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**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 1, 2020 @ 4:00 PM**

Call to Order/Announcements

Approval of Minutes

See July 2020 Minutes Attached

Discussion Items

Consider a Request for a Certificate of Appropriateness for Construction of Fencing and a Concrete Patio in the Front Yard of the Property Located at 515 North 7th Street

Updates

Other Business/Public Comment

Adjournment

Historic Preservation Board Meeting

Minutes – July 7, 2020

Board Members Present: Priscilla Mangnall, Ron Parron, Jody Motz, Greg Gnesios and Troy Reynolds

Board Members Not Present: Mikhail Blosser

Others in Attendance: Landon Hawes, Senior Planner; Kristen Ashbeck, Principal Planner; John Shaver, City Attorney; 3 members of the public including 1 remotely

1. Call to Order/Announcements

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

2. Approval of Minutes

Jody Motz moved to approve the minutes of the April 28, 2020 meeting. Greg Gnesios seconded and the motion passed 5-0.

3. Discussion Items

Consider a request by Gemini Capital of Grand Junction LLC (represented by Bill Plock) to designate the property at 601 Pitkin Avenue known as the Colorado Fruit and Commercial Association building in the City Register of Historic Structures, Sites and Districts.

Troy Reynolds made a motion to approve the item. The motion passed unanimously on a second by Priscilla Mangnall (5-0).

4. Updates

5. Other Business/Public Comment

6. Adjournment

The meeting was adjourned at 5:00 pm.



515 NORTH 7th STREET – LOCATION MAP



515 NORTH 7th STREET – Prior to hedge and shrub removal

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Nickolas Lee Nicksic, am the owner of the following real property:

(b) Warranty deed-attached

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):

Jolyn Nicksic (spouse)

I have reviewed the application for the (d) Intallation of a fence and patio slab. 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:

Nickolas Lee Nicksic

Printed name of owner: Nickolas Lee Nicksic

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 31 day of July, 20 20

by Alec [Signature] Nickolas L Nicksic

Witness my hand and seal.

My Notary Commission expires on 11/10/2022

JOAN DION
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19984028845
MY COMMISSION EXPIRES NOV 10, 2022

[Signature]
Notary Public Signature

Instructions

An ownership statement must be provided by each and every owner of the property.

- (a) Insert name of owner as it appears on deed that conveys property to the owner.
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries does/do not match those on the plat, provide an explanation.
- (c) Insert name of all other owners, if any.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Explain actual or possible conflicts you have knowledge of. If none, state "none." Attach copies of related documents and refer to them here.

WARRANTY DEED

THIS DEED, Made this 30th day of July, 2018 between

Marilyn C. Simons

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

Nickolas Lee Nicksic and Jolyn Nicksic

whose legal address is 515 North 7th Street, Grand Junction, CO 81501-3303

of the County of Mesa, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Three Hundred Seventy-Five Thousand Dollars and No/100's (\$375,000.00), 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 grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, 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 16, 17 and the North half of Lot 18 in Block 61 in the City of Grand Junction, County of Mesa, State of Colorado.

Doc Fee
\$ 37.50

also known by street and number as 515 North 7th Street, Grand Junction, CO 81501-3303

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.

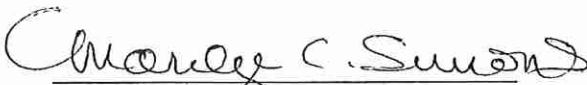
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, 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 into 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 grantees, their 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:


Marilyn C. Simons

STATE OF COLORADO
COUNTY OF Mesa

} ss:

The foregoing instrument was acknowledged before me this 30th day of July, 2018 by Marilyn C. Simons

Witness my hand and official seal.

K. VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338

My Commission expires:





Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____

Review Fee: \$75

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

Install 4ft. high black ornamental iron fence around the front yard, with 4 stone/rock pillars matching home foundation, on front sidewalk side. And add 8'x14' slab as patio in front of house.

APPLICANT INFORMATION

Applicant Name: Nick L. Nicksic

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 515 N. 7th St.
Grand Junction, CO 81501

Applicant's Phone: 928-691-1159 Email Address: nl Nicksic@gmail.com

Representative/Contact Person: Same

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _____ Email Address: _____

Address of Subject Property: 515 N. 7th St. Tax Parcel Number: 294514136003

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	☐	☐	☐	☒
Walls/Siding	☐	☐	☐	☒
Fascia/Other Trim	☐	☐	☐	☒
Windows/Doors	☐	☐	☐	☒
Porch	☒ KHA	☐	☐	☒
Other (describe below)	☒	☐	☐	☐

Fully explain the nature of your request:

Install 4 ft. high, black ornamental iron fence
around the front yard. With 4 stone/rock pillars
matching home foundation, on front sidewalk side.
Add 8' x 14' slab as patio in front of House

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

Total Gross Square Footage of Existing Structures (all floors): 3000

Total Gross Square Footage of Proposed Structures or Additions (all floors): N/A

Total Gross Square Footage of Existing Structures to be removed (all floors): N/A

Existing Height to Building Eave: N/A Existing Height to Building Peak: N/A

Proposed Height to Building Eave: N/A Proposed Height to Building Peak: N/A

The existing building is a: ☒ Single Family Dwelling _____ Duplex _____ Other Multi-Unit
 _____ Other (specify): _____

Exterior Building Materials:

	Existing	Proposed
Roof	<u>N/A</u>	<u>N/A</u>
Walls/Siding	<u>N/A</u>	<u>N/A</u>
Doors	<u>N/A</u>	<u>N/A</u>
Fascia, Trim, Etc.	<u>N/A</u>	<u>N/A</u>
Other	<u>none</u>	<u>ornamental Iron</u>

Existing Windows:

Existing Material: N/A

Existing Sill Depth: N/A

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: N/A

Proposed Sill Depth: N/A

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

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

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

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	<u>none</u>	<u>ornamental iron-black</u>
Size/Height	<u>none</u>	<u>4 feet tall</u>
Location	<u>none</u>	<u>front yard</u>

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? Yes - Apple tree front /side yard.

Large Ash tree in back 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

ADDITIONAL INFORMATION:

Are there other proposals not yet covered in the application? ____ Yes ☒ No

If yes, please explain: _____

Signatures:

Nick L. Nicksic
Property Owner Nick L. Nicksic

7-31-20
Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

Sidewalk

Proposed fence ---
Stone Pillars ■
Existing Fence +++++

walk

walk

Patio
8' x 14'

Living
Room

515 N. 7th St.

Dining
Room

Kitchen

Existing Fence

Garage

Parking



ORNAMENTAL IRON

STURDY FENCE TO KEEP THE BIG DOGS IN AND INTRUDERS OUT.

An upscale design that doesn't intrude on your view, our Ornamental Iron fences are powder-coated and rust-resistant for long-term beauty. This fence's ideally sized panels showcase your property boundaries while providing security.

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515 N. 7th St.

