.
2. The cupola seen in earlier photos was removed at the front corner entrance.
3. Over the years the brick has been painted. However, from the earlier photographs, it appears the brick was painted a light color, possibly white. The brick is in decent condition and from the original bid request in 1907 is either Colorado Springs No. 2 red pressed brick or Delta pressed brick. Inspections by masons have found the brick to be in acceptable condition.
4. Signage on the building has "1907" carved in stone. On either side of the stone markers, another sign was added later that says, "Mesa Supply, Since 1957." The only building permit on file is for 1999 for a metal awning at the entry corner arch ways on the front corner entrance. Those metal awnings have since been removed.

The Colorado Fruit and Commercial Company shipping house is historically significant under the criteria that it represents a type or period and method of construction. The brick arched entry,

brick arched loading docks, entry cupola, corbeled banding and stone parapet elements represent the Victorian vernacular commercial style prevalent in the area during the early 1900s. Other elements such as the flat geometric brickwork and window treatments look ahead to the styles of the 1910s in Grand Junction. On the interior, the simple brick detailing and archways are visible in the loading area with a vast 2-story clerestory space bringing light into the building.

The building is also significant for its relation to economic growth and development in Mesa County as a prominent successful warehouse that stored, sold and distributed fruit from 1908-1922. The development of the fruit growing community helped to transform a small frontier community into a nationally known western slope hub.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on June 26, 2020. Mailed notice of the public hearing was sent to property owners within 500 feet of the subject property on June 26, 2020. The notice of this public hearing was published on June 30, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Any application for designation on the local register of historic places must demonstrate compliance with the standards found in Section 21.07.040(f) of the Development Code, "Criteria for Designation." The relevant subsections for this application are listed below, along with staff's recommendation regarding whether the application meets the specified criteria.

Section 21.07.040(f)(1)(i)(A), Architectural

Subsection A states that a structure which "exemplifies specific elements of an architectural style or period" may be added to the local register. As mentioned previously, this building displays elements of Victorian vernacular. Staff finds this criterion to be met.

Section 21.07.040(f)(1)(i)(B) and (C), Cultural and Geographic/Environmental

Subsection B states that a structure which "exemplifies the cultural, political, economic or ethnic heritage of the City" may be added to the local register. Subsection C states that a structure which "enhances the sense of identity of the City" may be added. This structure was a center for fruit packing and shipping in the Grand Valley; such commercial activity is a major part of Grand Junction's early history and continues to be important to the city's cultural identity. Staff finds these criteria to be met.

Section 21.07.040(f)(1)(iii), Physical Integrity

This section contains several criteria for inclusion of the register. The relevant ones are (B), which states that a building must “[retain] original design features, materials and/or character,” and (C), which states that a structure must be “in the original location or same historic context if it has been moved.” Many of the original design features of the building are intact, with the cupola removal and dock enclosure being the only major changes. Additionally, the structure is in its original location. Therefore, staff finds this criterion to be met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for historic designation, HIS-2020-323, for the property located at 601 Pitkin Avenue, the following findings of fact have been made:

1. The request conforms to Chapter Section 21.07.040(f) of the Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION

Mr. Chairman, on item HIS-2020-323, an application for historic designation for the property located at 601 Pitkin Avenue, I move that we forward a recommendation of approval to the City Council.

FISCAL IMPACT STATEMENT

There is no direct fiscal impact related to this request.

Attachments

Label these as Exhibit 1, Exhibit 2, etc.

1. Exhibit 1 – Application Packet including photographs of the property
2. Exhibit 2 – Vicinity Map
3. Exhibit 3 – Staff Presentation