

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



HISTORIC PRESERVATION BOARD AGENDA

VIRTUAL MEETING

TUESDAY, JANUARY 5, 2021 @ 4:00 PM

This meeting will be held **VIRTUALLY**. Members of Historic Preservation Board and citizens can join the meeting by clicking [here](#). Questions regarding public participation should be directed to the Community Development Department at 970-244-1430 or comdev@gjcity.org.

Call to Order/Announcements - 4:00 PM

Approval of Minutes

1. See attached minutes from November 3, 2020 meeting.

Discussion Items

1. Select 2021 Historic Preservation Board Chair
2. Request approval of a Certificate of Appropriateness for fencing and landscaping in the front yard for the property located at 515 N 7th Street, a Contributing Structure in the North 7th Street Historic District

Updates

1. Grand Junction History Story Map Presentation
2. North Seventh Street Historic Residential Guidelines and Standards Enforcement - Continue Discussion
3. Downtown Shade Structure (Mushroom) Funding Options
4. Sanders Bee Hive Move

Adjournment

Historic Preservation Board Meeting

Minutes – November 3, 2020

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

Others in Attendance: Kristen Ashbeck, Principal Planner; John Shaver, City Attorney; one member of the public

Call to Order/Announcements

The meeting was called to order at 4:00 pm at City Hall by Chair Ron Parron.

Approval of Minutes

Greg Gnesios moved to approve the minutes of the September 1, 2020 meeting. Mikhail Blosser seconded and the motion passed 6-0.

Discussion Items

North Seventh Street Historic Residential District – Enforcement of Non-Compliance. As brought up at the September meeting, the Board discussed the enforcement of compliance with the North Seventh Street Historic Residential District Guidelines and Standards and particularly how it applies to the window modification completed on the home at 515 North 7th Street. City Attorney John Shaver noted that Section 21.07.040(g)(2) states: The owner of any property within the North Seventh Street Historic Residential District shall comply with the North Seventh Street Historic Residential District Guidelines and Standards. However, the Guidelines and Standards were not adopted as rules and the Code does not include a significant remedy for non-compliance. It was intended enforcement would more likely be through neighborhood peer pressure. The Board then discussed what could be done to revise the Guidelines and Standards such as bringing the matter to City Council's attention – perhaps when the Code amendment to not include a member of the DDA on the Board is brought forward to them.

For the matter at hand regarding the window at 515 North 7th Street, Troy Reynolds made a motion to authorize Staff to draft a letter to the new owner regarding the window which was passed unanimously on a second by Greg Gnesios (6-0). Staff will follow up with a letter for the Board's review prior to its next meeting.

Updates

Main Street Shade Structure/Mushroom Move. Kristen reported that she had contacted Brandon Stam of the Downtown Development Authority regarding a location for the mushroom. He was not in favor of any location on Main Street and suggested 7th Street or Las Colonias. The Board would like to identify funding sources before a location is

decided. Troy and Ron estimated costs to be \$2,000 to \$4,000 with a significant portion being for a crane and its operator. Kristen will look into grant options through other City departments.

Sanders Beehive Move. This project is not being undertaken as a Board activity but Troy is planning on moving the structure to his property on Orchard Mesa the second or third week of November. Priscilla has raised funds to help with costs. Perhaps the Board could participate with developing signage as was done for the historic buildings downtown.

Other Business/Public Comment

Expiring Board Terms. Ron Parron's term is the only one expiring in 2020. He was encouraged to re-apply and should contact the City Clerk's Office to do so.

Other. Troy mentioned he had been contacted by a woman writing a book about the sugar beet industry. The original owner of his house was instrumental in the growth of the industry in Grand Junction.

Priscilla has the Operation Foresight DVD available to be viewed. Kristen will look into whether it can be viewed at a future meeting.

Adjournment

The meeting was adjourned at 5:21 PM.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 5, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Request approval of a Certificate of Appropriateness for fencing and landscaping in the front yard for the property located at 515 N 7th Street, a Contributing Structure in the North 7th Street Historic District

RECOMMENDATION:

Staff recommends approval of the requests.

EXECUTIVE SUMMARY:

The property at 515 North 7th Street is a Contributing Structure to the 7th Street Historic District known historically as the Sampliner House. Currently, the home has no perimeter front yard fencing and, being on a corner of an alley and the street, the owners desire to more formally define their yard to deter pedestrians from cutting the corner on the property. Thus, the owners are proposing to: 1) fence the front yard with 48-inch high decorative wrought iron fencing; 2) plant a row of low shrubs just inside the new fence in the front yard; 3) relocate an existing 6-foot wooden privacy fence within the side yard on the south side of the residence; and 4) reface an existing low wall in the front yard with flagstone to match other walls on the property. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address fencing and landscaping as a means of ensuring unique characteristics of the District's streetscape and front yards.

BACKGROUND OR DETAILED INFORMATION:

The property at 515 North 7th Street is a Contributing Structure to the 7th Street Historic District known historically as the Sampliner House. The Applicants recently

purchased the residence at 515 North 7th Street in 2011 and are continuing to improve the property. Currently, the home has no perimeter front yard fencing and, being on a corner of an alley and the street, the owners desire to more formally define their yard to deter pedestrians from cutting the corner on the property. Thus, the owners are proposing to fence the front yard with 48-inch high decorative wrought iron fencing and plant a row of low shrubs just inside the new fence. In addition, the owners are proposing to move an existing 6-foot wooden privacy fence forward along the south property line to include more of their side yard in the fenced back yard.

Finally, the proposed changes to the property include changing the face of an existing low concrete wall along the alleyway. The existing wall is of cinderblock and it has lattice attached to either side of it (refer to attached photographs). The property owners are proposing to remove the lattice and replace it with flagstone to match an existing similar wall in the rear yard. The adopted North Seventh Street Historic Residential District Guidelines and Standards (Guidelines and Standards) address fencing as a means of ensuring unique characteristics of the District's streetscape and architecture remain intact or are enhanced. Similarly, the Guidelines and Standards address front yard landscaping in that a historic character be retained with any new design.

Section 21.04.040 (i) of the Zoning and Development Code outlines fencing requirements in the front yard in residential zone districts, including the North Seventh Street Historic Residential District. The Code states:

"Fences in the required front yard setback shall not exceed 30 inches in height. Such fences may be increased to 48 inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space."

The proposed spear and hoop fencing in the front yard will not exceed 48 inches and thus, meets this requirement. The 6-foot wooden privacy fence is allowed in the rear and side yards of the property and also meets Code requirements.

There are no other requirements of the Zoning and Development Code that pertain to the proposed front yard improvements.

ANALYSIS

A. North Seventh Street Historic Residential District Guidelines and Standards
Per Section 26.08.040 of the Guidelines and Standards, the property at 604 North 7th Street is a Contributing Structure known historically as the Sampliner House. The sections that apply to this proposal are outlined below.

Section 26.20.090 Guidelines and Standards – Fencing

(a) Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site.

(1) Front yard fences should be a maximum height of 48 inches measured from the street side.

The Applicant is proposing to construct a 48-inch high wrought iron spear and hoop decorative fence around the front yard. Thus, Staff finds this guideline has been met.

(2) Maximum opacity for front yard fences should be 60 percent.

The hoop and spear wrought iron fence design is over 60 percent open and it is proposed to fully enclose the front yard (other than where the low wall is) on North 7th Street. Staff finds this guideline has been met.

(4) The transition between front yard fences and side and rear yard fences should occur five feet behind the front building setback line or three feet behind the front facade line, whichever is greater.

The transition from the front yard hoop and spear fencing to the rear yard 6-foot wooden privacy fencing will occur 53 feet behind the sidewalk along the south property line and 36 feet back along the north property line along the alley. These locations are greater than the well within the required 25-foot building setback plus 5-foot requirement. Thus, staff finds this guideline has been met.

(5) Chain link, split rail and wire mesh fencing should not be used within the District.

The proposed fencing is not chain link, split rail or wire mesh. Therefore this guideline has been met.

(b) Standards. Vinyl or plastic fencing is not appropriate on any part of a property within the North Seventh Street Historic Residential District and use of such fencing is not allowed.

The proposed fencing is not vinyl or plastic. This standard has been met.

In general, staff finds the proposed fencing is historic in character and similar to other wrought iron fences existing within the North Seventh Street Historic Residential District. Thus, staff finds the fencing proposal meets the pertinent guidelines listed above.

The presence of the existing low wall in the front yard along the alley predates adoption

of the Guidelines and Standards and the document does not address this type of “fencing”. However, the wall be improved with this proposal to replace the lattice with flagstone facing to match other walls on the site.

Sections 26.20.030 and 26.20.040 Standards and Guidelines – Residential Landscaping

Section 26.20.030 (b)(1) Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North 7th Street. Materials should be primarily grass, street trees, flowers and low ornamental plants.

The applicant is not proposing any landscaping changes in the park strip which is currently grass with two street trees. Therefore, Staff finds the proposal meets this guideline.

Section 26.20.040 includes the following guidelines for residential landscaping:

(1) Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips.

(2) Materials should be primarily grass, flowers, trees and low ornamental plants.

(3) A minimum of 40 percent of front yard areas (not counting planting beds) should be maintained as grass or other low, living green ground cover.

(4) Hedges and other landscaping materials should not impede the views of the primary buildings from North Seventh Street.

The overall proposed planting scheme is to replace the hedge that had historically existed along the front property line until it was removed by the previous owner. No other changes are proposed in the front yard landscaping. Therefore Staff finds these guidelines have been met.

STAFF FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 515 North 7th Street front yard modifications proposal, file number COA-2020-764 for a Certificate of Appropriateness to install fencing and landscaping in the front yard, staff makes the following findings of fact and conclusions:

1. The proposed fencing meets Section 26.20.090 of the North Seventh Street Historic Residential District Guidelines and Standards.
2. The proposed landscaping meets Sections 26.20.030 and 26.20.040 of the North Seventh Street Historic Residential District Guidelines and Standards.

SUGGESTED MOTION:

The Historic Preservation Board can approve, approve with conditions or deny the Certificate of Appropriateness.

Staff recommends the following motion:

Mr. Chairman, on item COA-2020-764, an application for a Certificate of Appropriateness for the proposed fencing and landscaping in the front yard of the house at 515 North 7th Street, I move we approve the proposal as presented.

Attachments

1. Certificate of Appropriateness
2. Site Location Map Site Plan and Photos



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:

APPLICANT INFORMATION

Applicant Name: Gary and Lisa Thorson

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 515 North 7th Street Grand Junction CO 81505

Applicant's Phone: 303-726-8841 **Email Address:** gthorson54@gmail.com

Representative/Contact Person:

_____ same _____

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _same_____ **Email Address:**

Address of Subject Property: _____ same _____ **Tax Parcel Number:** 294514136003

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes x _____ 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	☐	☐	☐	☐
Other (describe below)	☐	☐	☐	☐

Fully explain the nature of your request: Install 4' iron fence (hoop/picket design) around front of property with two access gates. One gate will be in front of home at the end of the walkway to sidewalk and a smaller north side gate from alley access walkway (which is located directly in front of sunporch). Install solid 6' cedar fence in front side yard extending from house and down along south side yard property line. Front side yard cedar fence to meet iron fence 53' back from public sidewalk. An existing 6' cedar fence set further back in south side yard will be removed.

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

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

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: _____ **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

___ Other (specify): _____

Exterior Building Materials:

	Existing	Proposed
Roof	_____	_____
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: _____

Existing Sill Depth: _____

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: _____

Proposed Sill Depth: _____

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	_____	iron/cedar
Size/Height	_____	4' 6'

Location—Iron fence installed in front yard along public sidewalk and down along south property line into side yard. Cedar fence to extend from house and meet iron fence 53' back from public sidewalk on south side and continue down south property line meeting neighbor's existing fencing.

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

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change: There will be NO tree removal. However, all previous front vegetation was removed by previous owner. We plan to re-plant flowering bushes/ shrubs along iron fence line (growth of these shrubs/bushes to be no higher than 4' so as not to impact eyeline).

ADDITIONAL INFORMATION:

Are there other proposed not yet covered in the application? ☒ Yes ☐ No

If yes, please explain: There is an existing concrete wall covered with plastic lattice on north side of front yard. We will remove lattice and replace with mortar and flagstone in the future to match backyard stone fence (also on north side of house). Pictures are included of existing lattice wall, existing flagstone fence, and existing backyard fence for reference.

Signatures:

Property Owner *Gary Thorson*

Date 12/21/20

Representative

Date

City Approval:

Printed Name and Title

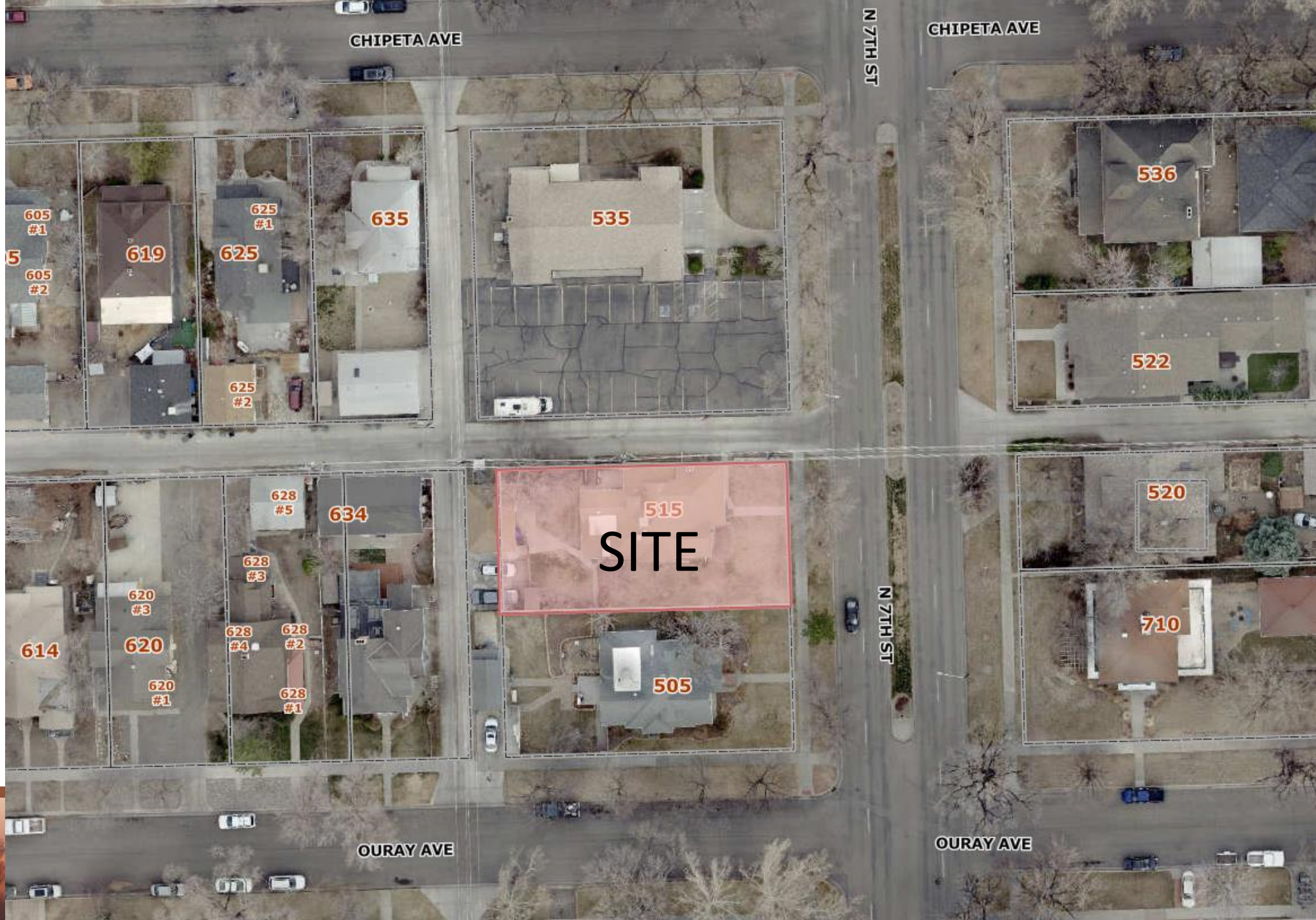
Signature

Date

Certificate of Appropriateness Review Fencing and Landscaping

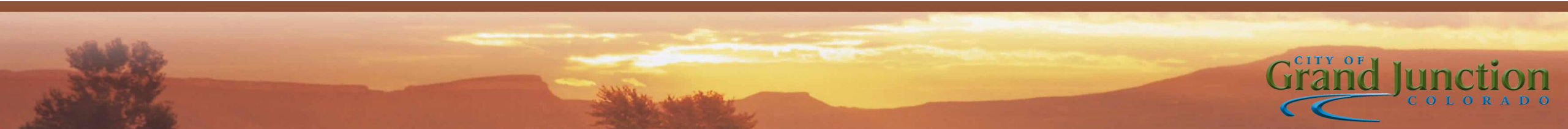
515 North 7th Street

Kristen Ashbeck Principal Planner

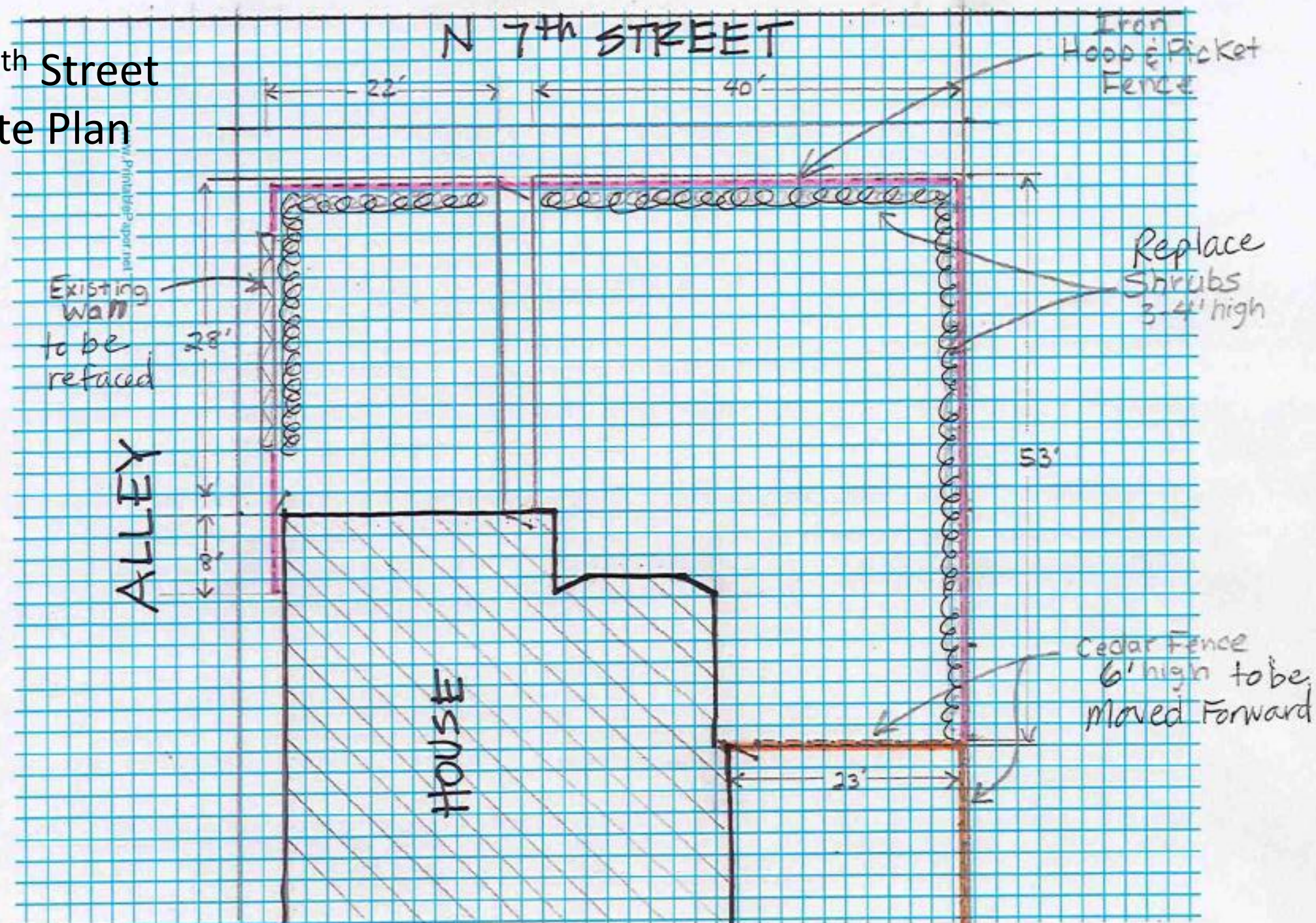




Street View
515 North 7th Street
Hedge in front has
been removed



515 North 7th Street Proposed Site Plan



Proposed
spear and
hoop
fence



Existing 6-foot
wooden privacy fence
to be forward to 53
feet from front
property line





Existing low wall along alley – to be refaced with flagstone to match other existing walls on the property